



# Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

October Term

~ Minutes ~

Thursday, December 10, 2015

8:50 AM

The Christian County Courthouse

## I. Convene

The meeting was called to order at 8:50 AM by Presiding Commissioner Ray Weter

### A. Roll Call

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	8:50 AM
Bill Barnett	Western Commissioner	Present	8:50 AM
Sue Ann Childers	Eastern Commissioner	Present	8:50 AM
Nikki Thiessen	Assistant	Present	8:50 AM
Cheryl Mitchell	Assistant	Present	8:50 AM

## II. Agenda

### **Motion/Vote - 8:50 AM Christian County Commission**

Discussion - Approve Agenda

The meeting was attended by Assistant Nikki Thiessen, Secretary Cheryl Mitchell, Judy Dollarhite, Chief Deputy Clerk Norma Ryan, Bob Estep, April Estep, Kathy Estep and John Estep.

Presiding Commissioner Weter entertained a motion to approve the agenda for December 10, 2015.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

### **Motion/Vote - 8:55 AM Kay Brown-County Clerk**

Minutes & Financials Approval - 2.2637 : Approve Minutes and Financials

The meeting was attended by Assistant Nikki Thiessen, Secretary Cheryl Mitchell, Judy Dollarhite, Chief Deputy Clerk Norma Ryan, Bob Estep, April Estep, Kathy Estep, John Estep, David Widner and Conni Hall.

No minutes to approve.

Financials: Certified Court Order 12-10-2015-01, December 2015 #332 Road Sales Tax reviewed in the amount of \$333,312.55

Presiding Commissioner Weter entertained a motion to approve Certified Court Order 12-10-2015-01 for December 10, 2015.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Barnett, Western Commissioner
<b>SECONDER:</b>	Sue Ann Childers, Eastern Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers

Stone Hollow

Commission received Stone Hollow temporary note that was approved earlier in 2015.

Change to the upcoming roll over will be an interest rate of 1.45 percent. Today's discussion is informational only, final agreement to be worked out by December 15, 2015. A copy of agreement will be emailed.

No action by Commission until paperwork is received.

Coroner Amanda Armitage Bond

Chief Deputy Clerk Norma Ryan said the bond has been ordered for the new coroner and will come out of the Coroner's budget. Bond papers will be available during her swearing in at 2 p.m.

**Motion/Vote - 9:00 AM Christian County Commission**

Discussion - Final Adoption of 2012 Building Codes

The meeting was attended by Assistant Nikki Thiessen, Secretary Cheryl Mitchell, Judy Dollarhite, Bob Estep, April Estep, Kathy Estep, John Estep, David Widner and Conni Hall.

This is the third meeting of the adoption of 2012 Building Codes. The floor was opened for comments.

Judy Dollarhite: Asked if all three Commissioners have read the document in full.

Answer: Yes. She addressed the first paragraph on page 4, finding the wording problematic. Answer: This is legal wording, allowing codes to be severable if necessary. She then addressed page 8, number 23, concerned that the wording is not specific, creating confusion with regards to pool installation. Answer: Concern acknowledged.

Bob Estep: Said he was not aware of any meetings to discuss building codes and asked when and where announcement was made. Answer: Announcement of meetings were in the Christian County Headliner. Cheryl can provide him dates. He then asked for the name of the attorney that was consulted. Answer: Commission did not have his name readily available, but it can be provided after the meeting. Mr. Estep then stated that Commission meetings that directly impact the public should be held in the evening because he feels that many people can't leave work during the day. Answer: Concern acknowledged. He asked for a copy of the adopted building code.

John Estep: He has a niece that has an issue with Ozark police prohibiting her from parking in her carport. His concern is that this building code will create more of the same or similar issues. Answer: Since his comment appears to be a city issue, Commission suggested he present his concerns to Ozark City Council.

Commissioner Childers made a motion to adopt the 2012 Building Codes.

<b>RESULT:</b>	<b>ADOPTED [2 TO 0]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Ray Weter, Presiding Commissioner
<b>AYES:</b>	Ray Weter, Sue Ann Childers
<b>ABSTAIN:</b>	Bill Barnett

**Motion/Vote - 2:00 PM Kay Brown-County Clerk**

Personnel - Swearing in of Newly Appointed Coroner-Amanda Armitage  
The meeting was attended by Assistant Nikki Thiessen, Secretary Cheryl Mitchell, County Clerk Kay Brown, Amanda Armitage, Jeff Armitage, Jessica Vieland, Kathy Iman, Amelia Wigton, Sheriff Brad Cole, Ron Yoder, Carla Yoder, Jeremy Yoder, Jan Armitage and John Armitage.

County Clerk Kay Brown swore in Amanda Armitage as Christian County Coroner.

Presiding Commissioner Weter opened the floor for comments.

Brad Cole: He said Ms. Armitage will be a great asset in the County Coroner's office and thanked her for her past work as a deputy, and said she will be an efficient and qualified coroner.

Ron Yoder: He said he's aware that there has been a question about a conflict of interest because he owns Southwest Missouri Forensics. But he reaffirmed that there is no

conflict of interest, and that she is more than qualified to serve as Christian County Coroner.

The Commissioners congratulated Ms. Armitage and affirmed their confidence in her abilities as County Coroner.

### III. Adjournment

The meeting was closed at 2:08 PM

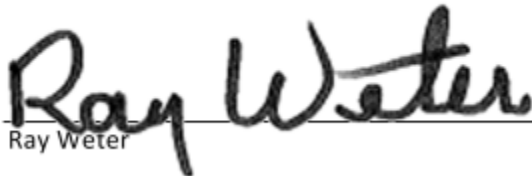
**Motion/Vote -**

Adjourn

The County Commission completed the scheduled meeting for today and will resume session on December 14, 2015.

