

BILL 10733

ORDINANCE 10576

AN ORDINANCE ADOPTING THE 2015 INTERNATIONAL MECHANICAL CODE, WITH MODIFICATIONS, AS THE MECHANICAL CODE OF THE CITY OF KIRKWOOD, REGULATING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITIONS TO, USE OR MAINTENANCE OF MECHANICAL SYSTEMS IN THE CITY OF KIRKWOOD; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AND REPEALING THE EXISTING MECHANICAL CODE

WHEREAS, the ISO has recommended the City update its Building Codes, and

WHEREAS, the Building Commissioner's Office reviewed the Building Codes and recommends adoption of the 2015 Mechanical Code with modification, and

WHEREAS, the Chief Administrative Officer has approved the recommendation of the Public Services Department to update the Mechanical Code,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, as follows:

SECTION 1. That Section 5-4 of the Kirkwood Code of Ordinances is hereby deleted and the following inserted in lieu thereof:

“SECTION 5.4 MECHANICAL CODE: The provisions of the “2015 International Mechanical Code” as modified, is hereby adopted as the City's Mechanical Code. See separate publication and adopting modification ordinance on file in the office of the city clerk.

SECTION 2 That a certain document, which is on file in the office of the city clerk of the City of Kirkwood, Missouri, being marked and designated as “2015 International Mechanical Code” as published by the International Code Council, is hereby adopted as the mechanical code of the City of Kirkwood, Missouri. For the control of buildings and structures as herein provided; and each and all of the regulations of the “2015 International Mechanical Code”, are hereby referred to, adopted and made apart hereof, as if fully set out in this ordinance.

SECTION 3. That throughout the “2015 International Mechanical Code”, wherever the term “jurisdiction” is used, it is deemed to mean City of Kirkwood, and wherever the expression “code official” is used, it is deemed to mean the Building Commissioner

SECTION 4 That the “2015 International Mechanical Code”, is amended by additions, deletions and changes including the changing of articles, sections, subsections, and subsection titles and the addition of new sections and subsections so that such amended and added articles, sections and subsections shall read as follows:

Each section, subsection or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted, or amended, as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto

## **Chapter 1** Scope and Administration

**Section 101.1** – Amended to read as follows; Title: These regulations shall be known as the Mechanical Code of the City of Kirkwood. Hereinafter referred to as “this Code”

**Section 106.1.1** Annual Permit - Delete in its entirety and add: Integrated Permits: The code official may issue integrated building, plumbing; electrical and/or mechanical permits on a single permit application.

**Section 106.1.2** Annual permit records- Delete in its entirety and add: Applicant Responsibility: The integrated permit applicant shall be responsible for the return to the code official of the plumbing, electrical and/or mechanical permit form with the name, signature and license number of the appropriate subcontractor. Any change in the identity of the named subcontractor after issuance of the permit must be by special application and shall result in the assessment of a transfer fee as specified.

**Section 106.5.2** - Fees Fees shall be established as prescribed in Chapter 5, Article VI of the Code of Ordinances of the City of Kirkwood.

**Section 106.5.3** - Delete in its entirety

**Section 108.4** – Delete in its entirety and add: Violation Penalties. Any person, firm or corporation who shall violate any provision of this ordinance, or who shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a structure in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of the ordinance, or shall start any work requiring a permit without first obtaining a permit therefore, or who shall continue any work in or about a structure after having been served a stop work order, except for such work which that person, firm or corporation has been directed to perform to remove a violation or unsafe condition, or any owner or tenant of a building or premises or any other person who commits, takes part or assists in any violation of this code or who maintains any building or premises in which such violation shall exist, shall be guilty of a misdemeanor punishable by a fine as prescribed in Section 1.8 of the Code of Ordinances of the City of Kirkwood

**Section 108.5** - Amend last sentence of Stop Work Orders to read “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 guilty of a misdemeanor punishable by a fine as prescribed in Section 1.8 of the Code of Ordinance of the City of Kirkwood.”

**Section 109.1** – Amended to read as follows; Appeals: The owner of a building or structure or any other person having interest in said building or structure may appeal from a decision of the code official to the Board of Appeals appointed under the provisions of the Kirkwood Building Code, Chapter 1- Scope and Administration, Section 113- Board of Appeals.

Application for appeal may be made when it is claimed that the true content of this code has been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of installation or construction can be used

**Section 109.2 through Section 109.6.2:** Delete in their entirety

### **Chapter 3** General Regulations

**Section 303.6.1** is added to read as follows; Location. Mechanical equipment, air conditioning condensing units or other mechanical units located outdoors shall be placed as close to the foundation wall as possible or as approved by the code official. Geothermal borings and associated piping shall be a minimum of 5’-0” from any side or rear property line. Equipment shall be properly screened as required and approved by the City of Kirkwood zoning code or the Architectural Review Board.

