



CASS COUNTY, MISSOURI
BUILDING CODES DEPARTMENT
102 East Wall Street Harrisonville, MO 64701
Phone: (816) 380-8134 Fax: (816) 380-8130

Last Updated December 28, 2009

These Items will be in Effect January 1, 2010

Please verify with the Cass County Building Codes Department for the most current information available. Cass County is currently using the 2006 International Codes and 2005 NEC as adopted by Cass County.

2006 International Building Code

The following Sections are hereby revised:

IBC Section 101.1. Insert: Cass County.

IBC Section 103. Department of Building Safety. Shall be amended as follows: Delete Department of Building Safety and insert: Building Codes Department.

IBC Section 103.1. Creation of enforcement agency. Shall be amended as follows: Delete the entire paragraph and insert: The Building Codes Department is hereby created and the official in charge thereof for purposes of administration of this code shall be known as the Building Official, Code Official or Director of Codes Administration.

IBC Section 103.3. Deputies. Delete the last sentence.

IBC Section 105.2. Work exempt from permit: delete item number 1 and insert the following.

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 400 square feet (37.1 m²).

FPN: This exception from a building permit from the Building Codes Department does not preclude the requirement for a building permit to be obtained from the Cass County, Missouri Zoning Department or meeting the Cass County, Missouri Zoning Ordinance rules and regulations.

IBC Section 105.5 Delete in its entirety. Amend as follows:

EXPIRATION. Every permit issued shall become invalid unless the work authorized by such permit is commenced and an inspection has been requested by the permit holder within 180 days after its issuance or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Every building permit issued by the code official under provisions of the technical codes shall expire by limitation and become null and void unless the building or work authorized by such permit is not completed and approved within one (1) year from the date such permit was issued.

All work requiring a permit shall be suspended upon the expiration of a permit.

EXTENSIONS. A permittee holding an unexpired permit may apply for an extension of the time within which work may be completed under that permit. Permit extensions shall be subject to the expiration periods specified by Section 105.5. Fees as required by the fee schedule adopted by the jurisdiction, for the extension of a permit shall be paid prior to the expiration date of the permit.

RENEWAL OF EXPIRED PERMIT WHEN WORK HAS BEEN STARTED. A permittee holding an expired permit may apply for a renewal of the permit to allow for the completion of the work started. Permit renewals shall be subject to the expiration periods specified by Section 105.5. Fees as required by the fee schedule adopted by the jurisdiction, for the renewal of a permit shall be paid prior to the work authorized by the permit being started.

RENEWAL OF EXPIRED PERMIT WHEN NO WORK HAS STARTED. Before work can be started, a new permit shall be first obtained to do so, provided no changes have been made or will be made in the original plans and specifications for such work. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee. Permits shall not be renewed when no work has begun if the codes or regulations adopted by the jurisdiction have been changed since the permit was originally issued.

IBC Section 106.3.4.1.1: Design Required. Amend as follows:

Design required. A design in accordance with accepted engineering practice shall be provided for concrete or masonry foundation walls when any of the conditions listed below are found to exist.

- (1) Foundation walls that are subject to hydrostatic pressure from ground-water.
- (2) Foundation walls and retaining walls supporting more than 48 inches (1219 mm) of unbalanced backfill that do not have permanent lateral support at the top or bottom.
- (3) Foundation walls exceeding 9 feet in height, measured from the top of the wall to the bottom of the slab.
- (4) Footings and foundations placed on fill.
- (5) Foundations installed on slopes steeper than 4:1 before grading.
- (6) Foundations that bear partially on soil and partially on rock.
- (7) Foundation walls with an unbroken line of greater than 25 feet.
- (8) Masonry foundation walls with an unbalanced backfill height greater than 4 feet.
- (9) ICF foundation walls.
- (10) Concrete slabs located over accessible space that have a clear span greater than 4 feet.
- (12) Log Structures.
- (13) Cold formed steel framing.

Where applicable, a standard design approved by the code official may be used in lieu of a design from a design professional. For new single family dwellings where standard designs approved by the code official are used, the design professional sealing the plans shall specify the use of those designs on the approved plans or through a separate report.

IBC Section 108. Fees: Delete in its entirety. Amend with new section 500.020

IBC Section 202 Shall Be Amended to include the following.

AGRICULTURAL BUILDING. A building or structure located on a tract of land forty (40) contiguous acres or more in area, used for storage of equipment or produce or other commodities necessary for agricultural use, but not including buildings intended for residential uses or the parking or storage of private motor vehicles.

AGRICULTURAL USE. The use of a tract of land forty (40) contiguous acres or more in area for the raising of crops, dairying, pasturage, general farming, truck farming, cultivation of field crops, orchards, groves, raising fish, birds or poultry, and accessory uses, necessary for the carrying out of farming operations, including structures for storage, processing and sale of products raised on the premises.

BEDROOM. A room that meets the minimum dimension, area and height requirements for a habitable room as specified in Section R304 and that has an adjoining area or space that may be utilized as a closet whether or not the room is actually utilized for sleeping purposes. This definition is intended to clarify the applications for the requirements for emergency escape and rescue openings in accordance with Section R310 and smoke alarms in accordance with Section R317 of the International Residential Code for One- and Two-Family Dwellings.

CODE OFFICIAL. The term "Code Official" contained in any reference in any of the model codes adopted may be used synonymously with the terms building codes director, building official, chief building official, authority having jurisdiction, chief building inspector or any other similar terms.

ELECTRICAL CODE. Any reference in this resolution or in any of the model codes adopted herein to the ICC Electrical Code may be deemed to refer to the NFPA 70, National Electrical Code, 2005 Edition.

IBC Section 501.2. Address Numbers. Amend as follows as per the 911 directors ordinances.

IBC Section 702.1. Amend definition of Fire Separation Distance as follows: add a last sentence to read: The distance shall be measured at a right angle from the face of the wall.