Presiding Commission Weter entertained a motion to adjourn.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sue Ann Childers, Eastern Commissioner
<b>SECONDER:</b>	Bill Barnett, Western Commissioner
<b>AYES:</b>	Ray Weter, Bill Barnett, Sue Ann Childers



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Ray Weter

Presiding Commissioner, Ray Weter



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Bill Barnett

Western Commissioner, Bill Barnett



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Sue Ann Childers

Eastern Commissioner, Sue Ann Childers



November 4, 2015

RE: 2015 Chip & Seal Work on Stone Hollow Subdivision in Cristian County

*This letter is in response to your correspondence dated October 27, 2015. Blevins Asphalt agrees to apply a 4 foot wide strip and a 22 foot wide pass of chip and seal on the subdivision roadways as per your letter. Blevins Asphalt will complete this before July 15<sup>th</sup> 2016.*

*Please also note the following with respect to this work. First, Blevins has significant concerns about the risk that oil may bleed through the new roadway surface when this work is complete and is only agreeing to perform this work at the Commission's request. Blevins cannot guarantee against this bleeding risk. Second, the Commission previously agreed not to require any additional work on the subdivision cul-de sacs for the reason that the cul-de sacs are significantly wider than the roadways (as much as 100ft in width) and cannot be surfaced without seams. Blevins does not intend to re-surface he cul-de sacs for this reason. Third, the contract specifications call for the use of emulsifier oil and not MC 3000 chip and seal oil. Blevins intends to complete the work using emulsifier oil as per the contract.*

*Finally, Blevins requests that the Commission agree to pay ninety percent (90%) of the project price at this time. This is a normal construction practice for holding 10% of the total amount of the job contract, until completed. The Christian County Commission will still have the option to notify the surety on our Performance Bond if the work is not finished or completed, according to your letter dated October 27, 2015. Blevins has already incurred costs well in excess of 95% of the project price and will have to incur substantial additional costs to complete the work outlined above.*

Thank you.

Derek Stokes  
Blevins Asphalt Construction Co., Inc.

Blevins Asphalt Construction Co., Inc. ❖ P.O. Box 230 ❖ Mt. Vernon, MO 65712  
Phone: (417) 466-3758 ❖ Fax (417) 466-7914  
www.blevinsasphalt.com

Attachment: Stone Hollow letter from Blevins (2637 : Approve Minutes and Financials)

**ORDER OF THE  
CHRISTIAN COUNTY COMMISSION  
OZARK, MO**

**DATE ISSUED:  
NUMBER:**

**ORDER**

**SUBJECT:** Adoption of 2012 Building Codes and Regulations for Christian County.

**WHEREAS**, the governing body of Christian County pursuant to §64.170.3, met on May 17, 2007, and voted to submit to the voters in the unincorporated areas of Christian County, Missouri the question of whether Christian County shall have the authority to create, adopt and impose a County Building Code; and

**WHEREAS**, on August 7, 2007, an election was held pursuant to the County Commission's Order of May 21, 2007, and the ballot submission was approved by the voters, and

**WHEREAS**, a Building Code Commission was created by Order of The County Commission on September 6, 2007 for the purposes of reviewing and preparing Building and Electrical Code Regulations applicable to the unincorporated territory of Christian County, Missouri under the powers granted pursuant to §64.180, RSMo., and

**WHEREAS**, the Christian County Building Code Commission on March 19, 2015 at a duly called meeting of the Christian County Building Code Commission, after public notice, and in open session, upon motion made by Christian County Building Code Commissioner Scott Reid, and seconded by Building Code Commissioner Jim Roller, the Christian County Building Code Commissioners Scott Reid, Jim Roller, Kent Mills and Chairman Bill Barnett did vote unanimously to recommend to the Christian County Commission the adoption an Order establishing building and electrical codes including provisions for administration, fees and enforcement of such codes which will be applicable to all unincorporated areas of Christian County, Missouri.

**NOW, THEREFORE**, on this 10th day of December 2015, at a duly called meeting of the Christian County Commission, after public notice, and in open session, upon Motion by Commissioner Sue Ann Childers, seconded by Commissioner Ray Weter, and concurred with by Presiding Commissioner Weter, the Christian County Commission did vote unanimously to adopt the "2012 International Building Code", "2012 International Residential Code", "2012 International Mechanical Code", "2012 International Fire Code", "2012 International Plumbing Code", "2012 International Fuel Gas Code", "2012 International Existing Building Code", "NFPA 70 National Electric Code 2009 Edition", "ICC/ANSI A117.1-2003, 4<sup>th</sup> Printing, August 2007, and the "2012 International Electric Code Administrative Provisions" as published by the International Code Counsel, Inc. (ICC), and Uniform Administration and Enforcement Regulations and a schedule of fees and required permits to administer these regulations, except such portions thereof as are hereinafter deleted, modified or amended, said regulations hereinafter referred to as "These Codes".

IT IS HEREBY ORDERED that a Code of Regulations, to be known as the Christian County Building Codes, are hereby adopted and enacted with the following provisions which incorporate by reference as fully as if set forth at length herein the model codes and regulations delineated hereinafter as amended by the provisions of this Order or from time to time by a subsequent Order of the Christian County Commission.

**PURPOSE:**

To establish minimum regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures These codes and regulations shall govern the unincorporated areas of Christian County, Missouri.

**CHRISTIAN COUNTY BUILDING CODE ENFORCEMENT ORDER,  
GENERAL AUTHORITY**

To enforce minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, and use of all buildings and structures: providing for the issuance of permits, collection of fees, making of inspections, providing penalties for the violation thereof, to be known as the "Christian County Building Code Enforcement Order".

