

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 500 CODE OF THE CITY OF TWIN OAKS PERTAINING TO THE BUILDING CODE, RESIDENTIAL CODE, EXISTING BUILDING CODE, ELECTRICAL CODE, PLUMBING CODE, MECHANICAL CODE, AND PROPERTY MAINTENANCE CODE AND ENACTING A NEW SWIMMING POOL AND SPA CODE

WHEREAS, the City of Twin Oaks, Missouri is desirous of updating its minimum requirements and standards for the construction, alteration, use, and occupancy of buildings and structures, the installation of mechanical, electrical, and plumbing systems, fixtures, and equipment to protect the health, safety, and welfare of the citizens of the City of Twin Oaks, Missouri;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS AS FOLLOWS:

Section 1: Section 500.010 of the City Code is hereby amended by repealing the entire Section 500.010 and enacting a new Section 500.010 to read as follows: 00

“Section 500.010 Adoption of Building Code

The “International Building Code, 2015 edition,” as published by the International Code Council as adopted, amended, and revised by St. Louis County, Missouri, pursuant to St. Louis County Ordinance No. 27,654 as adopted on April 1, 2020, effective July 1, 2020 is hereby incorporated by reference and adopted as the Building Code for the City of Twin Oaks, Missouri as if fully set out herein, provided that wherever St. Louis County or a division, department, or official of St. Louis County is referred to in the aforementioned ordinances of St. Louis County it shall be construed to mean this City or the corresponding appropriate division, department, or official, and further provided that wherever St. Louis County, Missouri is referred to in the context of jurisdiction in the aforementioned ordinances of St. Louis County it shall be deemed to mean Twin Oaks, Missouri.”

Section 2: Article II, Residential Code, of the City Code is hereby amended by repealing the entire Article II, Residential Code, and enacting a new Article II to read as follows:

“Article II Residential Code and Swimming Pool and Spa Code

Section 500.030 Adoption of Residential Code

The “International Residential Code, 2015 edition,” as published by the International Council as adopted, amended, and revised by St. Louis County, Missouri, pursuant to St. Louis County Ordinance No. 27,654 as adopted on April 1, 2020, effective July 1, 2020 is hereby incorporated by reference and adopted as the Residential Code for the City of Twin Oaks, Missouri as if fully set out herein, provided that wherever St. Louis County or a division, department, or official of St. Louis County is referred to in the aforementioned ordinances of St. Louis County it shall be construed to mean this City or the corresponding appropriate division, department, or official, and further provided that wherever St. Louis

County, Missouri is referred to in the context of jurisdiction in the aforementioned ordinances of St. Louis County it shall be deemed to mean Twin Oaks, Missouri.

Section 500.035 Adoption of Swimming Pool and Spa Code

The “International Swimming Pool and Spa Code, 2015 edition,” as published by the International Code Council as adopted, amended, and revised by St. Louis County, Missouri, pursuant to St. Louis County Ordinance No. 27,654 as adopted on April 1, 2020, effective July 1, 2020, is hereby incorporated by reference and adopted as the Swimming Pool and Spa Code for the City of Twin Oaks, Missouri as if fully set out herein, provided that wherever St. Louis County or a division, department, or official of St. Louis County is referred to in the aforementioned ordinances of St. Louis County it shall be construed to mean this City or the corresponding appropriate division, department, or official, and further provided that wherever St. Louis County, Missouri is referred to in the context of jurisdiction in the aforementioned ordinances of St. Louis County it shall be deemed to mean Twin Oaks, Missouri.”

Section 3: Section 500.040 of the City Code is hereby amended by repealing the entire Section 500.040 and enacting a new Section 500.040 to read as follows:

“Section 500.040 Adoption of Existing Building Code

The “International Existing Building Code, 2015 edition,” as published by the International Council as adopted, amended, and revised by St. Louis County, Missouri, pursuant to St. Louis County Ordinance No. 27,654 as adopted on April 1, 2020, effective July 1, 2020 is hereby incorporated by reference and adopted as the Existing Building Code for the City of Twin Oaks, Missouri as if fully set out herein, provided that wherever St. Louis County or a division, department, or official of St. Louis County is referred to in the aforementioned ordinances of St. Louis County it shall be construed to mean this City or the corresponding appropriate division, department, or official, and further provided that wherever St. Louis County, Missouri is referred to in the context of jurisdiction in the aforementioned ordinances of St. Louis County it shall be deemed to mean Twin Oaks, Missouri.”

Section 4: Section 500.050 of the City Code is hereby amended by repealing the entire Section 500.050 and enacting a new Section 500.050 to read as follows:

“Section 500.050 Adoption of Electrical Code

The “National Electrical Code, 2014 edition,” as published by the National Fire Protection Association as adopted, amended, and revised by St. Louis County, Missouri, pursuant to St. Louis County Ordinance No. 27,430 as adopted on June 18, 2019, effective October 1, 2019, is hereby incorporated by reference and adopted as the Electrical Code for the City of Twin Oaks, Missouri as if fully set out herein, provided that wherever St. Louis County or a division, department, or official of St. Louis County is referred to in the aforementioned ordinances of St. Louis County it shall be construed to mean this City or the corresponding appropriate division, department, or official, and further provided that wherever St. Louis County, Missouri is referred to in the context of jurisdiction in the

aforementioned ordinances of St. Louis County it shall be deemed to mean Twin Oaks, Missouri.”