IBC Section 901.5. Acceptance Tests. Amend as follows: Fire detection and alarm systems, fire extinguishing systems, fire hydrant systems, fire standpipe systems, fire pumps, private fire mains and all other protection systems and appurtenances thereto shall be subject to acceptance test(s) as contained in the installation standards and as approved by the Building Code Official and Fire Code Official. The Building Code Official and Fire Code Official shall be notified 48 hours before any required acceptance testing is performed. It shall be unlawful to occupy portions of a structure until the required fire protection systems within that portion of the structure have been tested and approved.

IBC Section 903.2.1.2. Group A-2. Amend item number 2 as follows: Delete 100 and insert 300.

IBC Section 903.2.7. Group R. Amend as follows: Add Exception: One-and two-family dwellings.

IBC Section 903.3 .1.1.1. Amend item number 2 as follows: Add at the end of the paragraph, and building code official.

IBC Table 1505.1. Minimum Roof Coverings: Delete footnotes a, b, and c from the table.

Section 500.020: FEE SCHEDULES:

Section 2: That Chapter 500, Article I, Section 500.020 of the Code of Ordinances of Cass County, Missouri is hereby repealed and a new Chapter 500, Article I, Section 500.020 is enacted in lieu thereof:

Application fees for One and Two Family Dwellings, Modular homes, Manufactured Homes and Commercial projects will be \$50.00 and will Not be remitted from permit fee.

Application fees for all Non- One and Two Family Dwellings, Modular homes, Manufactured homes and commercial projects will be \$25.00 and will Not be remitted from the permit fee.

**TABLE 1-A-1 a
BUILDING PERMIT FEES
ONE AND TWO FAMILY DWELLINGS Including Modular Homes**

Building Size	Permit Fee Per Sq. Ft.
For Habitable Space	\$1.47 per sq. ft.
Deck permits when included in the scope of work for which a building permit for a new dwelling or room addition is issued	Included
Deck permits for existing dwellings and for supplemental permits	As per valuation table 1-A-2 plus \$50.00 issuance fee
Finished Habitable space in basements when included in scope of work for which a building permit for a new dwelling or room addition is issued	\$0.45 per sq. ft.
Finished habitable space in basements for existing dwellings and for supplemental permits	\$0.77* per sq. ft. plus permit issuance fee.
Attached Garages and other attached accessory use buildings.	\$0.34 per sq. ft.

*When an application for a permit is made to add finished basement space in an existing dwelling and not in connection with construction for which a permit has been issued, a permit issuance fee of \$ 50.00 shall be added to the per square foot permit fee.

**The total permit fees from the above table shall be reduced by 25 percent for Earth Contact or slab on grade buildings used for dwellings.

**Table 1-A-1b
BUILDING PERMIT FEES
MANUFACTURED HOMES FOR DWELLING USE**

For Manufactured Home Installation on piers, or engineered slab or pier and engineered runner foundations.	\$905.00
For Manufactured home installation on crawl space foundation.	\$905.00 plus \$0.23 per sq. ft. of crawl space area.
For Manufactured Home Installation on Basement foundation.*	\$905.00 plus \$0.35 per sq. ft. of basement area.
Deck permits when included in the scope of work for which a building permit for a new dwelling or room addition is issued	Included
Deck permits for existing dwellings and for supplemental permits	As per valuation table 1-A-2 plus \$50.00 issuance fee
Attached garages and other attached accessory use buildings.	\$0.34 per sq. ft.

*For finished habitable space in basements of manufactured home see Table 1-A-1a

TABLE 1-A-1 c

BUILDING PERMIT FEES

RESIDENTIAL ACCESSORY BUILDINGS

(Includes Attached and Detached Structures)

Building Area	Permit Fee Per Sq. Ft of Building Area
For Each Sq. Ft of Building Area	\$0.25 per Sq. Ft.
Electrical Included in New Construction For Each Sq. Ft. Branch Circuits and Services Up to 100 Amps	\$0.12 per Sq. Ft.
Branch Circuits and Service Equipment over 100 Amps For electrical added to existing buildings or for supplemental permits see Electrical Fee Schedule Table 1-B.	\$0.15 per Sq. Ft.
Plumbing Included in New Construction For Installation of any fixture or combination of fixtures for a Single Bathroom Group	
Floor drain only	\$171.25
Additional Fixtures each	\$120.00 \$28.75 per additional fixture
For Water Supply Piping With Hydrant Only For plumbing added to existing buildings or for supplemental permits see Plumbing Fee Schedule Table 1-D	\$26.25 for first hydrant and \$12.50 for each additional hydrant.
Mechanical Included in New Construction For Forced Air or Gravity type Furnaces or Unit Heaters up to and including 100,000 BTU/h*	\$87.50 each unit
For Forced Air or Gravity type Furnaces or Unit Heaters over 100,000 BTU/h* For mechanical added to existing buildings or for supplemental permits see Mechanical Fee Schedule Table 1-C.	\$120.00 each unit
* Includes any duct or vents associated with installation of mechanical equipment installation.	
Swimming-Pools For each above-ground swimming pool	\$268.75
For each in-ground swimming pool	\$447.50
Permits for swimming pools include all electrical, plumbing and mechanical equipment installed as a part of a new pool installation	

TABLE 1-A-2
BUILDING PERMIT FEES FOR
BUILDINGS OTHER THAN ONE AND TWO FAMILY USE

Total Valuation	Fee
\$1.00 to \$500.00	\$68.13
\$501.00 to \$ 2,000.00	\$68.13 for the first \$500.00 plus \$8.88 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$201.25 for the first \$2,000.00 plus \$40.57 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$1,134.19 for the first \$25,000.00 plus \$29.27 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$1865.75 for the first \$50,000.00 plus \$20.29 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$2880.013 for the first \$100,000.00 plus \$16.22 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,000 .00 to \$1,000,000.00	\$9,365.13 for the first \$500,000.00 plus \$13.78 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$16,252.63 for the first \$1,000,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof

