

STURGEON CITY CODE

CHAPTER 20: BUILDING CODE

Article I: Adoption of Building Codes, County Enforcement

Section 20.100 Building Codes Adopted

The following Building Codes are adopted as the Building Codes for the City of Sturgeon, Missouri:

1. The International Building Code, 2006 Edition;
2. The International Residential Code, 2006 Edition;
3. The International Plumbing Code, 2006 Edition;
4. The International Mechanical Code, 2006 Edition;
5. The International Fuel Gas Code, 2006 Edition; and
6. The National Electrical Code, 2006 Edition.

Appeals under these codes shall be taken to the appropriate Boone County Appeals Board.

(Ord. 709, Approved and Effective January 25, 2010, New)

Section 20.110 Inspections

The city of Sturgeon, by contract, has authorized the Boone County Planning Department to enforce these building codes within the city limits. It is the responsibility of each owner of the property, and each contractor doing work on property within the City to apply to the Boone County Planning Department in advance of the work being commenced for any permits required under these Codes, and also to contact the Boone County Planning Department (at least 24 hours in advance of the time needed) for inspection services.

(New, added with this Codification)

Article II: Private Sanitary Sewer Systems

Section 20.200 Adoption of Standards

The standards, specifications, and requirements set forth in Sections 20.205 through 20.250 of this code are hereby adopted as minimum standards for materials used and construction practices followed in the installation of privately owned sanitary sewage systems within the City of Sturgeon, Missouri.

(Ord. 673, Sec. 1, Approved and Effective June 23, 2008. New)

Section 20.205 Pipe

1. PVC (polyvinyl chloride) sewer pipe and fittings shall conform to ASTM Specifications D3034 (SDR-35). PVC pipe may be used for diameters of 8 through 12 inches.

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2. Ductile Iron Pipe (DIP) shall conform to ANSI A21.50 and A21.51 and shall be Class 50 respectively in 8 to 14 inch sizes unless specified otherwise. It shall have either mechanical or bell and spigot joints.

(Ord. 673, Sec. 2, Approved and Effective June 23, 2008. New)

Section 20.210 Manholes

1. Precast manholes shall conform to ASTM C478 with a diameter of 48 inches. Reinforcing steel shall not be less than that required by ASTM C478 for manholes 16 feet deep. Joints shall be preformed mastic. The cone sections shall be precast concentric cone. The base shall be a precast section with hand shaped invert of Portland cement concrete, except when connecting to the existing sewer.

2. Openings for sewer lines shall have a watertight flexible gasket, AA-ok® or equal.

3. Steps shall be 10 inches deep; 10 inches wide, with a 5 inch tread depth and a 1-inch by 1-inch tread section. Reinforced plastic steps of the same dimensions, with 3/8 inch steel rod may be used

4. A waterproof coating shall be applied to the exterior of the manhole. Acceptable coatings are: KOPPERS Cold Tar Super Service; BLACK Poly-Guard CA-14 Coating; TNEMEC 46-449 Heavy Duty Black; or another equal approved by the City Maintenance Superintendent.

5. Manhole castings (non-water tight) shall be cast iron rings and covers conforming to ASTM A48 Class 30. Castings shall be cleaned and painted with bituminous asphalt varnish before being delivered to the site. All bearing surfaces shall be machined. Watertight castings shall be installed when the top of the manhole is below the 100-year flood elevation or in areas subject to flooding. Self-sealing covers shall be installed when the manhole is subject to sheet flow. Manhole adjusting rings shall be NEENAH No. R-1979 Series with machined bearing surfaces or an approved equal.

6. Manhole ring and lid cover shall be EJ 1120 or 1270 Detter Foundry or equivalent.

(Ord. 673, Sec. 3, Approved and Effective June 23, 2008. New)

Section 20.215 Manhole Placement

The precast base is to be placed on a granular sub-base with a full and even bearing. A preformed gasket is to be placed between the sections. The castings are to be placed on the cone section after applying the bituminous mastic on the cone, to create a watertight joint. Manholes are required to be a maximum of 400 feet apart and there shall be required lamp holes at each end of a run, if there is no manhole located at the end.