**MODEL CODES AND REGULATIONS TO BE ADOPTED**

Section I	Enforcement
Section II	Fees & Permits
Section III	Unsafe Structures & Equipment
Section IV	2012 International Building Code
Section V	2012 International Residential Code
Section VI	2012 International Mechanical Code
Section VII	2012 International Fire Code
Section VIII	2012 International Plumbing Code
Section IX	2012 International Fuel Gas Code
Section X	2012 International Existing Building Code
Section XI	NFPA 70 National Electric Code 2011 Edition
Section XII	ICC/ANSI A117.1 2012
Section XIII	2012 International Electrical Code Administrative Provisions
Section XIV	2012 International Swimming Pool & Pool & Spa Code
Section XVI	Accessibility Pocketbook – 2012 IBC and ICC A117.1-2009

**ADMINISTRATIVE PROCESS**

The administration of the model building codes and regulations shall be in accordance with the administration chapter of the applicable model code adopted.

**PERMITS AND CERTIFICATES OF OCCUPANCY**

Attachment: Adoption of 2012 Building Codes (2) (2638 : Final Adoption of 2012 Building Codes)



No building or remodeling permit for a structure on real property shall be issued by the Department of Building Inspections without first obtaining written approval from the Christian County Planning and Development Administrator or his/her official designee that the use of the proposed structure(s) on the real property is a permitted use under the provisions of the county's Zoning Regulations, Subdivision Regulations, Road & Access Standards, and Stormwater & Erosion Control Regulations.

No Certificate of Completion or Certificate of Occupancy shall be issued for any new structure, tenant space, or shell building by the Department of Building Inspections without first obtaining written approval from the Christian County Planning and Development Administrator or his/her official designee.

#### **POSTING OF PERMIT.**

The assigned address or permit number shall be clearly posted on the site as soon as any work commences. The numbers shall be large enough and located as such to read clearly from the addressed street or road and shall be maintained until the permanent address number is posted.

#### **REQUIRED INFORMATION AT JOBSITE.**

One copy of the construction documents including the site plan and any supporting documentation must be available to the inspector at the jobsite at all times during each inspection. No inspection will be performed without having all required information available to the inspector

#### **UNLAWFUL CONTINUANCE**

Any person who shall continue any 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 punishable as provided.

#### **SAVINGS CLAUSE**

Nothing in this Order or in any Model Code hereby adopted and/or amended shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or causes of action accrued or existing, under any act or amendment hereby repealed, or shall any right or remedy of any character be lost, impaired, or affected by this amendment.

#### **SEVERABILITY CLAUSE**

If any section, subsection, sentence, clause or phrase of these adopted codes or amendments is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this adoption. The Christian County Commission hereby declares that it would have adopted these codes and amendments, and each section, subsection, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be unconstitutional.

## **SHELL BUILDINGS.**

Sometimes referred to as 'white box construction'. A commercial building, usually of a mixed use occupancy classification, without defined tenants, and not necessarily containing all interior partitions, demising walls, plumbing facilities, or other elements anticipated to be installed by the future tenant except that all HVAC for each space shall be designed and provided for by occupancy classification according to the 2012 International Mechanical Code. All shell buildings that require or are otherwise designed to have fire sprinkler systems, alarms, smoke control, emergency egress lighting, or other fire and life safety elements shall be fully operational throughout the structure even if future tenants may require alteration of the same.

**Completion:** Upon completion, a Shell Building shall be issued a 'Certificate of Completion' signifying that the construction was completed and in conformance with the approved plans, denoting the construction type, use group(s), sprinkler system if applicable, hazard classification, flood zone, model codes designed under, special stipulations, and any other information deemed applicable by the Building Code Administrator.

**Occupancy:** Shell buildings shall not be occupied until the shell building has received a Certificate of Completion, a prospective tenant has procured a 'Tenant Infill' permit, the required inspections have been performed, and a Certificate of Occupancy for the individual space has been issued. Tenant infill permits will be subject to the design criteria of the model code that the shell building was designed under until all tenant spaces have received a Certificate of Occupancy. After all tenant spaces have received Certificates of Occupancy, and full occupancy has been reached, future alterations, occupancy changes, etc. will be subject to the most current model code adopted addressing existing buildings.

## **SECTION I. ENFORCEMENT**

### **1. Unlawful Acts.**

It shall be unlawful for any person, firm, or corporation to erect, construct, alter, extend, repair, remove, move, demolish, install, maintain, use or occupy any building, structure or system regulated by these codes, or cause same to be done, in conflict with or in violation of any of the provisions of these codes.

## 2. Persons Responsible.

The owner, occupant or tenant of any building or land or part thereof and any architect, builder, contractor, agent, or other person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of these codes may be held jointly and severally responsible for the violation and suffer the penalties and be subject to the remedies herein provided.

## 3. Notice of Violation.

The code official shall serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, removal, demolition, moving, use or occupancy of a building, structure or system in violation of any provision of these codes, a permit or certificate issued under the provisions of these codes. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

The Notice of violation shall state what work or condition is being done contrary to the provisions of the codes or in a dangerous or unsafe manner and what action the code officials intends to take if the violation is not corrected. The notice shall advise that the code official's decision or order may be appealed to the Board of Adjustment.

If action to correct the violation has not been taken within ten (10) days, the matter may be turned over to the County Prosecuting Attorney for enforcement or the County Counselor for abatement. Notwithstanding the foregoing, in cases when delay would seriously threaten the effective enforcement of these Codes or pose a danger to the public health, safety, or welfare, the code administrator may seek enforcement without prior written notice by invoking any of the criminal penalties or civil remedies authorized in paragraph 6.

## 5. Appeals

Any person aggrieved by a decision of a code official or the code administrator may be appealed to the building code board of appeals. An application for appeal shall be based on a claim that the true intent of the model codes, regulations, or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

The Christian County Building Code Commissioners shall serve as the Building Code Board of Appeals.