Table 1-A-2 Continued
OTHER INSPECTIONS AND FEES

1. Minimum Permit Fee		\$135.00
2. Permit Application Fee:		
One and Two family dwellings, Modular homes, Commercial projects, Manufactured Homes		\$50.00
All Non One and Two Family Dwellings, Modular homes, Commercial projects and Manufactured homes		\$25.00
3. Permit fee extensions, as set forth in section 115.4 shall be based on the percent of remaining work to complete the project. The percent will be determined with an evaluation inspection. The fee will be based from tables 1-A-1a through table 1-E.		
4. Permit fee for a fireworks stand/tent including power from a generator Permit fees for temporary power shall be as per table 1-B.		\$625.00
5. Inspections outside of normal business hours (Minimum charge -two hours) If available.	per hour	\$121.25
6. Re-inspection fees assessed		
7. Temporary Certificate of Occupancy		
For the first Temporary Certificate of Occupancy		\$0.00
For each additional Temporary Certificate of Occupancy		\$338.00
8. Inspections for which no fee is specifically indicated		\$90.00
9. Additional plan review required by plans requiring more than One-hour review time for changes, additions or revisions to plans	Per Hour (Minimum charge one half hour)	\$122.00
10. For use of outside consultants for plan checking and inspections, or both.	Actual Cost**	
11. Elevator Inspections (For use of outside consultants for inspection and testing)	Actual Cost**	
12. Fee for Certificate of Occupancy		\$338.00
13. Residential Solar Panels and Residential Wind Generation		\$500.00

(Where a certificate of occupancy is required other than in connection with work under a building permit, the person applying for the certificate shall, at the time of filing application therefore, pay to the Cass County, Missouri Building Codes Department a fee of \$250.)

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Actual costs including administrative costs.

TABLE 1-B
ELECTRICAL PERMIT FEES

PERMIT ISSUANCE	FEE
1. For the issuance of each electrical permit	\$102.00
2. For the issuing of each supplemental permit for which the original permit has not expired, been canceled, nor finished	\$45.00
System Fee Schedule (NOTE: The following do not include permit issuing fee)	FEE
<p>3. Carnivals and Circuses</p> <p>Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions. Price per Each</p> <p>For electrical generators and electrically driven rides Price per Each</p> <p>For mechanically driven rides and walk-through attractions of displays having electric lighting. Price per Each</p> <p>For a system of area and booth lighting. Price per Each</p> <p>For permanently installed rides, booths, displays and attractions, use the Unit Fee Schedule. Price per Each</p>	<p>\$75.00</p> <p>\$27.50</p> <p>\$27.50</p> <p>\$27.50</p> <p>\$27.50</p>
<p>4. Temporary Power Service.</p> <p>For a temporary service pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances. Price per Each</p> <p>For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, firework stands, etc. Price per Each</p>	<p>\$122.50</p> <p>\$206.25</p>

UNIT FEE SCHEDULE**NOTE; The following do not include permit-issuing fee.**

<p>1. Power Apparatus For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows:</p> <p>Rating in horsepower (HP), kilowatts (kW), kilovolt-amperes (kVA) or kilovolt-amperes-reactive (kVAR):</p> <p>Up to and including 1, each \$13.75 Over 1 and not over 10, each \$36.25 Over 10 and not over 50, each \$66.25 Over 50 and not over 100, each \$135.00 Over 100, each \$195.00</p> <p>NOTES:</p> <p>1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used. 2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.</p>	
<p>2. Signs, Outline Lighting and Marquees For signs, outline lighting systems or marquees supplied from one branch circuit, each \$82.50</p> <p>For additional branch circuits within the same sign, outline lighting system or marquee, each \$15.00</p>	
<p>3. Services For services of 600 volts or less and not over 200 amperes in rating, each \$121.25</p> <p>For services of 600 volts or less and over 200 amperes to 1000 amperes, each \$242.50</p> <p>For services over 600 volts or over 1000 amperes in rating, each \$482.50</p>	
<p>4. Miscellaneous Apparatus, Conduits and Conductors For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth \$48.75</p> <p>NOTE: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment</p>	

**TABLE 1-C
MECHANICAL PERMIT FEES**

Permit Issuance	FEE
1. For the issuance of each mechanical permit	\$85.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or final inspection preformed.	\$38.00

Unit Fee Schedule	
Note: The following do not include permit-issuing fee.	
1. Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3kW)	\$43.75
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	
For the installation or relocation of each floor furnace, including vent	\$53.75
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$43.75
	\$43.75
2. Appliance Vents	
For the installation , relocation or replacement of each appliance vent installed and not included in an appliance permit	\$25.00
3. Repairs or Additions	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$43.75
4. Boilers, Compressors and Absorption Systems	
For the installation or relocation of each boiler or compressor to and including three horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$43.75
For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horse power (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$72.50
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$102.50
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$145.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$261.25

<p>5. Air Handlers: NOTE: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.</p> <p>For each air-handling unit to and including 10,000 Cubic Feet per minute (cfm) (4719L/s), including ducts attached thereto</p> <p>For each air-handling unit over 10,000 cfm (4719 L/s)</p>	<p>\$32.50</p> <p>\$53.75</p>
<p>6. Evaporative Coolers: For each evaporative cooler other than portable type</p>	<p>\$33.75</p>
<p>7. Ventilation and Exhaust: For each ventilation fan connected to a single duct</p> <p>For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit</p> <p>For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood</p>	<p>\$25.00</p> <p>\$32.50</p> <p>\$32.50</p>
<p>8. Incinerators: For the installation or relocation of each domestic-type incinerator</p> <p>For the installation or relocation of each commercial or industrial-type incinerator</p>	<p>\$53.75</p> <p>\$202.50</p>
<p>9. Miscellaneous</p> <p>For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table</p>	<p>\$32.50</p>

TABLE 1-D

PLUMBING PERMIT FEES

Permit Issuance	FEE
1. For the issuance of each plumbing permit	\$85.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or had a final inspection.	\$37.50

