

Amendments to the 2021 Building Code

Section 2. Adoption of Building Code.

Certain documents, two (2) copies of which are on file in the office of the County Clerk of Franklin County, Government Center, Union, Missouri, being marked and designated as the International Building Code/2021 and the Appendix Chapters B, C, E and H and are hereby referred to, adopted and made a part hereof, as if fully set out in this Order, with all future amendments, recommendations, and deletions that are evaluated and approved by the Franklin County Building Commission, with the additions, deletion and changes, if any, prescribed in other section of this Order.

Section 3. Additions, Insertions, Deletions and Changes.

101.1 **Title** is hereby amended by inserting the words “County of Franklin, State of Missouri January 1, 2024”.

101.4.4 Delete. Property Maintenance

101.4.6. Delete. Energy

103.1 Insert Franklin County Building Department

105.2 **Work exempt from permit.** Change the following:
Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 300 square feet.
2. Fences
7. Siding, re-roofing, painting, window replacement, papering, tiling carpeting, cabinets, counter tops, and similar finish work.

105.5 **Permit Terms and Renewal.** Change 180 Days to 365 Days. See Commission Order No. _____, attached as amended, and so ordered.

Fee Schedule. Refer to Commission Order No. _____,
attached as amended, and so ordered.

114.4 Violation penalties. Any person and so ordered. When construction has commenced and has been completed 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 code 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 \$1,000.00, or by imprisonment not exceeding 365 days; or in lieu of fine, shall be charged double the amount of gain preceding from the commission of such offense, not to exceed \$20,000.00. In case of a corporation, a fine may be imposed not to exceed \$5,000.00, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense, as determined under Chapter 560.001 RSMo. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

115.4 Unlawful Continuance. Any person, who shall continue any work after having been served with a stop work order as that person is directed to perform to remove a violation of unsafe condition, shall be liable to a fine of not less than twenty-five dollars (\$25.00) nor more than (\$500.00).

406.3.2.1 Change ½” gypsum board to Type X to 5/8” gypsum board.

1612 Flood Loads. Delete and replace with:
Refer to Franklin County Land Use Regulations/2001, Article 11

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority 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 Franklin County Planning & Zoning dated August 26, 2014”,

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.

1807.1.4 **Wood foundations.** Wood foundations are not allowed.

1809.12 **Timber footings.** Delete and replace with: Timber footings are not allowed.

1808.1 Add to section 1 & 2 Family Dwelling units, townhouses and Their accessory structures, footing and foundation refer to IRC for minimum design.

2901.1 **Scope.** Replace *International Private Sewage Disposal Code* with County of Franklin On-Site Sewage Disposal Systems Ordinance and Regulations. Delete *International Property Maintenance Code and International Existing Building Code*.

The following Appendix will be adopted:

B. Appeal Board. Number of years (A)B101.3

C. Agricultural Building.

H. Signs

3115.1 Add 4.4 300 square feet or less.

H101.2 **Signs exempt from permits.** Change number 1 and 2 to:

1. Painted non-illuminated signs under thirty-two (32) square feet.
2. Temporary signs placed for 6 months or less under thirty-two (32) square feet.