## 6. Prosecution of Violations and Penalties.

Any person violating any of the provisions of these codes or failing to comply with any order issued pursuant to any section thereof; or who shall erect, construct, alter or repair a building, structure or system in violation of an approved plan or directive of the code official or of a permit or certificate issued under the provisions of these codes shall be

guilty of a misdemeanor and punishable as set out in the Circuit Court of Christian County and upon conviction thereof, shall be subject to a fine of not more than one thousand dollars (\$1000.00) or imprisonment in the county jail for a period not exceeding one (1) year, or both. Each day that a violation continues, after service of notice of a violation as provided for in these codes, shall be deemed a separate offense for purposes of the penalties and remedies specified in this section. Service of a notice of a violation as set forth herein shall not be required in order to prosecute a person for a violation of any provision of these codes, except such notice shall be required to prosecute a person for failure to comply with an order.

#### 7. Violation-Remedies.

If a person violates these codes or if a notice of violation is not complied with within the time specified by the code official, the code administrator may request the County Counselor to institute the appropriate legal proceedings to obtain an injunction, mandamus or any other appropriate action(s) or proceedings(s) to enjoin, restrain, correct or abate such violation or to require the removal or termination of the unlawful use of the building or structure in violation of the provisions of these codes or any order or direction made pursuant thereto.

#### 7. Abatement of Violation.

The imposition of the penalties herein prescribed shall not preclude the County Counselor from instituting any appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act or use of a building or structure on or about any premises.

## SECTION II. FEES & PERMITS

The following fee schedule shall be known as ‘**The Christian County Building Permit Inspections Fee Schedule**’.

The fees for inspections and plan review services for all construction requiring permits within Christian County Missouri shall be in accordance with the following fee schedule:

1. All Permits shall be charged a \$15.00 Filing Fee for each project.
2. All permits requiring plan review services shall be charged a plan review fee.
3. Any work requiring a permit that has been started without first obtaining a permit, shall be rated at 1-1/2 times the normal permit inspection fee.
4. Addenda to currently permitted and active commercial projects shall be charged an addendum review fee.
5. Appeals. There shall be a fee paid for each appeal made to the Building Code Board of Appeals.

6. The International Building Code Building Valuation Data Table published in August of 2012 shall be used for purposes of establishing construction valuation for all new commercial and residential building projects.
7. The building valuation of all new commercial 'Shell Buildings' shall be calculated at 75% of valuation as established by the International Building Code Building Valuation Data Table published in August of 2012.
8. New residential building permit 'Building Inspection Fee' shall be:
  - .35¢ per sq. ft. for the first 2000 sq. ft. of project, and.
  - .05¢ for every sq. ft. over 2000. Square Feet.

Square footage shall be calculated by combining sq. ft. of all floor levels under roof including unfinished basements and attached garages. Uncovered (no roof) attached decks and porches shall not be included in the square foot total.

9. Residential remodels, decks, and additions permit inspection fee shall be:
  - .08¢ per square foot of area remodeled, deck, or addition area, with a minimum fee of \$25.00.

The square footage total shall be calculated by including the area of all portions of the work to be performed, including raised decks and porches, covered or uncovered.

10. Residential plan review fee: \$25.00 flat fee.
11. Residential accessory structures inspection fee shall be:
  - .05¢ per sq. ft., with a minimum fee of \$25.00.
12. Manufactured Home installation inspection fee: \$75.00 flat fee.
13. Demolition permit inspection fee: \$50.00 flat fee.
14. New Commercial Building Permit inspection fee shall be:
  - \$3.75 per \$1000.00 of construction value, with a \$25.00 minimum.
15. Commercial re-models, additions, tenant infill, or change of occupancy permit inspection fee shall be:
  - \$3.75 per \$1000.00 of construction value. Construction value shall be set as estimated by the design professional of responsible charge or 75% of valuation as established by the International Building Code Building Valuation Table published in August of 2012, whichever is less.

All commercial re-model, addition, tenant infill, or change of occupancy permits not requiring the services of a design professional shall be:

.35¢ per sq. of area remodeled, with a minimum fee of \$50.00.

16. Commercial Plan Review Fee for All Commercial Projects, shall be:

25% of Commercial Building Permit Inspection Fee, with a minimum required fee of \$25.00.

17. Addendums. Plan review fee for addendum's to active permitted commercial projects shall be:

.05¢ per sq. ft. of affected area, with a minimum fee of \$25.00

18. Re-roof permit inspection fee. \$25.00 flat fee.

19. Sign permits.

Whenever the Christian County Planning & Development Department requires a sign permit in accordance with the Christian County Planning & Zoning Regulations, such signs shall be subject to the provisions of the 2012 International Building Code, and the 2011 National Electric Code. The fee for sign permit inspections shall be:

\$25.00 for the first \$1,000.00 in construction costs, plus an additional \$4.25 per \$1,000.00 of additional construction costs above the first \$1,000.00, with a minimum fee of \$25.00

20. Sign permit plan review fee shall be: \$25.00 flat fee.

21. Re-inspection fees. A re-inspection fee shall be charged after the initial re-inspection, (3<sup>rd</sup> inspection) when the following occurs:

1. Work not ready for inspection after second scheduled attempt.
2. Re-inspecting previously inspected work that has not been corrected.
3. Job site not accessible after second scheduled attempt.

*Re-inspection fee: \$150.00 flat fee.*

No further inspections shall be performed until the appropriate re-inspection fee(s) have been paid.