Unit Fee Schedule	FEE
1. Fixtures and Vents	
For each plumbing fixture or trap or set of fixture on one trap (including water, drainage piping and backflow protection thereof)	\$28.75
For repair or alteration of drainage or vent piping, each fixture	\$17.50
2. Future	
3. Water Piping and Water Heaters	
For installation, alteration, or repair of water piping or water-treating equipment, or both, each	\$15.00
For each water heater including vent	\$35.00
For vents only, see Table 3-C	
4. Gas Piping Systems	
For each gas piping system of one to five outlets	\$110.00
For each outlet over five, each	\$6.25
5. Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices	
For each lawn sprinkler system on any meter, including backflow protection devices therefore	\$43.75
For atmospheric-type vacuum breakers or backflow protection devices not included in item 1:	
1 to 5 devices	\$43.75
Over 5 devices, each	\$10.00
For each backflow-protection other than atmospheric-type vacuum breakers:	
2 inches (50.8 mm) and smaller	\$43.75
Over 2 inches (50.8 mm)	\$73.75
6. Commercial Swimming Pools	
For each swimming pool or spa:	
Public pool	\$895.00
Public Spa	\$362.50
7. Miscellaneous	
For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories, or for which no other fee is listed in this code	\$90.00

TABLE 1-E
SIGN PERMIT FEES

Type of Sign	FEE
1. Combination Signs:	
a. To and including 20 square foot area or fraction thereof	\$276.25
b. And for each additional 20 square foot area of fraction thereof	\$57.50
2. Flat Wall Signs	
a. To and including 300 square feet	\$276.25
b. And for each additional 300 square foot area or fraction thereof	\$57.50
3. Marquees: Each Marquee	\$686.25
4. Roof Signs	
a. For surface area not to exceed 300 square feet	\$883.75
b. And for each additional 300 square foot area or fraction thereof	\$232.50
5. Temporary Signs: each sign	\$102.50
6. Free Standing Signs	
a. To and Including 20 square foot area or fraction thereof	\$276.25
b. And for each additional 20 square foot area of fraction thereof	\$57.50

NOTES:

1. The permit fee for signs shall be based upon the total aggregate area of advertising display on a sign. For a double faced sign the area of both sides of the sign will be included in calculating the permit fee for the sign.

2006 International Residential Code

The following Sections are hereby revised:

IRC Section R101.1. Insert: Cass County.

IRC Section R103. Department of Building Safety. Shall be amended as follows: delete Department of Building Safety and insert: Building Codes Department..

IRC Section R103.1. Creation of enforcement agency. Shall be amended as follows: Delete the entire paragraph and insert: The Codes Administration Department is hereby created and the official in charge thereof for purposes of administration of this code shall be known as the Building Official, Code Official or Director of Codes Administration.

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IRC Section R106.3.1.1 Shall be added as follows.

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- (1) Foundation walls that are subject to hydrostatic pressure from ground-water.
- (2) Foundation walls and retaining walls supporting more than 48 inches (1219 mm) of unbalanced backfill that do not have permanent lateral support at the top or bottom.
- (3) Foundation walls exceeding 9 feet in height, measured from the top of the wall to the bottom of the slab.
- (4) Footings and foundations placed on fill.
- (5) Foundations installed on slopes steeper than 4:1 before grading.
- (6) Foundations that bear partially on soil and partially on rock.
- (7) Foundation walls with an unbroken line of greater than 25 feet.
- (8) Masonry foundation walls with an unbalanced backfill height greater than 4 feet.
- (9) ICF foundation walls.
- (10) Concrete slabs located over accessible space that have a clear span greater than 4 feet.
- (12) Log Structures.
- (13) Cold formed steel framing.

Where applicable, a standard design approved by the code official may be used in lieu of a design from a design professional. For new single family dwellings where standard designs approved by the code official are used, the design professional sealing the plans shall specify the use of those designs on the approved plans or through a separate report.

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AGRICULTURAL BUILDING. A building or structure located on a tract of land Forty (40) contiguous acres or more in area, used for storage of equipment or produce or other commodities necessary for agricultural use, but not including buildings intended for residential uses or the parking or storage of private motor vehicles.

AGRICULTURAL USE. The use of a tract of land forty (40) contiguous acres or more in area for the raising of crops, dairying, pasturage, general farming, truck farming, cultivation of field crops, orchards, groves, raising fish, birds or poultry, and accessory uses, necessary for the carrying out of farming operations, including structures for storage, processing and sale of products raised on the premises.

BEDROOM. A room that meets the minimum dimension, area and height requirements for a habitable room as specified in Section R304 and that has an adjoining area or space that may be utilized as a closet whether or not the room is actually utilized for sleeping purposes. This definition is intended to clarify the applications for the requirements for emergency escape and rescue openings in accordance with Section R310 and smoke alarms in accordance with Section R317 of the International Residential Code for One- and Two-Family Dwellings.

CODE OFFICIAL. The term “Code Official” contained in any reference in this resolution or in any of the model codes adopted in Article 2 to the may be used synonymously with the terms building codes director, building official, chief building official, authority having jurisdiction, chief building inspector or any other similar terms.

ELECTRICAL CODE. Any reference in this resolution or in any of the model codes adopted herein to the ICC Electrical Code may be deemed to refer to the NFPA 70, National Electrical Code, 2005 Edition.

Table R301.2 (1). Climatic and Geographic Design Criteria. Insert:

Ground Snow Load	20 pounds per square foot
Wind Speed	90 miles per hour
Seismic Design Category	A
Weathering	Severe
Frost Line Depth	36 inches
Termite	Moderate to heavy
Winter Design Temp	6 Degrees Fahrenheit
Ice Barrier Underlayment	N/A
Air Freezing Index	927
Annual Air Temperature	55.5 Degrees Fahrenheit

IRC Section R303.3. Bathrooms: Amend the last sentence as follows: Ventilation air from the space shall be exhausted directly to the outside or to an attic ventilated in accordance with R806. The point of discharge of the exhaust air shall be at least 3 feet (915 mm) from any opening into the building. Bathrooms which contain only a water closet or lavatory, or combination thereof, and similar rooms, may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

IRC Section R317.1. Two Family Dwellings: Amend exception number 1 by adding R after 13.