(Ord. 673, Sec. 4, Approved and Effective June 23, 2008. New)

Section 20.217 Design Standards, Construction

1. Each dwelling or business sewer line (serving only one location) shall not be less than four inches in diameter.

2. Sewer lines serving more than one property shall be not less than six inches in diameter.

3. All sewer lines shall have not less than one-eighth inch (1/8") vertical drop to each foot of horizontal

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length of sewer line

4. Persons desiring to connect a private sewer must first submit plans and specifications showing the type of materials to be used, the layout and location of all lines, including the depth and the fall thereof, planned and anticipated use of the sewer line, place of connection and the distance the same will be carried in the City streets and alleys. No such private sewer shall be connected with the City Sewage System until such plans and specifications have been approved and the lines laid in accordance therewith.

5. All trench in the public streets and alleys shall be carefully done so as to do the least possible damage and all back filling shall be tamped or otherwise firmly packed, and the surface of the street or alley shall be returned to the same condition it was prior to the trench with the same type of surface being restored. The owner of the private sewer line shall be responsible for the maintenance and upkeep of the trench area and the surface over the same for a period of one year from the date the work is completed.

6. All connections with the City Sewage System shall be done in the presence of, and under the supervision of the City's agents and employees.

7. The owner of each private sewer line connecting with the City Sewage System shall pay the standard connection charge in force at the time of connection.

(Ord. 378, Approved and Effective January 24, 1976.)

Section 20.220 Pipe Laying

After the trenching is completed, the contractor will be required to have a minimum of 4 inches of 1-inch clean rock in the trench prior to installing the pipe. The pipe shall be laid to true alignment and grade as shown by the plans. Bedding shall be as per the manufacturers recommendations. Laying, shall be upstream with the spigot end downstream. After placement of the pipe, backfill to the spring line on the pipe with 1-inch clean rock so that the remainder of the filling will not disturb the pipe. Carefully place the backfill to the top of the pipe. The trench backfilling is to follow closely behind the pipe installation. The Contractor shall also restore any area damaged by construction to its original or better condition, including settling for up to six months, following completion of the project.

(Ord. 673, Sec. 5, Approved and Effective June 23, 2008. New)

Section 20.225 Testing

Each section of sewer line shall "Lamp". The infiltration shall not exceed 100 gallons per inch of pipe diameter per mile of sewer, per day. Alternative testing may be an exfiltration air test that conforms to test procedure ASTM C828-76. The Contractor in the presence of the City Maintenance Superintendent shall perform the deflection test, and not less than 30 days after the final backfill has been placed. The test is to be done by pulling a mandrel having 95% of the pipe diameter (7-5/8 inches) as the maximum outside diameter through the sewer line. The infiltration into each manhole shall not exceed 0.04 gallons per foot of manhole depth per day. Alternative infiltration tests for manholes may be by use of vacuum test procedures that have been submitted by the Contractor and approved by the City Maintenance Superintendent.

(Ord. 673, Sec. 6, Approved and Effective June 23, 2008. New)

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Section 20.230 Casing Pipe

The casing pipe shall be a smooth wall, welded steel pipe with a minimum wall thickness 1.188 inches. The material and the installation shall comply with the requirements of the Missouri Highway and Transportation Department.

(Ord. 673, Sec. 7, Approved and Effective June 23, 2008. New)

Section 20.235 Contractor to Protect Existing Utilities

The Contractor shall conform to his satisfaction the location of all utilities before proceeding with any construction project. The Contractor shall notify all utility companies at least 48 hours prior to beginning construction and shall coordinate all construction activities with each utility company. Protection of existing utilities shall be the responsibility of the Contractor. The Contractor shall also restore any area damaged by construction to its original or better condition following completion of the project.