22. Appeals: An application to the Building Code Board of Appeals shall be \$250.00, non-refundable.

23. Residential Pool permit fee shall be \$40.00

24. Commercial Pool Permit fee shall be \$180.00 plus each trade (\$40.00)

25. Permit Renewal fee shall be \$45.00

- 26. Water Heater change out fee shall be \$40.00
- 27. Furnace change out fee shall be \$40.00
- 28. Electrical Lines or Service Panel fee shall be \$40.00
- 29. Gas Permit fee shall be \$40.00
- 30. Water Lines or Water Service fee shall be \$40.00
- 31. Sewer Line fee shall be \$40.00
- 32. Waste Lines fee shall be \$40.00
- 33. HVAC System fee shall be \$40.00

### SECTION III. UNSAFE STRUCTURES AND EQUIPMENT

**General.** When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

**Unsafe structures.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**Unsafe equipment.** Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

**Structure unfit for human occupancy.** A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

**Unlawful structure.** An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

**Closing of vacant structures.** If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

#### A. Notices & Orders

**Notice.** Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with this code. If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall be in the form prescribed below.

**Notice to person responsible.** Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner & form prescribed below to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also be in the same manner as this section.

**Form.** Such notice prescribed shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner of the right to appeal.
6. Include a statement of the right to file a lien.

#### **Method of service.**

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

**Penalties.** Penalties for noncompliance with orders and notices shall be as set forth in Section I.

**Transfer of ownership.** It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has



been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

**Placarding.** Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

**Placard removal.** The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

**Prohibited occupancy.** Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises that shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

## EMERGENCY MEASURES

**Imminent danger.** When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

**Temporary safeguards.** Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as

the code official deems necessary to meet such emergency.

**Closing streets.** When necessary for public safety, the code official shall temporarily close structures, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

**Emergency repairs.** For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

**Hearing.** Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

## DEMOLITION

**General.** The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

**Notices and orders.** All notices and orders shall comply with Section A above.

**Failure to comply.** If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

## SECTION IV. ADOPTION OF 2012 INTERNATIONAL BUILDING CODE

The Christian County Commission hereby adopts the "2012 International Building Code" as published by the International Code Council, Inc. (ICC) and all referenced standards as if spelled out herein to be used as the Building Code of Christian County in the State of Missouri for the design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all structures and accessory structures as herein provided; and each and all other regulations, provisions, penalties, conditions and terms of said ICC 2012 International Building Code, One (1) copy of said

code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 W Church Street, Ozark, Missouri, and the same is hereby adopted and incorporated by reference as fully as if set out at length herein. From the date on which this Order shall take effect, the provisions hereof shall control all structures and accessory structures contained within the unincorporated area of Christian County, Missouri.

## ADDITIONS, INSERTIONS, DELETIONS & CHANGES

The following sections of the 2012 International Building Code as adopted are hereby amended and changed as follows:

- A. Amend **Section 101.1 Title**, by inserting '**Christian County**' to read as follows:

**101.1 Title.** These regulations shall be known as the Building Code of Christian County, hereinafter referred to as "this code".

- B. Delete **Section 101.4.5 Property Maintenance** in its entirety and any and all references herein.

- C. Amend **Section 105.2 Work exempt from permit**, by adding:

14. Advertising signs considered "exempt" as defined in Article 13 Section II of the Christian County Zoning Regulations.

15. Agricultural buildings, except for buildings that are a mixed occupancy of Agricultural Use and another Use Group.

- D. Amend section **105.3.2 Time Limit of Application**, by striking '180 days' and change to '60 days' to read:

**105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned ~~180~~ 60 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding ~~180~~ 60 days each. The extension shall be requested in writing and justifiable cause demonstrated.

- E. Amend **IBC section 202 Definitions** by adding three additional definitions:

**Agricultural Building.** Livestock shelters or buildings, including shade structures and milking barns, poultry buildings or shelters, barns, structures for storage of equipment and machinery used exclusively in agriculture, horticultural structures including detached

production, greenhouses and crop, protection shelters, sheds, grain silos, and stables.

**Barn.** A structure used solely for the storage of farm products, farm animals or farm equipment.

**Farm Equipment.** Equipment, vehicles, machinery and apparatus such as tractors, cultivators, wagons, etc., exclusively used in agriculture for the purposes of farming or livestock production, not including personal transportation vehicles, sport utility vehicles, campers, motor homes, recreational vehicles, or similar.

- F. Amend **Section 1612.3 Establishment of flood hazard areas**, by inserting '**Christian County**' and '**December 17, 2010**' respectively to read as follows:

**1612.3 Establishment of flood hazard areas.** To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study" for **CHRISTIAN COUNTY** dated **December 17, 2010** as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

- G. Amend **Section 1805.2.1 Frost Protection item 1**, by inserting the sentence '**this is established to be eighteen inches (18") in Christian County**' to item number one to read as follows:
1. Extending below the frost line for the locality; **this is established to be eighteen inches (18") in Christian County Missouri.**
- H. Repeal all chapters and delete any and all references to the International Property Maintenance Code.
- I. Amend all chapters to repeal and delete any and all references to the International Zoning Code and refer all such references to the appropriate sections of the Christian County Zoning Regulations, Subdivision Regulations, Stormwater and Erosion Control Regulations, and Road and Access Standards.

## SECTION V. ADOPTION OF 2012 INTERNATIONAL RESIDENTIAL CODE

**PURPOSE:** To establish minimum regulations governing the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all one- and two-family residential buildings and accessory structures in the unincorporated areas of Christian County, Missouri; to provide for the issuance of permits, collection of fees, conduction of inspections and enforcement of the regulations known as the 2012 International Residential Code, One (1) copy of said code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 West Church St, Ozark, Missouri (?), and the same is hereby adopted and incorporated by reference as fully as if set out at length herein, from the date on which this Order shall take effect, the provisions hereof shall control all one- and two-family structures and accessory structures contained within the unincorporated area of Christian County.

### ADDITIONS, INSERTIONS, DELETIONS & CHANGES

The following sections of the 2012 International Residential Code as adopted are hereby amended and changed as follows:

A. Amend section **R101.1 Title**, to read:

**R101.1 Title.** These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of Christian County and shall be cited as such and will be referred to herein as "this code."