IRC Section R319.1. I. Field treatment: Delete in its entirety.

IRC section R319.3. Fasteners. Amend as follows: Add exception number 3. Borate treated lumber is not subject to this requirement.

IRC Section R320.1.2. Field treatment: Delete in its entirety

IRC Section R321 .1. Premises identification: Amend as per the 911 directors ordinance.

IRC Section R322.1. Scope: Amend as follows: Where there are four or more dwelling units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.

IRC Section R401.4.1 Shall be amended by adding the following to the end of the sentence. The load-bearing values of soils in Cass County shall be assumed to be 2000 psf for typical clays.

IRC Section R403.1.1.1. Footing reinforcement: Add the following: Footings for basement foundation walls shall have a minimum reinforcement consisting of not less than two No.4 bars, uniformly spaced, located a minimum of 3 inches (76 mm) from the bottom and edges of the footing.

IRC Section R403.1.1.2. Column pads: Add the following: Column pads shall be a minimum of 24 inches (610 mm) by 24 inches (610 mm) and 8 inches (203 mm) deep (24" x 24" x 8"). Reinforcement shall consist of a minimum of three No.4 bars each way, uniformly spaced within each column pad.

IRC Section R403.1.4 Shall be deleted in its entirety. Amend as follows.

R403.1.4 Minimum depth. All exterior footings and foundation systems shall extend below the frost line specified in Table R301.2(1). All exterior footings shall be placed at least 36 inches (914 mm) below the undisturbed ground surface.

IRC Section R404.1.3. Design required. Amend by adding the following:

3. Foundation walls over 9 feet (2745 mm) in height measured from the top of the wall to the bottom of the slab.

IRC Table R404.1(1). Delete in its entirety.

IRC Table R404.1 (2). Maximum plate anchorage-bolt spacing for supported foundation walls.

Delete in its entirety, and insert Foundation anchorage. The sole plate at exterior walls shall be anchored to the foundation with anchor bolts spaced a maximum of six feet (6') on center. There shall be a minimum of two (2) bolts per plate section with one bolt located not more than 12 inches or less than seven bolt diameters from each end of the plate section. Bolts shall be at least ½ inch in diameter and shall extend a minimum of 7 inches into masonry or concrete and be capable of having washer and nut fully installed on bolt. Interior wall sole plates shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt of the plate. Sills and sole plates in contact with concrete shall be protected against decay and termites in accordance with Section R 319 and R320.

IRC Table R404.1 (3). Delete in its entirety.

IRC Table 404.1.1(5). Delete in its entirety and amend as follows Table R404.1.1 (5)

**Table R404.1.1 (5)
Concrete Foundation Walls Minimum Vertical Reinforcement**

Maximum Wall Height (feet)	Wall Thickness (inches)		
	7.5	9.5	11.5
4	24	30	36
5	24	30	36
6	24	30	36
7	24	30	36
8	24	30	36
9	16	24	30
10	12	18	24

Notes to Table:

1. Reinforcing is based upon minimum yield strength of 60,000 psi. Reinforcement with a minimum yield strength of 40,000 psi or 50,000 psi is permitted, provided the same size bar is used and the spacing shown in the table is reduced by multiplying the spacing by 0.67 or 0.83, respectively.
2. Horizontal reinforcing shall be spaced at a maximum of 24 inches on center with one bar located within 12 inches of the top and bottom of the wall.
3. Spacing is based upon minimum #4 reinforcing bar. In lieu of #4 reinforcing bar, a larger bar size may be used provided, the bar spacing results in an equivalent cross-sectional area of reinforcement per linear foot of wall.
4. Reinforcement shall be placed nearest the inside face of the wall a distance d from the outside face (soil side) of the wall. The distance d is equal to the wall thickness, t, minus 1.25 inches plus one-half the bar diameter, db ($d = t - 1.25 + db/2$). The reinforcement shall be placed within a tolerance of $\pm 3/8$ inch where d is less than or equal to 8 inches, or $\pm 1/2$ inch where d is greater than 8 inches.
5. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4 inch. Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1 ½ inches for #5 bars and smaller, and not less than 2 inches for larger bars.
6. Concrete shall have a minimum compressive strength of not less than 3,000 psi at 28 days.
7. Walls with an unbroken wall line greater than 25 feet shall be provided with pilasters or shall be designed.
8. Walls exceeding 7 feet in height shall be restrained at bottom by floor slab.
9. Maximum back fill height shall be one foot less than total wall height.
10. Foundations bearing on soils with different bearing capacities as established by Table R401.4.1 require an engineered design.

IRC Section R404.1.7. Backfill placement. Amend as follows: Backfill shall not be placed against the wall until the wall has sufficient strength or has been sufficiently braced to prevent damage by the backfill.

Exception: Such bracing is not required for walls supporting less than 4 feet (1219 mm) of unbalanced backfill.

IRC Section R405.1. Concrete or masonry foundations. Amend as follows: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2" inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6" inches (152 mm) of the same material.

IRC Section R502.8.2. Engineered wood products. Amend as follows: Add last sentence to read: Engineering calculations or data sheets provided by the manufacturer or registered design professional for the proposed cut, notch or hole shall be provided to the Building Codes Department.

IRC Section R613.2. Window sills: Delete in its entirety.

IRC Section R801.3. Roof drainage. Amend as follows: All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 3 feet (915 mm) from the foundation walls or to an approved drainage system.

IRC Section 1103.2. Ducts. Delete in its entirety and amend as follows: All portions of the air distribution system shall be installed in accordance with IRC Section M1601. Supply and return ducts located within the building but outside of conditioned space must be insulated to an installed R-5, and insulated to an installed R-8 when located outside of the building.

IRC Section G2417.4.1 Test Pressure. Amend as follows: Change the 3 psig (20 kPa) to 10 psi (70kPa).

IRC Section G2417.4.2. Test Duration. Amend as Follows: Change the 10 minutes to 15 minutes.

