

CITY OF GRANBY, MISSOURI

Bill No. 955

Ordinance No. 955

AN ORDINANCE AMENDING TITLE V, BUILDING AND CONSTRUCTION, OF THE CODE OF ORDINANCES OF THE CITY OF GRANBY, MISSOURI TO ADD A NEW CHAPTER 510, BUILDING CODES, FOR THE CITY OF GRANBY, MISSOURI

WHEREAS, the City of Granby does not currently have in place any building, mechanical, plumbing or electrical codes regulating the construction of buildings within the City; and

WHEREAS, the Board of Aldermen believe it is in the best interests, health, safety and welfare of residents of the City that building codes be enacted to regulate and provide safe, quality construction within the City.

NOW, THEREFORE, be it ordained by the Board of Aldermen of the City of Granby, Missouri, as follows:

Section 1. That Title V, Building and Construction, of the Code of Ordinances of the City of Granby, Missouri, is hereby amended to add enact a new Chapter 510, **Building Codes**, which shall provide as follows:

Chapter 510 Building Codes

Section 510.010 Adoption of International Building Code

- A.** A certain document, one (1) copy of which is on file in the office of the City Clerk and the City of Granby, Missouri, being marked and designated as the International Building Code 2018 Edition, including Appendix Chapters C, F, G, I and J, as supplemented and amended, as published by the International Code Council be and is hereby adopted as the Building Code of the City of Granby, Missouri, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the City of Granby are hereby referred to, adopted, and made a part hereof, as if fully set out in this Section, with the amendments, additions, insertions, deletions and changes, if any, prescribed in Subsection (B) of this Section.
- B.** The following amendments to the International Building Code 2018 Edition shall apply within the City of Granby, Missouri:

1. Lot Size:

- a. A building or addition must meet an eight (8) foot setback boundary from an adjacent property and twenty-five (25) feet from all roads and alleys (utilities or utility easements may require more), if the proposed building is otherwise compliant with all codes.
- b. Any concrete pours (patios, courts or slabs) that extend beyond ten (10) feet from the wall of a structure must meet the eight (8) foot setback boundary from the property line.

2. Footing:

- a. For dwellings, footing must be at least twenty-four (24) inches wide, fifteen (15) inches in depth and contain two and one-half (2 ½) inch continuous rebar.
- b. For any structure with plumbing, concrete for the footing must meet or exceed 3000 psi (pounds per square inch) at 28 days. The bottom of the footing must be at least 18 inches below finished grade.
- c. Footing for block or stem wall with crawlspace: Must be minimum eight (8) inches and twenty-four (24) inches wide for a block or concrete stem wall or a twelve (12) inch thick footing for a twelve (12) inch thick wall.
- d. Depth: Foundations shall be built upon natural solid ground where possible. Loam or other soil containing organic material shall not be used. Where solid natural ground does not occur at foundation depth, such foundation shall be extended down to natural solid ground or piles shall be used.

3. Floor:

- a. Concrete: For dwellings, a slab must be at least ten (10) inches above footing and seven (7) inches higher than finish grade that slopes away from the building. The concrete slab must be at least four (4) inches thick. Concrete for the slab must meet or exceed 3000 psi (pounds per square inch) at 28 days. Minimum of six (6) mil vapor barrier is required for all interior slabs.

- b. Block or stem wall with crawlspace: There must be at least twenty-four (24) inches between the crawlspace floor and the bottom of the floor joists. The ground must include a protective moisture barrier of at least six (6) mil for a conditioned crawlspace and on the bottom of the joists for a vented crawlspace.
- c. All slabs must have rebar pins or uprights installed at a minimum of four (4) feet apart.
- d. Monolithic pours must meet or exceed must meet or exceed 3500 psi (pounds per square inch) and be a minimum of four (4) inches thick.

4. Framing of Floors:

- a. Refer to the International Building Code (IBC) span chart.