B. Amend section **R102.7 Existing Structures**, by striking the reference to 'the International Property Maintenance Code' to read:

**R102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, ~~the *International Property Maintenance Code*~~ or the *International Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

C. Amend **Section 105.2 Work exempt from permit**, by adding:

10. Agricultural Buildings

D. Amend section **R105.3.2 Time Limit of Application**, by striking '180 days' and change to '60 days' to read:

**R105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned ~~180~~ 60 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding ~~180~~ 60 days each. The extension shall be requested in writing and justifiable cause demonstrated.

E. Amend **Section R202** by adding five new definitions:

**Agricultural Building.** Livestock shelters or buildings, including shade structures and milking barns, poultry buildings or shelters, barns, structures for storage of equipment and machinery used exclusively in agriculture, horticultural structures including detached production, greenhouses and crop, protection shelters, sheds, grain silos, and stables.

**Barn.** A structure used solely for the storage of farm products, farm animals or farm equipment

**Farm Equipment.** Equipment, vehicles, machinery and apparatus such as tractors, cultivators, wagons, etc., exclusively used in agriculture for the purposes of farming or livestock production, not including personal transportation vehicles, sport utility vehicles, campers, motor homes, recreational vehicles, or similar.

**Finished Basements.** Any basement that meets all of the minimum requirements for habitable spaces as defined by the 2006 International Residential Code.

**Sleeping Room.** Any room that meets the minimum room area requirements of Section R304 and contains a closet.

**Unfinished Basements:** Basements are considered unfinished when only the exterior walls and any rough framed interior walls are present that are required for structural support.

F. Amend 'Chapter 3, Section R301.2', Climatic and geographic design criteria, by establishing the following data for Table R301.2 (1):

Ground Snow Load -----	20 psf
Wind Speed (mph) -----	90 mph
Seismic Design Category -----	B
Weathering -----	Severe
Frost line depth -----	18 inches
Decay -----	Moderate to Heavy
Winter Design Temp -----	9 degrees F
Ice Shield Underlayment Required -----	NO
Flood Hazard -----	
Flood Insurance Study-Dated 10-18-02	
Air Freezing Index -----	659
Mean Annual Temperature -----	56.1 F

G. Amend Table R302.1(1) and R302.1(2) to return the fire separation distances of exterior walls to those found in the 2006 IRC.

- H. Amend section R302.5.1 Opening Protection by removing “equipped with self-closing device”. To read as follows:

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 (35mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) or 20 minute fire rated doors.

- I. Amend section 312.1.1 Where required by deleting “including” and “at any point within 36 inches horizontally to the edge of the open side”. To read as follows:

Guards shall be located along open sided walking surfaces, stairs, ramps, and landings that are located more than 30 inches (762 mm) measured vertically from the floor and grade below.

- J. Amend section R312.2 and delete 312.2.1
- K. Delete section R313 AFSS Automatic Fire Sprinkler Systems in its entirety. Refer to Mo State Statute 67.281.
- L. Amend section R315.1 Carbon monoxide alarms by adding “with a communicating opening” to read as follows:

For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages with a communicating opening.

- M. Delete section R403.1.6 Foundation Anchorage.
- N. Delete section R602.10.1 in its entirety.
- O. Amend section R703.8 Flashing by deleting subsection 1.2
- P. Delete Chapter 11 Energy Efficiency in its entirety and replace with 2006 IRC Chapter 11.
- Q. Amend section G2418.2 Design & installation by removing the word “metal” throughout the first sentence. To read as follows:

Piping shall be supported with pipe hooks, pipe straps, bands, brackets, hangers or building structural components suitable for the size of piping, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration.

- R. Amend section M1503.4 by adding "All range hoods shall be installed per manufactured specifications."
- S. Amend 'Section P2603.5.1' by inserting the numbers '6' and '12' respectively.

**P2603.5.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 6 inches (mm) below grade.

## APPENDICES

Christian County hereby includes 'Appendix R', 'Christian County Typical Deck Requirements' as part of this code. (?)

## SECTION VI. ADOPTION OF THE 2012 INTERNATIONAL MECHANICAL CODE

The Christian County Commission hereby adopts the "2012 International Mechanical Code" as published by the International Code Council, Inc. (ICC) and all referenced standards as if spelled out herein to be used as the Mechanical Code of Christian County in the State of Missouri for the design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all structures and accessory structures as herein provided; and each and all other regulations, provisions, penalties, conditions and terms of said ICC 2012 International Mechanical Code, One (1) copy of said code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 W Church Street, Ozark, Missouri, and the same is hereby adopted and incorporated by reference as fully as if set out at length herein. From the date on which this Order shall take effect, the provisions hereof shall control all structures and accessory structures contained within the unincorporated area of Christian County, Missouri.

## ADDITIONS, INSERTIONS, DELETIONS & CHANGES

The following sections of the 2012 International Mechanical Code as adopted are hereby amended and changed as follows:

- A. Amend section **101.1 Title**, to read:

**101.1 Title.** These regulations shall be known as the *Mechanical Code* of Christian County hereinafter referred to as "this code."



- B. Amend section **106.5.2 Fee schedule**, by striking the words 'following schedule' and adding the words The Christian County Building Permit Inspections Fee Schedule to read:

106.5.2 Fee schedule. The fees for mechanical work shall be as indicated in The Christian County Building Permit Inspections Fee Schedule.

- C. Amend section **106.5.3 Fee refunds**, by deleting items 2 and 3:
- D. Amend **section 108.4 Violation penalties** by adding the words 'misdemeanor' and 'as prescribed by law' and striking the following:-by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. to read as follows:

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a *misdemeanor* punishable as prescribed by law. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- E. Delete section 109.2 Membership of board in its entirety.
- F. Delete section 109.2.1 Qualifications, in its entirety.