IRC Section P2603.6.1. Sewer depth: Amend as follows: Building sewers shall be a minimum of 12 inches (305 mm) below grade.

IRC Section P2902.5.3. Lawn irrigation systems: Amend as follows: The potable water supply to lawn irrigation systems shall be protected against backflow by a device approved by the Missouri Department of Natural Resources. Backflow devices installed within structures shall be a minimum of 6 inches (152 mm) away from a wall or vertical obstruction. The backflow device shall be installed between 12 inches (305 mm) and 48 inches (1220 mm) above the floor and shall be accessible.

POST FRAME BUILDING STANDARDS.

201.3 SCOPE. The provisions of this section shall apply to the design and construction of post frame buildings or additions thereto, intended for agricultural or residential accessory uses on tracts of property that are zoned for residential or agricultural uses. The provisions of this article are deemed to comply with the spirit and intent of the minimum design and construction provisions of the 2006 Edition of the International Building Code.

201.3.1 LIMITATIONS. Buildings designed and constructed under these provisions shall not exceed limitations of this Section. Buildings that exceed the limitations of Sections 201.3.1.1 through 201.3.1.6 shall be designed in accordance with requirements of the 2006 editions of the International Building Code by a registered Missouri structural engineer to practice in the design of buildings.

201.3.1.1 AREA. Buildings shall not exceed 3,000 square feet in area

201.3.1.2 HEIGHT. The sidewall height of buildings designed under these provisions shall not exceed 14 feet or one story in height.

201.3.1.3 BUILDING DIMENSIONS. The maximum width dimension of a building designed under these provisions shall not exceed 40 feet.

201.3.1.4 BRACED WALL. Buildings shall be provided with exterior braced walls. Bracing shall be located in the sidewalls at each corner by means of a nominal 2 inch by 4 inch diagonal brace or other approved bracing.

201.3.1.5 OPENINGS IN EXTERIOR WALLS. No single opening for doors, windows or other purposes that exceed 16 feet in width shall be placed in exterior walls.

Buildings that are open on one side shall have posts embedded 2 feet deeper than the depth required by Section 201.3.3.3 or shall be provided with an acceptable brace for wind resistance.

EXIT REQUIRED. At least one exit door complying with this section shall be provided. Exit doors shall be of the pivoted or side hinged swinging type. The exit door opening shall be of a size to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height. The exit door shall be openable from the inside without the use of a key or any special knowledge or special effort.

201.3.2 DEFINITIONS:

BRACED WALL is a wall that has been provided with diagonal bracing which meets the requirements of Section 201.3.1.4 of this code.

BUTT ENCASED is concrete encasement of a pole or post at the lower 12 inches of its embedment in the earth.

FOOTING is that portion of the foundation that spreads and transmits loads directly to the soil.

GIRT is the horizontal wall framing members that span between posts and are used to support the exterior wall covering.

POLE OR POST is a preservatively treated round, square or rectangular wood member, that is solid sawn or laminated, and is intended to be embedded in the ground to support building structural loads and transmit the loads to the footing.

PURLIN is the structural members that span between rafters or trusses used to attach and support metal roof coverings and transfer the roof loads to the rafters or trusses.

201.3.3 FOUNDATION AND POST REQUIREMENTS.

201.3.3.1 ROOF LOADS.

LIVE LOAD. The roof snow load shall be 20 pounds per square foot.

DEAD LOAD. The roof dead load shall be 4 lbs. per square foot for roofs that utilize a metal roof covering. Dead Loads of 7 lbs. per square foot shall be used if wood shakes, wood shingles or asphalt composition shingles are utilized. If other roof coverings are used the loading specified by the roof covering manufacturer shall apply.

WIND LOAD. Buildings designed and constructed under these provisions shall be considered to be designed for a 90 mph wind located in an exposure C wind zone.

201.3.3.1.1 FOUNDATION DESIGN. Foundations for buildings designed and constructed under provisions of these requirements shall be designed and installed in accordance with this section. Foundations shall be designed to support the imposed load and be capable of resisting wind uplift and overturning. The loading requirements that shall be applicable for buildings designed and constructed under these provisions shall be as specified in this section.

201.3.3.2 FOUNDATION DIAMETER. The diameter of holes for pole or post foundations and the required footing thickness shall be in accordance with Table 201.3.3.2 Footings shall be placed to a depth so that building loads are supported on natural undisturbed soils. Unless unusual site conditions exist, soil bearing capacity shall be assumed to have a 2,000 p.s.f. bearing capacity.

TABLE 201.3.3.2

MINIMUM FOOTING DIMENSIONS

BUILDING WIDTH	POST SPACING	FOOTING THICKNESS	FOOTING DIAMETER
24	8 to 10 Feet	8 Inches	15 Inches
30	8 to 10 Feet	8 Inches	17 Inches
36	8 to 10 Feet	8 Inches	18 Inches
40	8 to 10 Feet	8 Inches	18 Inches

201.3.3.3 POLE OR POST EMBEDMENT. Poles or posts shall be embedded in the earth to a minimum depth of 4 feet (1219 mm).

201.3.3.3.1 SHALLOW POLE OR POST EMBEDMENT. When it is necessary to use a pole or post embedment depth of less than 40 inches but not less than 30 inches due to rock or other local site conditions, knee bracing shall be provided and the post foundation hole shall be backfilled to grade with concrete. Embedment depth of less than 30 inches is not allowed under this standard.

201.3.3.4 BACKFILL. Footings of concrete or other approved materials shall be placed under poles or posts. Footings shall have a minimum thickness in accordance with Table 201.3.3.2. Posts shall be either butt encased with concrete, or be fully embedded with concrete, or be provided with other approved means to provide for resistance to wind uplift. If posts are provided with butt encasement or blocked anchors, the remaining annular space of the post foundation holes shall be backfilled by firmly tamping clean soil or sand in maximum 8-inch layers.

See Figure.1 (a) through (c) for examples of allowed methods of providing uplift resistance and backfilling post holes.