(Ord. 673, Sec. 8, Approved and Effective June 23, 2008. New)

Section 20.240 Backflow Prevention Device Required

Upon installation, replacement, or repair of any private sewer service lines in the City of Sturgeon, Missouri, there shall be installed as a part of such service lines a flow seal type backflow prevention device, accessible and replaceable from above ground, of approved material and design.

(Ord. 672, Sec. 1, Approved and Effective February 25, 2008; Ord. 617, Sec. 1, Approved and Effective May 19, 2003, Repealed)

Section 20.245 Standards and Specifications

Standards and specifications of said backflow prevention devices shall be a backflow prevention device with ground level access. Said backflow devices shall be comparable to or better than the PVC EXTENDABLE BACKWATER VALVE of Clean Check, Inc. Approval of said backflow prevention devices must be made by the Maintenance Superintendent before installation.

(Ord. 672, Sec. 2, Approved and Effective February 25, 2008; Ord. 617, Sec. 1, Approved and Effective May 19, 2003, Repealed)

Section 20.250 Availability of Standards and Specifications

These standards and specifications, with examples, shall be maintained in the office of the Sturgeon City Clerk and shall be available to the public in written form during regular business hours.

(Ord. 672, Sec. 3, Approved and Effective February 25, 2008; Ord. 617, Sec. 1, Approved and Effective May 19, 2003, Repealed)

Section 20.260 Infiltration Sources Prohibited

No person shall discharge or cause to be discharged any storm water, surface water, ground water, roof runoff, subsurface drainage, or cooling water into any sanitary sewer line emptying into the City Sewage System. No person shall discharge or cause to be discharged any harmful water or wastes of any kind capable of causing

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obstruction to the flow of the sewers, damage, or a hazard to any other structures, equipment, or personnel, or other interference with the proper operation of the sewage facilities. The City agents and employees on order of the Board of Aldermen, or the Board of Aldermen may, after twenty days prior written notice to the owners or tenants of the property, cause the City Waterworks Service to such property be disconnected until such time as there shall be full compliance with this code.

(Ord. 383, Approved and Effective January 24, 1976)

Section 20.270 Private Sewers

1. A maximum of two (2) dwellings may be connected to a single 4" diameter building sewer (known as a multiple common building sewer), with a maximum drainage fixture unit [DFU] value of 90 DFU's as regulated by the current edition of the International Plumbing Code.
2. A maximum of eight (8) dwellings may be connected to a single 6" diameter multiple common building sewer with the maximum DFU value of 350 DFU's as regulated by the current edition of the International Plumbing Code.
3. Each dwelling connected to a multiple common building sewer shall be required to have a separate backwater valve device as required by this article. The backwater valve devices for each dwelling shall be installed before (i.e., upstream) the point of connection into the multiple common building sewer.
4. Each dwelling connected to a multiple common building sewer shall be required to pay all sewer tap fees, availability fees, and any other sewer fees required by city ordinance as would a single, separate dwelling connected to the Sturgeon city sewer system.
5. All single and multiple common building sewers shall be mapped from a point five feet outside of each dwelling to the city sewer main to the point at which the single or multiple common building sewer connects to the City of Sturgeon sewer system. All sewer maps shall be returned to the City of Sturgeon for record retention purposes.
6. A copy of all utility easements and agreements between all landowners connected to a multiple common building sewer shall be delivered to the City of Sturgeon for record retention purposes, and the City of Sturgeon shall be authorized to implement the requirements of any such agreement if the landowners are unable to carry out the agreement themselves within 15 days of being notified to do so.
7. An existing dwelling that is already connected to the Sturgeon Sewer System may connect to a common building sewer (if doing so will not violate any of the provisions of this article) only after a new sewer tap fee has been paid and all paperwork has been received by the City, and only after the said dwelling's existing sewer tap has been capped off at the City's sewer main.
8. Any building sewer that operates at 22,500 gallons per day or more, regardless the size of the building sewer diameter shall be regulated by the Missouri Department of Natural Resources (DNR).
9. Any building sewer or multiple common building sewer that is 8" or larger in diameter shall be regulated by DNR.
10. Any multiple building sewer connecting 15 dwellings or more shall be regulated by DNR. (The number of dwellings requiring DNR regulation in this ordinance shall be adjusted to conform to current DNR regulations).
11. All business building sewers shall be separate from any other building sewer (i.e., not part of a common building sewer) and shall be a minimum of 4 inches in diameter.

