

REGULAR SESSION
City Hall – 205 North Main Street
6:00 p.m.
February 4, 2019
Tentative

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Participation with Council ***** (*Individuals addressing the Council are asked to step to the microphone and clearly state their name and address before speaking. Five minute time limit – see back of agenda for rules*) ***
 - a. Proclamation – Boy Scouts of America
4. **Consent Agenda** (*Any member of the Council, staff or public may ask for an item to be taken from the consent agenda for discussion and separate action on the regular agenda.*)
 - a. Motion to approve the Minutes of the January 7, 2019 Regular Session
 - b. Motion to approve the Minutes of the January 15, 2019 Special Session
 - c. Motion to approve Liquor License for Chamber of Commerce Banquet on March 15, 2019
5. **City Manager’s Report**
6. **Unfinished Business**
 - a. **First Reading Bill 2019-2**, AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI, AUTHORIZING AN AMENDMENT TO THE CAMERON ZONING ORDINANCE, ARTICLE 24, OFF-STREET PARKING AND LOADING REQUIREMENTS (attached)
 - b. **First Reading Bill 2019-3**, AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI, AUTHORIZING AN AMENDMENT TO SECTION 10-114, DEAD-END STREETS OF DIVISION 2, STREETS, OF ARTICLE IV, DESIGN STANDARDS, OF CHAPTER 10, SUBDIVISIONS, OF THE CITY OF CAMERON CODE (attached)
 - c. *Discussion - Chapter 353 Blight Study*
 - d. **First Reading Bill 2019-6**, AN ORDINANCE REPEALING THE PROPERTY MAINTENANCE CODE OF THE CITY OF CAMERON, MISSOURI AND REPLACING IT WITH AN UPDATED PROPERTY MAINTENANCE CODE (attached)
7. **New Business**

- a. *First Reading* **Bill 2019-4**, AN ORDINANCE AUTHORIZING THE CITY MANAGER OF THE CITY OF CAMERON, MISSOURI TO ACCEPT PROPERTY LOCATED ALONG GROAT STREET AND ALONG EIGHTH STREET AS PUBLIC RIGHT-OF-WAY (attached)
 - b. *First Reading* **Bill 2019-5**, AN ORDINANCE AUTHORIZING THE CITY MANAGER OF THE CITY OF CAMERON, MISSOURI TO ACCEPT PROPERTY LOCATED ALONG GROAT STREET AS PERMANENT DRAINAGE EASEMENT (attached)
 - c. *First Reading* **Bill 2019-7**, AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI AMENDING SECTION 1-2, DEFINITIONS AND RULES OF CONSTRUCTION OF CHAPTER 1, GENERAL PROVISIONS AND SECTION 2-27, FILING OF CANDIDATES, OF ARTICLE II, CITY COUNCIL, OF CHAPTER 2, ADMINISTRATION, ALL OF THE CITY OF CAMERON CODE (attached)
8. **Public Participation with Council ***** (*Individuals addressing the Council are asked to step to the microphone and clearly state their name and address before speaking. Five minute time limit – see back of agenda for rules*) ***
 9. **Miscellaneous Comments from Staff**
 10. **Miscellaneous Comments from Council**
 11. **Executive Session: Attorney-Client Communications and Personnel [RSMo 610.021 (1)(3)]**
 12. **Adjourn**

Dated: January 31, 2019

Shellie J. Blades, City Clerk

The meeting will be open to the public. Copies of the Bills referred to above will be available for public inspection prior to the meeting in the office of the City Clerk.

In accordance with ADA guidelines, if you need special accommodations to attend any City meeting, please notify the City Clerk's Office at 816-632-2177 at least three working days prior to the scheduled meeting. The City of Cameron does not discriminate against the physically or mentally impaired.



PROCLAMATION

WHEREAS, the Boy Scouts of America have been at the forefront of instilling timeless values in youth since its founding in 1910; and

WHEREAS, this national youth movement has made serving others through its values-based program its mission; and

WHEREAS, the Boy Scouts of America is committed to helping millions of youth succeed by providing the support, friendship, and mentoring necessary to live a happy and fulfilling life; and

WHEREAS, the Pony Express Council of the Boy Scouts of America and its Cub Scout Packs, Boys Scout Troops, Venturing crews are celebrating Scouting's 109th Anniversary; and

WHEREAS, there are many community organizations that make Scouting available for more than 10,000 youth members in our area who participate in Scouting programs as a means for character building, citizenship training, personal fitness and serving their communities.