Figure 1 a through c
Examples of Post Embedment

Figure (a)
Butt-Cased

Figure (b)
Blocked Anchor

Figure (c)
Full Concrete Casement

- 201.3.3.5 **CONCRETE PLACEMENT.** Concrete used for footings or post encasement shall be placed as wet mix or dry mix.
- 201.3.3.6 **POLE OR POST ANCHOR.** Poles or posts shall be anchored to the encasing concrete whether butt encased or fully encased, with a minimum 1/2 inch reinforcing bar placed through a drilled hole in the pole or post. The rebar shall have a minimum one (1) inch of concrete cover from the bottom and top of the encasing concrete.
Blocked anchors shall be provided when the backfill of the annular space consists of earth, sand or gravel tamped in 8 inch layers. Blocked anchors shall be of the same dimension as the base of the post.
- 201.3.3.7 **POLE OR POST SIZE AND SPACING.** Poles or posts may be solid sawn or laminated. Poles or posts shall be of a minimum dimension as required by Table 201.3.3.7 based upon the building height and spacing of posts. The spacing of poles or posts shall not exceed the maximum shown in Table 201.3.3.7 for the dimension of post that will be used.

WOOD SUBJECT TO DECAY OR TERMITE DAMAGE

- 201.3.3.8 **WOOD EMBEDDED IN GROUND OR CONCRETE.** Wood embedded in the ground or in-direct contact with the earth and used for the support of permanent structures shall be treated for ground contact. Wood supporting permanent structures that are embedded in concrete in direct contact with earth or embedded in concrete exposed to the weather shall be treated for ground contact. Wood which is in contact with the ground shall be treated for ground contact. All treated wood shall bear a stamp from an approved agency identifying the treatment retention of the member.
- NOTE:** It is recommended that any wood that is embedded in the earth or embedded in concrete that is in direct contact with the earth be pressure preservatively-treated to a retention level of 0.6 lbs. per cubic foot in accordance with AWWPA Standard C22.
- 201.3.3.9 **WOOD IN CONTACT WITH THE EARTH OR SUBJECT TO WATER SPLASH.** Wood that is in contact with the ground or is located within 18 inches of the ground surface shall be pressure preservatively-treated or wood of natural resistance to decay and termites.

TABLE 201.3.3.7

POST SIZE AND SPACING REQUIREMENTS

POST SIZE ²	EFFECTIVE BUILDING HEIGHT IN FEET ¹			
	8	10	12	14
POLE OR POST SPACING IN FEET				
Solid Sawn				
3.0 X 5.5	7	6	4	4
4 X 4 Nominal	7	6	4	4
4 X 6 Nominal	15	12	9	8
6 X 6 Nominal	15	15	15	15
Laminated				
2-2X6 Laminated	7	6	4	4
3-2X6 Laminated	15	14	10.5	10
4-2X8 Laminated	16	16	16	16

For roof slopes 4:12 or less, the effective height is the vertical distance from grade level to the eave. For roof slopes greater than 4:12 the effective building height is the vertical distance from grade level to the eave, plus one half of the roof height.

² The larger post dimension shall be in the same direction of the building width.

- 201.3.4 **GIRT FRAMING.** When siding is to be attached to the exterior walls of pole or post framed buildings, wall girts shall be installed. Wall girts shall be of a minimum size for the span as required by Table 201.3.4

GIRT NAILING. Girts shall be fastened to the posts using 16d ring shank hot dipped galvanized nails or other approved fasteners.

Table 201.3.4

WALL GIRT SPANS

Girt Span		
8 feet	10 feet	12 feet
2X4 24 inches O.C. 2X6 36 inches O.C.	2X6 36 inches O.C.	2X6 36 inches O.C.

- 201.3.4.1 **BRACING.** Exterior sidewalls shall be braced at building corners. Braces shall be minimum 2X4 nominal dimension lumber installed diagonally or be of other approved bracing materials.
- 201.3.4.2 **HEADERS AND BEAMS.** Headers or beams required to support building loads shall be designed to safely carry the imposed loads.
- 201.3.4.3 **BEAM SUPPORT.** Beams, headers or girders that are used to support roof framing shall be supported by notches in the poles or posts and shall be secured by ½ inch diameter bolts secured with washers and nuts or ½ inch by 4 ½ inch lags.
- 201.3.4.4 **FASTENERS.** Fasteners for pressure preservatively-treated wood and fasteners used in locations exposed to weather shall be of hot-dipped zinc galvanized, aluminum alloy wire fasteners or stainless steel fasteners.
- 201.3.4.5 **EXTERIOR WALL COVERING.** Exterior wall coverings, when provided, shall be of an approved weather-resistant material. Steel panel exterior wall coverings shall be of minimum 29 gage.

ROOF CEILING CONSTRUCTION

- 201.3.5 **GENERAL.** Roof framing may be of conventional light frame construction as allowed by Chapter 23 of the International Building Code, 2006 edition or may be of trusses as specified by Section 201.3.5.1 of this code or may be of other alternate designs that have been designed by a professional engineer licensed by the State of Missouri.
- 201.3.5.1 **TRUSSES.** Trusses may be site built or be shop fabricated. Trusses shall be designed by a professional engineer licensed by the State of Missouri to practice in the design of buildings.
- 201.3.5.2 **CONVENTIONAL FRAMING.** The framing details for conventional roof construction shall conform to the requirements of Chapter 23 of the International Building Code, 2006 edition.
- 201.3.5.2.1 **ROOF-MEMBERS-TO-BUILDING-FRAME-TIE-Blocking- straps** approved framing anchors or mechanical fasteners shall be installed from the side of the roof-framing member to the exterior post or other supporting members. Tie straps shall be 1 1/8 –inch (28.6 mm) by 0.036-inch (0.91 mm) (No. 20 gage) sheet steel and shall be corrosion resistant.
- 201.3.5.3 **PURLINS.** Purlins shall be installed with the wide dimension perpendicular to the load that it supports. Purlins shall be supported on top of the trusses or shall be provided with approved hangers. The span of purlins shall not exceed the values specified in Table 201.3.5.3
- 201.3.5.4 **CEILINGS.** When finished ceilings are to be installed the trusses or ceiling joist shall be designed to carry the imposed loads. When ceilings are to be framed in accordance with the conventional light frame provisions of chapter 23 of the International Building Code 2006 edition.
- 201.3.5.5 **ROOF COVERING.** The roof covering shall be of an approved material as specified by Chapter 15 of the International Building Code, 2006 edition.