Section 5: Section 500.060 of the City Code is hereby amended by repealing the entire Section 500.060 and enacting a new Section 500.060 to read as follows:

“Section 500.060 Adoption of Plumbing Code

The “Uniform Plumbing Code, 2015 edition,” as published by the International Association of Plumbing and Mechanical Officials as adopted, amended, and revised by St. Louis County, Missouri, pursuant to St. Louis County Ordinance No. 27,424 as adopted on June 5, 2019, effective October 1, 2019, is hereby incorporated by reference and adopted as the Plumbing Code for the City of Twin Oaks, Missouri as if fully set out herein, provided that wherever St. Louis County or a division, department, or official of St. Louis County is referred to in the aforementioned ordinances of St. Louis County it shall be construed to mean this City or the corresponding appropriate division, department, or official, and further provided that wherever St. Louis County, Missouri is referred to in the context of jurisdiction in the aforementioned ordinances of St. Louis County it shall be deemed to mean Twin Oaks, Missouri.”

Section 6: Article VI, Mechanical Code, is hereby amended by (1) amending the title to “Mechanical Code and Fuel Gas Code,” (2) repealing Section 500.070 in its entirety and replacing it as set forth below, and (3) adopting a new Section 500.075, Fuel Gas Code, all to read as follows:

“Article VI. Mechanical Code and Fuel Gas Code

Section 500.070 Adoption of Mechanical Code

The “International Mechanical Code, 2015 edition,” as published by the International Code Council as adopted, amended, and revised by St. Louis County, Missouri, pursuant to St. Louis County Ordinance No. 27,619 as adopted on April 1, 2020, effective July 1, 2020, is hereby incorporated by reference and adopted as the Mechanical Code for the City of Twin Oaks, Missouri as if fully set out herein, provided that wherever St. Louis County or a division, department, or official of St. Louis County is referred to in the aforementioned ordinances of St. Louis County it shall be construed to mean this City or the corresponding appropriate division, department, or official, and further provided that wherever St. Louis County, Missouri is referred to in the context of jurisdiction in the aforementioned ordinances of St. Louis County it shall be deemed to mean Twin Oaks, Missouri.

Section 500.075 Adoption of Fuel Gas Code

The “International Fuel Gas Code, 2015 edition,” as published by the International Code Council as adopted, amended, and revised by St. Louis County, Missouri, pursuant to St. Louis County Ordinance No. 27,619 as adopted on April 1, 2020, effective July 1, 2020, is hereby incorporated by reference and adopted as the Fuel and Gas Code for the City of Twin Oaks, Missouri as if fully set out herein, provided that wherever St. Louis County or a division, department, or official of St. Louis County is referred to in the aforementioned

ordinances of St. Louis County it shall be construed to mean this City or the corresponding appropriate division, department, or official, and further provided that wherever St. Louis County, Missouri is referred to in the context of jurisdiction in the aforementioned ordinances of St. Louis County it shall be deemed to mean Twin Oaks, Missouri.”

Section 7: Section 500.090 of the City Code is hereby amended by repealing the entire Section 500.090 and enacting a new Section 500.090 to read as follows:

“Section 500.090 Adoption of Property Maintenance Code

The “International Property Maintenance Code, 2015 edition,” as published by the International Council as adopted, amended, and revised by St. Louis County, Missouri, pursuant to St. Louis County Ordinance No. 27,617 as adopted on April 1, 2020, effective July 1, 2020, is hereby incorporated by reference and adopted as the Property Maintenance Code for the City of Twin Oaks, Missouri as if fully set out herein, provided that wherever St. Louis County or a division, department, or official of St. Louis County is referred to in the aforementioned ordinances of St. Louis County it shall be construed to mean this City or the corresponding appropriate division, department, or official, and further provided that wherever St. Louis County, Missouri is referred to in the context of jurisdiction in the aforementioned ordinances of St. Louis County it shall be deemed to mean Twin Oaks, Missouri.”

Section 8: Section 500.020, Zoning Compliance Required, is hereby amended by first, renumbering it as Section 500.125 and moving it in its entirety to Article X, Miscellaneous Provisions, and second to delete the final sentence to read as follows:

Section 500.125 Zoning Compliance Required

No permit for the erection, reconstruction, extension or alteration of any building or structure shall be issued and no work under any such permit shall be started until the Code Enforcement Official has determined in writing that the proposed building or use complies with the requirements of the Zoning Code and other applicable ordinances of the City of Twin Oaks. ~~A fee of twenty-five dollars (\$25.00) shall be paid at the time application for a building permit is applied for with the City.~~

Section 500.020 shall be reserved.

Section 9: Section 500.080, Copies of Code on File, is hereby renumbered as Section 500.127 and moved in its entirety to Article X, Miscellaneous Provisions. Section 500.080 shall be reserved.

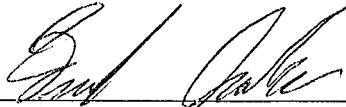
Section 10: Pursuant to Section 67.280 R.S.Mo., at least one copy of the above Building Codes has been available to the public on the City’s website and as such on file with the City Clerk for a period of ninety (90) days prior to the effective date of this ordinance and shall be kept available for public use, inspection, and examination. Having complied with Section 67.280 R.S.Mo., this ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor and the regulations adopted hereby shall go into effect on August __, 2020.

PASSED AFTER HAVING BEEN READ IN FULL OR BY TITLE TWO TIMES PRIOR
TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS,
MISSOURI, THIS 5th DAY OF AUGUST 2020.



Russ Fortune, Mayor

Attest:



Frank Johnson, City Clerk