NOW, THEREFORE, be it proclaimed, that I, Darlene Breckenridge, Mayor of the City of Cameron, Missouri, designate February 3rd through the 9th of 2019 as Boy Scout Anniversary Week in Cameron.

FURTHERMORE, I join with citizens of this community to express our appreciation to the Pony Express Council and the Boy Scouts of America for their interest in and dedication to America's youth.

IN WITNESS WHEREOF, I have caused the seal of the City of Cameron to be affixed on this 4th day of February 2019.

Mayor Darlene Breckenridge

Attest:

City Clerk

CITY OF CAMERON
MINUTES
January 7, 2019

REGULAR SESSION

Darlene Breckenridge	P
Dennis M. Clark	P
John R. Feighert	P
L. Corey Sloan	P
Becky Curtis	P

The City Council of the City of Cameron, Missouri met in Regular Session on Monday, the 7th day of January 2019, at six o'clock p.m. at City Hall. Mayor Darlene Breckenridge led the Pledge of Allegiance to the flag of the United States of America.

Mayor Darlene Breckenridge presided with the following Councilmembers present: Dennis M. Clark, John R. Feighert, L. Corey Sloan and Becky Curtis. Absent: None.

Present were Interim City Manager Zac Johnson, Attorney for the City Padraic Corcoran and City Clerk Shellie J. Blades.

COMMENTS FROM COUNCIL

Councilmember Sloan expressed his hope that everyone had a Merry Christmas.

Councilmember Curtis explained that she had ridden horses on the walking trail without realizing it was prohibited and that it was a mistake. She feels the rules should apply equally to all and is leaving any consequences to the judgment of law enforcement. Councilmember Curtis sincerely apologized for the error. Mayor Breckenridge thanked Councilmember Curtis for the apology.

PUBLIC PARTICIPATION WITH COUNCIL

James Roach, 823 W. Third – Accessory Buildings – Mr. Roach stated he added a handicap shed for his lawn mower approximately two years ago. He recently received a letter from the City stating the shed was not legal and he wanted to bring the issue to the Council. Development Director Wymes stated the issue was that the new shed was the third accessory building and the City only allows two. Mr. Wymes feels that due to the circumstances the issue is a good case for a hardship variance and he is working with Mr. Roach to bring it before the Board of Adjustment later this month.

Gina Reed, 324 E. Fifth – Stated she would be researching the economic impact of the Arts in Cameron. She will be looking at such things as the Library, Municipal Band, Old School events,

churches, etc. Ms. Reed spoke about the Municipal Band and its 50 members. The Band's Facebook page has received 'likes' from as far away as Europe. She feels the Arts bring revenue and humanism to town and would like to see more programs developed.

CONSENT AGENDA

Motion was made by Councilmember Sloan and seconded by Councilmember Feighert to approve the Consent Agenda. Motion passed by unanimous voice vote.

- a. Motion to approve the Minutes of the December 17, 2018 Regular Session
- b. Motion to Re-Appoint Chris Eckert, Mary Bradford & Julie Ausmus to the Cameron Library Board

CITY MANAGER'S REPORT

Interim City Manager Johnson reported that building permits for 2018 were up by 20% when compared to 2017. The City issued 243 total permits with a grand total of \$3,728,157 in construction costs. There were 24 illegal jobs caught by the Building Inspector. The City issued three 'stop work' orders due to construction not meeting the minimum codes. All three issues were successfully resolved.

Design continues on the Groat Street Project. City Crews have been spot checking underground utilities to identify potential conflicts. Work continues on acquiring the necessary right-of-ways. The project is planned to be bid in February and to be completed later this year.

Staff has been evaluating the City's insurance. Our premiums with MPR have continued to escalate above market rate. We are looking at alternative options as well as exit requirements from the MPR pool.

Verlin Persinger and Richard Webber from Alliance Water Resources presented a check to Council for \$14,246 which represented a refund for the unspent portion of their 2018 budget. Council expressed their appreciation for the refund check.