**TABLE 201.3.5.3
PURLIN SPANS**
(Based on Purlin Spacing of 24 inches Center to Center)

GRADE	DIMENSION	MAXIMUM SPAN (feet)
#1	2X4	8' 6"
	2X6	12' 3"
	2X8	15'9"
#2	2X4	8'
	2X6	12'
	2X8	15'
#3	2X4	6'
	2X6	9'
	2X8	11'

FPN: The spans given in this table are based upon use of Spruce-Pine-Fir design values. Spans may vary depending on the lumber species, which is used.

2006 International Mechanical Code

The Following Sections are hereby revised;

IMC Section 101.1. Insert: Cass County.

IMC Section 103. Department of Mechanical Inspection. Shall be amended as follows: Delete Department of Mechanical Inspection and insert: Building Codes Department.

IMC Section 103.1. General. Shall be amended as follows: Delete the entire paragraph and insert: The Codes Administration Department is hereby created and the official in charge thereof for purposes of administration of this code shall be known as the Building Official, Code Official or Director of Codes Department.

IMC Section 106.5.2. Fee Schedule: Delete in its entirety. Amend with new section 500.020.

2006 National Electric Code

The Following Sections are hereby revised;

NEC Annex Chapter G. Administration and Enforcement: Amend as follows: Delete Section 80.15. Electrical Board, paragraph A through H in its entirety.

NEC Annex Chapter G. Administration and Enforcement: Amend as follows: Delete Section 80.19. Permits and Approvals, paragraph D and E in its entirety.

NEC Annex Chapter G. Administration and Enforcement: Amend as follows: Delete Section 80.23. Notice of Violations, Penalties, paragraph B in its entirety.

NEC Annex Chapter G. Administration and Enforcement: Amend as follows: Delete Section 80.27. Inspector's Qualifications, paragraph A through D in its entirety.

2006 International Plumbing Code

The Following Sections are hereby revised;

IPC Section 101.1. Insert: Cass County.

IPC Section 103. Department of Plumbing Inspection. Shall be amended as follows: Delete Department of Plumbing Inspection and insert: Building Codes Department.

IPC Section 103.1. General. Shall be amended as follows: Delete the entire paragraph and insert: The Codes Administration Department is hereby created and the official in charge thereof for purposes of administration of this code shall be known as the Building Official, Code Official or Director of Codes Department.

IPC Section 305.6.1. Sewer depth. Amend as follows: Building sewers shall be a minimum of 12 inches (305 mm) below grade.

IPC Section 312.9. Inspection and testing of backflow prevention assemblies. Amend as follows: Inspection and testing of backflow prevention assemblies shall be in accordance with the policies prescribed by the Missouri Department of Natural Resources and performed by a State certified body.

IPC Table 403.1. Minimum number of required plumbing fixtures. Amend as follows: Add footnote e. A service sink may not be required at the discretion of the Building Official if deemed unnecessary due to size, type and finish of the space.

IPC Section 715.1. Sewage backflow: Delete in its entirety.

IPC Section 904.1. Roof extension. Shall be amended as follows: All open vent pipes that extend through a roof shall be terminated at least 6 inches (152 mm) 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 (2135 mm) above the roof.

IPC Section 1101.3. Prohibited drainage: Shall be amended as follows: Storm water shall not be drained into sewers intended for sewage only. Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

2006 International Fuel Gas Code

The Following Sections are hereby revised;

IFGC Section 101.1. Insert: Cass County.

IFGC Section 103. Department of Inspection. Shall be amended as follows: Delete Department of Inspection and insert: Building Codes Department.

IFGC Section 103.1. General. Shall be amended as follows: Delete the entire paragraph and insert: The Codes Administration Department is hereby created and the official in charge thereof for purposes of administration of this code shall be known as the Building Official, Code Official or Director of Codes Department.

IFGC Section 406.4.1. Test pressure. Amend as follows: The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (68.9 kPa) irrespective of design pressure. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches (356 mm) water column pressure, the test pressure shall not be less than 60 psig. Where the test pressure exceeds 125 psig (862 kPa), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

2006 International Fire Code

The Following Sections are hereby revised;

IFC Section 101.1. Insert: Cass County.

IFC Section 102.6. Reference Codes and Standards. Amend as follows by adding: The ICC Electrical Code referenced in Chapter 45 has been deleted in its entirety and replaced with NFPA70 (National Electrical Code, 2005 Edition). Whenever the term ICC Electrical Code has been used in this code and the referenced standards, the provisions of this section shall apply.

IFC Section 105.7. Required construction permits. Delete in its entirety Section 105.7 through 105.7.13.

IFC Section 307. Delete in its entirety Section 307. Amend as follows: Shall be as per each fire district.

IFC Section 901.5. Installation acceptance testing. Amend as follows: Fire detection and alarm systems, fire extinguishing systems, fire hydrant systems, fire standpipe systems, fire pumps, private fire mains and all other protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the Building Code Official and Fire Code Official. The Building Code Official and Fire Code Official shall be notified 48 hours before any required acceptance testing is performed. It shall be unlawful to occupy portions of a structure until the required fire protection systems within that portion of the structure have been tested and approved.

IFC Section 903.2.1.2. Group A-2. Amend item number 2 as follows: delete 100 and insert 300.

IFC Section 903.2.7. Group R. Amend as follows: Add Exception: One-and two-family dwellings.

IFC Section 903.3.1.1.1. Exempt locations. Amend item 2 as follows: Add at the end of the paragraph, and Building Code Official.

IFC Section 3204.3 .1.1. Limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited: Insert: By permit only.