(Ord. 730, Approved and Effective November 24, 2010)

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Article III: Permits for Residential Constructions and Remodeling

Section 20.300 Building Permits.

1. No person shall commence any new residential construction, commence construction of any new addition to any residence or commence remodeling more than a five hundred square foot area of any residential property, without first obtaining a City building permit.

2. Such building permit shall be issued by the City Clerk, upon the submission of an application and plans to the City Clerk demonstrating that the proposed building or remodeling project conforms to the standards and requirements of Boone County Missouri Commission Order 302-94, Effective August 2, 1994, as amended, or such other building code of Boone County, Missouri as shall be in effect at the time such plans shall be submitted to the City Clerk, subject, however, to the following exceptions:

(a) Sewer taps onto the main shall be subject to the prior approval of the City Engineer, and

(b) Survey stakes shall not be required to be exposed, unless located in a new subdivision. The City Clerk shall, within a reasonable time, determine whether or not the plans submitted conform to the county code, and issue or deny the requested permit accordingly.

(Ord. 705, Approved and Effective December 28, 2009; Ord. 543, Effective March 25, 1996; Reaffirmed)

Section 20.305 Occupancy Permit

1. No person shall occupy any newly constructed residence, any new addition to any residence or any newly remodeled area greater than five hundred square feet of any residential property, the construction or remodeling of which was commenced after the effective date of this code, without first obtaining a City occupancy permit.

2. Such occupancy permit shall be issued by the City Clerk following inspection and approval by the City Engineer or other delegate of the City establishing that the new residence, new residential addition or newly remodeled residential area for which such permit is sought conforms to the standards and requirements of Boone County Missouri Commission Order 302-94, Effective August 2, 1994, as amended, or such other building code of Boone County, Missouri as may be in effect at the time of such inspection, subject to the four exceptions enumerated in section 2 of this code. The City Clerk shall issue the requested occupancy permit upon receipt of the appropriate certificate of inspection and approval.

(Ord. 705, Approved and Effective December 28, 2009; Ord. 543, Effective March 25, 1996; Reaffirmed)

Section 20.310 Penalty

1. Violation of the provisions of this code shall constitute a misdemeanor, punishable by fine or incarceration, or both, under the general sentencing provisions of the City codes.

(Ord. 705, Approved and Effective December 28, 2009; Ord. 543, Effective March 25, 1996; Reaffirmed)

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Article IV: Setback Lines

Section 20.400 Setback Line Requirements.

(Ord. 818 Sec 1, Approved and Effective August 25, 2014, repealed; Ord. 542, Approved and Effective December 26, 1995, New)

Article V: Privacy Fences

Section 20.500 Regulating Location

It shall be unlawful for any person to construct or maintain a privacy fences on any portion of his or her property within the City of Sturgeon, any portion of which shall be located within thirty feet of the traveled portion of any City street or roadway. This prohibition shall not apply to any fence constructed and in place before January 1, 2002.

(Ord. 601, Sec. 1, Approved and Effective February 25, 2002, New)

Section 20.505 Definition

For the purposes of this code the following words and/or phrases will have the meaning indicated below.

The term **privacy fence** shall mean any fence designed or intended to provide privacy to persons inside the fenced area by obscuring vision or visibility, and which therefore prevents a reasonably clear view of nearby streets and roadways to persons entering such roadways from nearby driveways or parking areas.

(Ord. 601, Sec. 2, Approved and Effective February 25, 2002, New)