

AN ORDINANCE PROVIDING FOR THE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE PREVENTION CODES OF THE CITY OF PORTAGE DES SIOUX AND FOR THE ISSUANCE OF BUILDING PERMITS FOR THE CITY OF PORTAGE DES SIOUX BY THE ST. CHARLES COUNTY BUILDING COMMISSION.

BE IT ORDAINED by the Board of Aldermen of the City of Portage des Sioux as follows:

SECTION 1. The St. Charles County Building Commissioner is hereby designated as the sole authority to issue Building Permits for and within the Corporate limits of the City of Portage des Sioux.

SECTION 2. The Building Inspection Agreement annexed to this Ordinance be and the same is hereby approved by the City of Portage des Sioux.

SECTION 3. The Building Inspection Agreement between the City of Portage des Sioux and St. Charles County, Missouri shall be executed on behalf of the City of Portage des Sioux by the Mayor of the City of Portage des Sioux and his signature thereto shall be attested by the City Clerk.

SECTION 4. No person shall erect, construct, reconstruct, alter, move, demolish, or convert any new or existing building or structure within the Corporate Limits of the City of Portage des Sioux without first obtaining a building permit authorizing such activity, from the St. Charles County Building Commissioner in accordance with this Ordinance.

SECTION 5. No building permit shall be issued by the St. Charles County Building Commissioner unless the applicant shall have paid the fees required by this Ordinance.

SECTION 6. The BOCA Basic/National Building Code/1984 issued by the Building Officials and Code Administrators International, Inc.; the BOCA Basic/National Plumbing Code/1984 issued by the Building Officials and Code Administrators International, Inc.; the BOCA Basic/National Mechanical Code/1984 issued by the Building Officials and Code Administrators International, Inc.; the BOCA/National Fire Prevention Code/1984 issued by the Building Officials and Code Administrators International, Inc.; and the 1984 Edition of the National Electrical Code (NFPA 70-1984) issued by the National Fire Protection Association, Inc.; annexed to this Ordinance are hereby adopted by reference and approved by the City of Portage des Sioux.

SECTION 7. The BOCA Basic/National Building Code/1984 as adopted herein is hereby amended as follows:

a) Article I, Section 100.1 shall read: "These regulations shall be known as the Building Code of the City of Portage des Sioux, hereinafter referred to as "this code."

b) Article I, Section 114.3.1 shall read: "A fee for each plan examination, building permit and inspection shall be paid in accordance with the following schedule:

SQUARE FEET	BUILDING PERMIT FEE
Up to 400	\$ 25.00
401-466	27.00
467-533	31.00
534-600	34.00
601-666	37.00
667-733	41.00
734-800	44.00
801-866	48.00
867-933	51.00
934-1000	54.00
1001-1077	58.00
1078-1154	61.00
1155-1231	65.00-

SQUARE FEET

BUILDING PERMIT FEE

1232-1308	68.00
1309-1386	72.00
1387-1462	75.00
1463-1500	77.00
1501-1542	79.00
1543-1625	82.00
1626-1708	86.00
1709-1791	89.00
1792-1874	92.00
1875-1958	96.00
1959-2042	100.00
2043-2125	103.00
2126-2200	106.00
2201-2500	116.00
2501-3000	127.00
3000-5000	145.00
5001-10,000	173.00

Residential electric and plumbing permits \$3.00 each

Commercial and Industrial Electric and Plumbing permits \$30.00 each base fee plus \$12.00 for each separate service.

Apartments or Multi-Family electric and plumbing permits \$5.00 per unit for each electric and plumbing.

Mobile Homes: Single Wide - \$35.00

Double Wide - \$70.00

Septic tank permits - \$25.00

Residential Electrical and Plumbing permits - \$3.00 each

Commercial and industrial construction fees shall be based on .2 of 1% of the estimated construction cost or contract amount (cost X .002), and shall include electrical and plumbing inspections.

Any permit fees not included above shall be charged as follows:

Apartments and multi-family electrical and plumbing permits: Per unit \$5.00 each separate service.

Mobil homes on acreage (includes footing, tie down and electrical service inspections) - Single wide \$35.00, Double Wide \$70.00

Modular Homes - must have building permits. Fees are based on square footage similar to residences, including electrical permits.

Electrical service inspections - \$12.00 each.

c) Article 1, Section 117.4 shall read as follows: "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 this code, shall be guilty of a Class A Misdemeanor, punishable by fine of not more than \$1,000 in case of an individual and not more than \$5,000 in case of a corporation, or by imprisonment. Each day that a violation continues shall be deemed a separate offense."

d) Article 1, Section 118.2 shall read: "Any person who shall continue any work or 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 condition, shall be liable for a fine of not more than \$1,000."

e) Article 1, Section 123.3 shall read: "The third member of the Board shall receive for services a fee of \$250.00 to be paid by the appellant."

f) Article 18, Section 1807.2.1 shall read: "Whenever an excavation is made to a depth of more than three (3) feet below the established curb, the person who causes such excavation to be made, if afforded the necessary license to enter the adjoining premises, shall preserve and protect from injury at all times and at his own expense such adjoining structure or premises which may be affected by the excavation. If the necessary license is not afforded, it shall then be the duty of the owner of the adjoining premises to make his building or structure safe by installing proper underpinning or foundations or otherwise. Such owner, if it be necessary license to enter the premises where the excavation or demolition is contemplated."