## SECTION VII. ADOPTION OF THE 2012 INTERNATIONAL FIRE CODE

The Christian County Commission hereby adopts the "2012 International Fire Code" as published by the International Code Council, Inc. (ICC) and all referenced standards as if spelled out herein to be used as the Fire Code of Christian County in the State of Missouri for the design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all structures and accessory structures as herein provided; and each and all other regulations, provisions, penalties, conditions and terms of said ICC 2012 International Fire Code, One (1) copy of said code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 W Church Street, Ozark, Missouri, and the same is hereby adopted and incorporated by reference as fully as if set out at length herein. From the date on which this Order shall take effect, the provisions hereof shall control all structures and accessory structures contained within the unincorporated area of Christian County, Missouri.

## ADDITIONS, INSERTIONS, DELETIONS & CHANGES

- A. Amend section **101.1 Title**, to read:

**101.1 Title.** These regulations shall be known as the *Fire Code* of Christian County hereinafter referred to as “this code.”

- B. Amend **section 109.3 Violation penalties** by adding the words ‘misdemeanor’ and ‘as prescribed by law’ and striking the following: ‘by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment’. to read as follows:

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under the provisions of this code, shall be guilty of a *misdemeanor* punishable as *prescribed by law*. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

## SECTION VIII. ADOPTION OF THE 2012 INTERNATIONAL PLUMBING CODE

The Christian County Commission hereby adopts the “2012 International Plumbing Code” as published by the International Code Council, Inc. (ICC) and all referenced standards as if spelled out herein to be used as the Plumbing Code of Christian County in the State of Missouri for the design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all structures and accessory structures as herein provided; and each and all other regulations, provisions, penalties, conditions and terms of said ICC 2012 International Plumbing Code, One (1) copy of said code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 W Church Street, Ozark, Missouri, and the same is hereby adopted and incorporated by reference as fully as if set out at length herein. From the date on which this Order shall take effect, the provisions hereof shall control all structures and accessory structures contained within the unincorporated area of Christian County, Missouri.

## ADDITIONS, INSERTIONS, DELETIONS & CHANGES

- A. Amend section **101.1 Title**, to read:

**101.1 Title.** These regulations shall be known as the *Plumbing Code* of Christian County hereinafter referred to as “this code.”

- B. Amend section **106.6.2 Fee schedule** by inserting:

The Christian County Building Permit Inspections Fee Schedule.

- C. Amend section **106.6.3 Fee refunds**, by deleting items 2 and 3 in their entirety.

- D. Amend section **108.4 Violation Penalties** by adding the words ‘misdemeanor’ and ‘as prescribed by law’ and striking the following: ‘by a fine of not more than

[AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment'. to read as follows:

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under the provisions of this code, shall be guilty of a *misdemeanor punishable as prescribed by law*. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- E. Amend section **701.2 Sewer required** by striking the words "*International Private Sewage Disposal Code*." And adding the words "Christian County Unified Development Code Zoning Regulations to read as follows:

**701.2 Sewer required.** Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with the *Christian County Unified Development Code Zoning Regulations*.

F. **Deletions:**

Delete section **109.2** in its entirety.

Delete section **109.2.1** in its entirety.

Delete section **109.2.2** in its entirety.

Delete section **109.2.3** in its entirety.

G. **Insertions:**

Insert '18 inches' and '12 inches' respectively to **Section 305.6.1 Sewer depth**, to read as follows:

**305.6.1 Sewer depth.** Building sewers that connect to on-site wastewater systems shall be a minimum of eighteen (18) inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of twelve (12) inches below grade.

Insert '12 inches' to **Section 904.1 Roof extension**, to read as follows:

**904.1 Roof extension.** All open vent pipes that extend through a roof shall be terminated at least 12 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

**SECTION IX. ADOPTION OF THE 2012 INTERNATIONAL FUEL GAS CODE**

The Christian County Commission hereby adopts the "2012 International Fuel Gas Code" as published by the International Code Council, Inc. (ICC) and all referenced standards as if spelled out herein to be used as the Fuel Gas Code of Christian County in the State of Missouri for the design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all structures and accessory structures as herein provided; and each and all other regulations, provisions, penalties, conditions and terms of said ICC 2012 International Fuel Gas Code, One (1) copy of said code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 W Church Street, Ozark, Missouri, and the same is hereby adopted and incorporated by reference as fully as if set out at length herein. From the date on which this Order shall take effect, the provisions hereof shall control all structures and accessory structures contained within the unincorporated area of Christian County, Missouri.

### ADDITIONS, INSERTIONS, DELETIONS & CHANGES

- A. Amend section **101.1 Title**, to read:

**101.1 Title.** These regulations shall be known as the *Fuel Gas Code* of Christian County hereinafter referred to as "this code."

- B. Amend section **106.5.2 Fee schedule** by inserting:

The Christian County Building Permit Inspections Fee Schedule.

- C. Amend section **106.5.3 Fee refunds**, by deleting items 2 and 3 in their entirety.

- D. Amend section **108.4 Violation Penalties** by adding the words 'misdemeanor' and 'as prescribed by law' and striking the following: 'by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment'. to read as follows:

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under the provisions of this code, shall be guilty of a *misdemeanor* punishable as prescribed by law. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- E. Amend section **108.5 Stop work orders** by striking the words 'of not less than dollars or more than dollars', and replacing them with the words 'as prescribed by law' to read as follows:

Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be

required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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.

## DELETIONS

Delete section 109.2 in its entirety.

Delete section 109.2.1 in its entirety.

Delete section 109.2.2 in its entirety.

Delete section 109.2.3 in its entirety.