5. Walls:

- a. Single Story: The minimum [minimum what?] on all walls ten (10) feet and below (exterior or interior) must be twenty-four (24) inches on center with four (4) sheet OSB corners, on standard framing applications, with a double top plate application.
- b. Two Story: Exterior walls on any two (2) story building must be a minimum of a standard two by four (2x4) on sixteen (16) inch center with a minimum of seven-sixteenth ($7/16^{\text{th}}$) inch OSB sheathing.

6. Roof:

- a. The roof must meet the minimum [minimum what?] of thirty (30) pounds per square foot, whether utilizing framing or trusses.
 - i. Example: Rafters or trusses twenty-four (24) inches on center with seven-sixteenth ($7/16^{\text{th}}$) OSB with clips. Clips are required on all spans more than sixteen (16) inches on center.
 - ii. Example: Rafter or trusses on four (4) foot centers with purlins on two (2) foot centers for metal roofs.

7. Structure Height:

- a. Maximum height for residential buildings is two and one-half ($2 \frac{1}{2}$) stories.

8. Fire Prevention:

- a. Duplexes, Triplexes or Fourplexes must have a two (2) hour fire wall between units.
- C. This Building Code shall not be construed to relieve from responsibility or to lessen the responsibility of any person, firm or corporation owning, controlling or constructing buildings, nor shall the City be held as assuming any liability of any nature by reasons of the inspection authority hereby issued to the City Building Inspector for inspection of buildings.
- D. It shall be the duty of any owner or subdivider of property, to extend to such property or subdivision, and each lot within said subdivision, as directed by the Building Inspector of the City of Granby, utilities at the property owner's or developer's cost and expense in compliance with the Code of Ordinances of the City of Granby.

Section 510.020 Electrical Code

A certain document, one (1) copy of which is on file in the office of the Building Inspector of the City of Granby, Missouri, being marked and designated as the "The National Electrical Code, 2017" and as published by the National Fire Protection Association be and is hereby adopted as the Electric Code of the City of Granby in the State of Missouri, for the regulation and control of electrical wiring, electrical devices or electric material as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said National Electrical Code are hereby referred to, adopted and made a part hereof as if fully set out herein without amendment.

Section 510.030 Plumbing Code

A certain document, one (1) copy of which is on file in the office of the Building Inspector of the City of Granby, being marked and designated as "The International Plumbing Code, 2018 Edition" as published by the International Code Council, Inc., be and is hereby adopted as the Plumbing Code of the City of Granby, in the State of Missouri, regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Granby; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code are hereby referred to, adopted and made a part hereof, as if fully set out in this Section, with no amendments.

Section 510.040 Mechanical Code

A certain document, one (1) copy of which is on file in the office of the Building Inspector of the City of Granby, being marked and designated as "The International

Mechanical Code, 2018 Edition" as published by the International Code Council, Inc., be and is hereby adopted as the Mechanical Code of the City of Granby, in the State of Missouri, regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the City of Granby; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the Building Inspector of the City of Granby are hereby referred to, adopted and made a part hereof, as if fully set out in this Section, with no amendments.

Section 510.050 Violations and Penalty

Any person who shall violate a provision of any Code adopted in this Chapter 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 of or directive of the Building Inspector, or of a permit or certificate issued under the provision of this code, shall be guilty of an ordinance violation, punishable by a fine of not more than five hundred dollars (\$500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

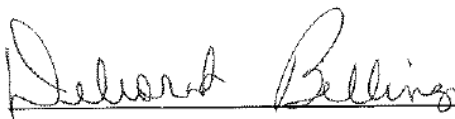
Section 2. This ordinance shall be effective upon passage by the City of Granby Board of Aldermen.

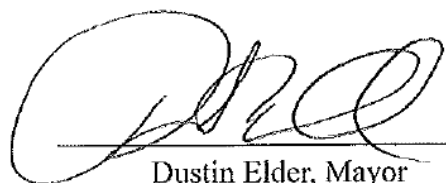
FIRST READING 5/8/2025

SECOND READING 5/8/2025

Passed and approved by the Board of Aldermen of the City of Granby, Missouri, this 8th day of May, 2025.

ATTEST:


Deborah Billings, Interim City Clerk


Dustin Elder, Mayor