Advised Council that the next regular meeting date falls on Martin Luther King Jr. Day and suggested rescheduling a special meeting on January 15th for the sole purpose of passing the Ordinance to authorize the General Election. Candidate filing closes on that date and the election must be certified to the counties before January 22nd.

Councilmember Sloan inquired of Interim City Manager Johnson if there was any update on the Police salaries and the questions that were asked at the last meeting. Interim City Manager Johnson stated he has spoken with several cities and has upcoming meetings with more. Some are trying to restructure their departments (which Cameron did in the past) to reduce salary expenses and others are trying to pass a Use Tax to provide additional funding. Police Chief Bashor advised they had a hiring event today and none of the applicants that were supposed to attend showed up. Council requested they be kept up to date on progress and or discussions regarding this issue.

Mayor Breckenridge asked about the status of E-Truck. Interim City Manager Johnson stated he speaks to Russ weekly, they are still moving forward and are in Cameron about three days per week at present. Mr. Johnson will inquire about the possibility of an open house.

EDOC/TERRY RUMERY UPDATE

Mr. Rumery informed Council that Amy Supple will be giving a presentation at the next EDOC meeting about hotel/motel taxes and encouraged Council attendance. A special EDOC/Council Work Session Agenda will be posted for the event so all Councilmembers who want to attend may do so. Mr. Rumery also stated that he and the Interim City Manager will be meeting with the representative for project high wire and their desired location in the Business Park.

UNFINISHED BUSINESS

Bill 2018-51, **AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI, AUTHORIZING A CONDITIONAL USE PERMIT FOR A COMMUNICATION TOWER IN “R-2” TWO-FAMILY RESIDENTIAL AT 1015 SOUTH WEST STREET** was read by title on second reading by City Clerk Blades. Copies of said Bill 2018-51 were available for the public. Motion was made by Councilmember Sloan and seconded by Councilmember Clark to pass said bill on second reading. Discussion. None. Bill 2018-51 passed on second reading with a voice vote.

Motion was made by Councilmember Clark and seconded by Councilmember Feighert to pass said bill on second reading by roll call. Discussion. None. Bill 2018-51 passed by the following roll call vote: “Aye”: Councilmembers: Breckenridge, Clark, Feighert, Sloan and Curtis. “Nay” none. The Mayor thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6055**, was thereupon signed by the Mayor and attested by the City Clerk.

Discussion Electric Rate Study – Interim City Manager Johnson reminded Council that Burns & McDonnell were contracted to complete a rate study in October of 2017. The study was completed and they advise four recommendations:

- 1) A 2% annual electric rate increase
- 2) Look into a monthly service charge as opposed to minimum billings
- 3) Look into demand rates on commercial accounts
- 4) Review again in three to five years

Interim City Manager Johnson explained that we are limited by our current utility software on what information we can extrapolate from the AMI system. The current software package has not kept up with technology. The report recognized that the Electric Department is on sound financial ground and that the department spends \$100k - \$200k per year on capital improvements. There was an electric rate increase in 2016 as a result of rate increases from our wholesaler Platte-Clay Electric, Council later repealed that rate increase in 2017. Councilmember Sloan asked about some budget amounts included in the report and about Burns & McDonnell’s methodologies. A suggestion was made that a Burns & McDonnell representative could attend a meeting and answer questions. He would also like to discuss the software issues at a later date.

Councilmember Clark remembers when the City had power outages every time there was a windy day and that Council addressed the issue through the electric fund and now outages are few and far between. Councilmember Clark stated that the Council sets the tone for the department and he would like it to be competitive and reliable.

Councilmember Feighert stated he has issues with the recommended 2% annual rate increase because the last rate increase was used to purchase land and is the reason he voted to repeal it. Councilmember Clark responded that he could not disagree more. The Business Park will generate revenue for the Electric Department as well as the General Fund.

Mayor Breckenridge wants to make sure that Mr. Lee's recommendations about reserves and capital projects be initiated and listed separately on reports.

NEW BUSINESS

None.

PUBLIC PARTICIPATION WITH COUNCIL

None.

MISCELLANEOUS-STAFF

City Clerk Blades reminded Council and citizens that candidate filing ends on January 15th, City Hall will be closed on January 21st for Martin Luther King Jr. Day, the Christmas tree drop-off in the south parking lot of City Hall will remain open until January 21st and that Real Estate and Personal Property taxes were 91% and 82% collected (respectively) as of January 3rd.