g) Article 18, Section 1807.2.2 shall read: "Wherever an excavation is made to a depth of more than three (3) feet below the curb the owner of a neighboring building or structure, the safety of which may be effected by the proposed excavation, shall preserve and protect from injury and shall support his building or structure by the necessary underpinning or foundations. If necessary for that purpose, such owner shall be afforded a license to enter the premises where the excavation is contemplated."

h) Article 19, Section 1906.1 shall read: "A person ^{shall} ~~hall~~ not erect, install, remove, rehang or maintain over public property any sign for which a permit is required under the provisions of this code until an approved bond shall have been filed in the sum of \$100,000 as herein required or until an insurance policy shall have been filed for public liability in the amount of \$100,000 per accident and for property damage in the amount of \$50,000 as herein required."

SECTION 8. The BOCA Basic/National Plumbing Code/1984 as herein is hereby amended as follows:

a) Article 1, Section P-100.1 shall read: "These regulations shall be known as the Plumbing Code of the City of Portage des Sioux hereinafter referred to as "this code"

b) Article 1, Section P-104.1 shall read: "The legal use and occupancy of any structure existing on _____ or for which it had been heretofore approved, may be continued without change except as may be specifically covered in this code or deemed necessary by the plumbing official for the general safety and welfare of the occupants and the public."

c) Article 1, Section P-114.2 shall read: "The permit fees for all plumbing work shall be as indicated under the fee schedule set out in Article 1, Section 114.3.1 of the BOCA Basic/National Building Code/1984 as adopted in Ordinance #____."

d) Article 1, Section P-117-4 shall read: "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 plumbing 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 in the case of an individual and not more than \$5,000 in the case of a corporation, or by imprisonment not exceeding one year, or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense."

e) Article 1, Section P-118-2 shall read: "Any person who shall continue any plumbing 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 condition, shall be liable for a fine of not more than \$1,000."

f) Article 3, Section P-303.2 shall read: "A public water main or public sewer system shall be considered available to a building when the building is located within two hundred (200') feet, of the public water main or sewer."

g) Article 3, Section P-308.3 shall read: "Water service piping and sewer shall be installed below recorded frost penetration but not less than thirty six (36") inches below grade for sewers. In climates with freezing temperatures, plumbing piping in exterior building walls or areas subject to freezing temperatures shall be adequately protected against freezing by insulation or heat or both."

SECTION 9. The BOCA Basic/National Mechanical Code/1984 as adopted herein is hereby amended as follows:

a) Article 1, Section M-100.1 shall read: "This code shall be known as the Mechanical Code of the City of Portage des Sioux hereinafter referred to as the Mechanical Code or "this code"

b) Article 1, Section M-114.2 shall read: "The fees for all periodic inspections shall be as indicated in the BOCA Basic/National Code/1984 as adopted by Ordinance # 140."

c) Article 1, Section M-114.4 shall read: "Boiler inspection fees shall be as set by the St. Charles County Building Commissioner."

d) Article 1, Section M-117.4 shall read: "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 mechanical equipment or systems in violation of an approved plan or directive of the mechanical 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 in the case of an individual and not more than \$5,000. in the case of a corporation, or by imprisonment not exceeding one (1) year or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense."

e) Article 1, Section P-118.2 shall read: "Any person who shall continue any plumbing 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 condition, shall be liable for a fine of not more than \$1,000."

SECTION 10. The BOCA Basic/National Fire Prevention Code/1984 as adopted herein, is hereby amended as follows:

a) Article 1, Section F-100.1 shall read: "These regulations as set forth herein shall be known as the Fire Prevention Code of the City of Portage des Sioux and are herein referred to as such or as "this code"

b) Appendix B of the BOCA Basic/National Fire Prevention Code 1984 is hereby adopted by the City of Portage des Sioux for the purpose of establishing fire control measures and regulations as set forth in said Appendix B, and for the purpose of controlling conditions which could impede or interfere with fire suppression forces.

c) Section 6 of Appendix B of the BOCA Basic/National Fire Prevention Code/1984 adopted herein as the fire control measures and regulations governing conditions which could impede or interfere with fire suppression forces, shall read: "Authorized emergency vehicles shall be restricted to those which are defined as authorized in the laws of the State of Missouri."

d) The date of adoption of Appendix B of the BOCA Basic/National Fire Prevention Code/1984 as amended herein shall take effect and be in force from and after the day this Ordinance is read for final passage and approved.

SECTION 11. This Ordinance shall be in force and effect from and after the day of its final passage and approval.

SECTION 12. "The vote upon the aforesaid Bill, being deemed an emergency by the Board of Aldermen, the Board does hereby waive and dispense with the tabling procedure and does hereby authorize the reading of the above Bill at a regular meeting, and a vote thereon immediately following said reading."

READ THREE TIMES AND ADOPTED THIS _____ DAY OF _____,
1986.

Clem Echele, Jr. Mayor

ATTESTED TO BY: _____
Patricia A. Boschert, City Clerk