**Section 307.2.2 and Table 307.2.2** is amended to read as follows; Section 307 2.2 Drain pipe materials and sizes. Components of the condensate disposal shall be cast iron, galvanized steel, copper, crossed-linked polyethylene, polyethylene, ABS, CPVC, PVC, or polyethylene pipe or tubing. Components shall be selected for the pressure and temperature rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of Chapter 7 of the International Plumbing Code relative to the material type Condensate waste and drain line size shall not be less than 1 inch (25.4 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 307.2 2

Table 307.2 2 amended to read as follows;  
 Condensate drain sizing

TABLE 307 2.2 CONDENSATE DRAIN SIZING

EQUIPMENT CAPACITY	MINIMUM CONDENSATE PIPE DIAMETER (Inch)
Up to 20 tons of refrigeration	1 inch
Over 20 tons to 40 tons of refrigeration	1 inch
Over 40 tons to 90 tons of refrigeration	1¼ inch
Over 90 tons to 125 tons of refrigeration	1½ inch
Over 125 tons to 250 tons of refrigeration	2 inch

For SI 1 inch = 25.4 mm, 1 ton of capacity = 3.517 kW

#### Chapter 4 Ventilation

**Section 404.1** Enclosed parking garages. Delete in its entirety and add. Where mechanical ventilation systems for enclosed parking garages operate intermittently, such operation shall be automatic by means of carbon monoxide detectors applied in conjunction with nitrogen dioxide detectors. The detectors shall be installed in accordance with their manufactures' recommendations. The mechanical ventilation system shall have means to operate the system manually from a remote device. The location and installation shall be approved by the fire code official.

#### Chapter 5 Exhaust System

**Section 504.4.1** added to read as follows; Multiple dryers: Multiple domestic dryers shall not be connected to a single exhaust system.

Exception: Multiple domestic dryers may be connected to a single exhaust system designed by a registered design professional..

**Section 505.2** – Delete in its entirety and add: Makeup Air Required: Exhaust hood systems capable of exhausting in excess of 600 cfm shall be provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

**Section 507.2** is added to read as follows; Type 1 hoods- Exception 2: The installation of a domestic cooking appliance in a commercial building that is capable of producing grease or smoke, which is primarily intended for warming purposes and the Building and Fire Official believes to be minimal, said installation must comply with Section 505 and be protected by a listed automatic range top fire suppression system or comply with

Section 509. This exception does not apply to Use Group or Occupancy Types A, E, and I for their primary cooking operations

**Chapter 9** Specific Appliances, Fireplaces and Solid Fuel-Burning Equipment

**Section 901.4** is added to read as follows, Shutoff Valves. Shutoff valves shall be installed serving decorative gas-fired appliances and shall be installed in the following manner: A combination safety pilot valve with integral shutoff shall be located in the firebox at the appliance connection. A secondary shut-off valve shall be located in the fuel-gas pipe serving only that appliance. Access shall be provided to both shutoff valves.

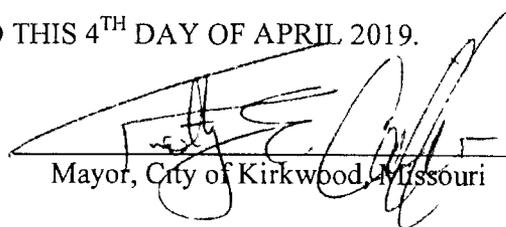
**Section 901.4.2** is added to read as follows; Piping into a Masonry Firebox: Above ground gas piping serving an appliance installed in a masonry firebox shall be installed as required by the fuel gas code. A high temperature seal is required on the inside of the firebox and a waterproof seal is required on the outside if exposed to weather.

SECTION 5 Nothing in this ordinance or in the Mechanical Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance hereby repealed, as cited herein; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 6 If any section, subsection, provision, sentence, clause or phrase of this ordinance or of the "International Mechanical Code 2015" or of the amendments to the "International Mechanical Code 2015" for any reasons held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance or of said Code, and the City of Kirkwood hereby declares that it would have passed the same even though such portions so held to be unconstitutional had not been included therein

SECTION 7 This ordinance shall be in full force and effect after its passage and approval, as provided by law

PASSED AND APPROVED THIS 4<sup>TH</sup> DAY OF APRIL 2019.

  
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Mayor, City of Kirkwood, Missouri

ATTEST

  
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City Clerk

1<sup>st</sup> Reading: March 21, 2019

2<sup>nd</sup> Reading: April 4, 2019