

AN ORDINANCE REPEALING SECTION 500.140: ADOPTION OF RESIDENTIAL CODE; AMENDMENTS CODE AND ORDINANCE NO. 1,053, 1,055, AND 1,057 AND ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE 2009 EDITION, AS ADOPTED AND AMENDED BY ST. LOUIS COUNTY IN COUNTY ORDINANCE NO. 24,427.

WHEREAS, the City of Winchester, Saint Louis County, Missouri is desirous of adopting the 2009 Edition of the *International Residential Code*, as adopted and amended by St. Louis County, Missouri, in County Ordinance No. 24,427; and repealing Section 500.140 and repealing Ordinance No. 1,053, 1,055, and 1,057 of the Municipal Code of the City of Winchester, Missouri, and all other ordinances and parts of ordinances in conflict therewith.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WINCHESTER, SAINT LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. Section 500.140 and Ordinance No. 1,053, 1,055, and 1,057 of the Municipal Code are hereby repealed and a certain document, two (2) copies of which are on file in the office of the City Clerk of the City of Winchester, being marked and designated as the *International Residential Code*, 2009 Edition, as adopted and amended by St. Louis County, Missouri in County Ordinance No. 24,427, is hereby adopted as the Residential Code of the City of Winchester, subject to the amendments and revisions contained in Section 2 of this Ordinance.

SECTION 2. The following Sections of the Residential Code are hereby amended or revised:

All references to St. Louis County, Missouri are hereby deleted and replaced with the City of Winchester, Missouri.

Section R101.1. Insert: City of Winchester

Section R105.2.1 Delete in its entirety and replace with the following:

Section R105.2.1 One-story detached accessory structures and storage sheds, and similar uses, provided the floor area does not exceed 100 square feet.

Section R108.6 Delete in its entirety and replace with the following:

Section R108.6 Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a fee of double the actual permit fee to obtain the necessary permit.

Table R301.2(1) Insert:

Ground Snow Load	Wind Speed (MPH)	Seismic Design Category	Weathering	Frost Line Depth	Termite	Decay	Winder Design Temp	S h i e l d Underlayment Required	F l o o d Hazards	A i r Freezing Index	M e a n Annual Temp
20	115	C	Severe	30 inches	Moderate to Heavy	Slight to Moderate	2	No	2/4/2015	1500	54 degrees

Add Section 312.1.2 Retaining walls. Guards shall be required where the difference in grade exceeds 4 feet and is accessible to pedestrian traffic. A natural barrier such as plantings and a 3-foot landscaped area adjacent to the wall can be substituted for differences in grade to 6 feet.

Add Section R907.3.5 Reinstallation of shingled roofs in the event of damage or dilapidation of 50 percent of the roof surface, the entire roof will be recovered. In any case of replacement of roof shingles or any other type of roofing the materials used to replace the damaged or dilapidated roof covering will match the existing or the whole roof will be resurfaced.

Section P2603.6.1 Insert: 18 inches in 2 locations

SECTION 3. If any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Aldermen hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 4. Nothing in this legislation or in the Residential 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 amended as cited in Section 1 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

SECTION 5. The City Clerk is hereby ordered and directed to cause this legislation to be published on the City of Winchester website.

SECTION 6. This law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and approval.

Passed and approved the 8th Day of March, 2017.