## SECTION X. 2012 INTERNATIONAL EXISTING BUILDING CODE

The Christian County Commission hereby adopts the "2012 International Existing Building Code" as published by the International Code Council, Inc. (ICC) and all referenced standards as if spelled out herein to be used as the Existing Building Code of Christian County in the State of Missouri for the design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all structures and accessory structures as herein provided; and each and all other regulations, provisions, penalties, conditions and terms of said ICC 2012 International Existing Building Code, One (1) copy of said code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 W Church Street, Ozark, Missouri, and the same is hereby adopted and incorporated by reference as fully as if set out at length herein. From the date on which this Order shall take effect, the provisions hereof shall control all structures and accessory structures contained within the unincorporated area of Christian County, Missouri.

## ADDITIONS, INSERTIONS, DELETIONS & CHANGES

A. Amend section **101.1 Title**, to read:

**101.1 Title.** These regulations shall be known as the *Existing Building Code* of Christian County hereinafter referred to as "this code."

B. Amend section **101.4.2 Buildings previously occupied**, by striking the words 'or the International Property Maintenance Code', to read as follows:

**101.4.2 Buildings previously occupied.** The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code*, or the ~~International Property Maintenance Code~~, or as is deemed

necessary by the code official for the general safety and welfare of the occupants and the public.

#### **SECTION XI. NFPA 70 NATIONAL ELECTRIC CODE 2011 EDITION**

The Christian County Commission hereby adopts the "NFPA 70 National Electric Code 2011 Edition" as published by the National Fire Protection Association (NFPA) and all referenced standards as if spelled out herein to be used as the Electric Code of Christian County in the State of Missouri for the design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all structures and accessory structures as herein provided; and each and all other regulations, provisions, penalties, conditions and terms of said NFPA 70 National Electric Code 2011 Edition, One (1) copy of said code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 W Church Street, Ozark, Missouri, and the same is hereby adopted and incorporated by reference as fully as if set out at length herein. From the date on which this Order shall take effect, the provisions hereof shall control all structures and accessory structures contained within the unincorporated area of Christian County, Missouri.

#### **ADDITIONS, INSERTIONS, DELETIONS & CHANGES**

- A. Delete Section 210.12 Arc-Fault Circuit-Interrupter Protection in its entirety with no substitution.
- B. Delete Section 406.12 Tamper-Resistant Receptacles in Dwelling Units in its entirety.

#### **SECTION XII. ICC/ANSI A117.1-2003, FOURTH PRINTING, AUGUST 2007**

The Christian County Commission hereby adopts the ICC/ANSI A117.1-2003, fourth printing, August 2007 as published by the International Code Council, Inc. (ICC) and all referenced standards as if spelled out herein to be used as the Accessible and Usable Buildings and Facilities code of Christian County in the State of Missouri for the design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all structures and accessory structures as herein provided; and each and all other regulations, provisions, penalties, conditions and terms of said ICC/ANSI A117.1-2003, fourth printing, August 2007, One (1) copy of said code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 W Church Street, Ozark, Missouri, and the same is hereby adopted and incorporated by reference as fully as if set out at length herein. From the date on which this Order shall take effect, the provisions hereof shall control all structures and accessory structures contained within the unincorporated area of Christian County, Missouri.

#### **SECTION XIII. 2012 INTERNATIONAL ELECTRICAL CODE ADMINISTRATIVE PROVISIONS**

The Christian County Commission hereby adopts the "2012 International Electrical Code Administrative Provisions" as published by the International Code Council, Inc. (ICC) and all referenced standards as if spelled out herein to be used as the Administrative Electrical Code of Christian County in the State of Missouri for the design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all structures and accessory structures as herein provided; and each and all other regulations, provisions, penalties, conditions and terms of said ICC 2012 International Electrical Code Administrative Provisions, One (1) copy of said code is on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 W Church Street, Ozark, Missouri, and the same is hereby adopted and incorporated by reference as fully as if set out at length herein. From the date on which this Order shall take effect, the provisions hereof shall control all structures and accessory structures contained within the unincorporated area of Christian County, Missouri.

#### ADDITIONS, INSERTIONS, DELETIONS & CHANGES

A. Amend section **101.1 Title**, to read:

**101.1 Title.** These regulations shall be known as the *Electrical Code-Administrative Provisions* of Christian County hereinafter referred to as "this code."

B. Amend section 404.2 Schedule of permit fees by inserting 'The Christian County Building Permit Inspections Fee Schedule'.

**IT IS FURTHER ORDERED** that one copy of this Order and the model codes and regulations adopted by this Order is to be on file in the Office of the County Clerk, for Christian County, Missouri, located at 100 West Church Street, Room 206, Ozark, Missouri.

**IT IS FURTHER ORDERED** that if any section, subsection, sentences, clause, or phrase of this Order is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Order. The County Counselor hereby declares the County Commission would have adopted the Order at each section, sentences, clause, or phrase thereof, irrespective of the fact that any one or more sections, sentences, clauses, or phrases be declared invalid.

**IT IS FURTHER ORDERED** this Order shall be filed in the Office of the County Clerk of Christian County, Missouri before 5:00 p.m. this date and this Order shall be in force and effective on the 1<sup>st</sup> day of January 2016

Done this 10<sup>th</sup> day of December 2015 at Ozark, Missouri. 9:00 a. .m.

THE CHRISTIAN COUNTY COMMISSION:

Ray Weter  
Ray Weter, Presiding Commissioner

yes  
Dated: 12/10/15

Sue Ann Childers  
Sue Ann Childers, Associate Commissioner

Dated: 12/10/15

Bill Barnett  
Bill Barnett, Associate Commissioner

Dated: 12-10-15

**ATTEST:**

Kay Brown  
Kay Brown, Christian County Clerk

**APPROVED AS TO FORM:**

John W. Housley  
John W. Housley, Christian County Counselor

Attachment: Adoption of 2012 Building Codes (2) (2638 : Final Adoption of 2012 Building Codes)