Community Developer Wymes reminded Council and citizens that the Great Northwest Day at the Capitol is February 5th & 6th. The Chapter 353 Blight Study is complete and will be presented at the next regular Council Meeting.

MISCELLANEOUS-COUNCIL

Councilmember Clark thanked Alliance Water Resources for the refund. Stated that revenues have been flat for a while and costs have continued to go up. Now cities have to compete with Amazon and such. We have to find a way for the Police Department to succeed, at some point you can't cut expenses any more. Noted a recent sales tax increase to benefit DeKalb County. We need to find creative ways to build revenue; taxes, Business park, new businesses, etc. Would like Council to work on the 'upside' and improve livability.

Councilmember Feighert agrees with Councilmember Clark about innovation. He believes Chapter 353 and the Downtown Christmas events are some of the ways to generate revenue. Believes that continued rate increases will price people out.

Councilmember Sloan stated he agrees with both Councilmembers Clark and Feighert. Noted that the recent sales tax increase for DeKalb County was voted in by the people.

Councilmember Curtis advised the chamber that they are working with some great candidates for the City Manager position.

Mayor Breckenridge stated she also agrees with Councilmember comments. She is hopeful about the 20% building permit increases and ensured that Council is on board to develop the Business Park. The City has a lot going on. The Council needs to ask questions and come to a consensus. She is excited for 2019. The Council is not here to stop progress but to make progress.

Motion was made at 7:03 p.m. by Councilmember Sloan to adjourn to Executive Session to discuss Attorney-Client Communications, Real Estate, Personnel and Negotiated Contracts [RSMo 610.021(1)(2)(3)(12)]. Seconding the motion was Councilmember Clark. Roll call vote: “Aye”: Councilmembers: Breckenridge, Clark, Feighert, Sloan and Curtis. “Nay” none.

* * * * *

Council reconvened open session at 9:24 p.m. There being no further business on motion made by Councilmember Sloan and seconded by Councilmember Clark, the meeting was adjourned at 9:24 p.m. on unanimous voice vote.

APPROVED:

Mayor Darlene Breckenridge

ATTEST:

City Clerk

**CITY OF CAMERON
MINUTES
January 15, 2019**

SPECIAL SESSION

Darlene Breckenridge	A
Dennis M. Clark	P
John R. Feighert	P
L. Corey Sloan	P
Becky Curtis	A

The City Council of the City of Cameron, Missouri met in Special Session on Tuesday, the 15th day of January 2019, at five o'clock p.m. at City Hall. Mayor Pro Tem John Feighert led the Pledge of Allegiance to the flag of the United States of America.

Mayor Pro Tem John Feighert presided with the following Councilmembers present: Dennis M. Clark and L. Corey Sloan. Absent: Darlene Breckenridge and Becky Curtis.

Present were Interim City Manager Zac Johnson and City Clerk Shellie J. Blades.

NEW BUSINESS

Bill 2019-1 AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI AUTHORIZING THE GENERAL ELECTION TO BE HELD ON 2 APRIL 2019, FIXING THE POLLING PLACES OF SAID ELECTION, AND DIRECTING THE CITY CLERK TO CAUSE BALLOTS TO BE PRINTED AND ELECTION SUPPLIES PROCURED FOR SAID ELECTION was read by title by City Clerk Blades. Copies of said Bill 2019-1 were available for the public. Motion was made by Councilmember Clark and seconded by Councilmember Sloan to pass said bill on first reading. Discussion. None. Motion carried unanimously. Councilmembers Breckenridge and Curtis absent.

Motion was made by Councilmember Sloan and seconded by Councilmember Clark to suspend the rules and place said bill on second reading. Discussion. None. Motion carried unanimously. Councilmembers Breckenridge and Curtis absent.

On motion made by Councilmember Clark and seconded by Councilmember Sloan said bill was placed on second reading, was read by title and passed by the following roll call vote: "Aye": Councilmembers: Clark, Feighert, and Sloan. "Nay" none. Councilmembers Breckenridge and Curtis absent. The Mayor Pro Tem thereupon declared said bill duly adopted and said bill was numbered **ORDINANCE 6056**, was thereupon signed by the Mayor Pro Tem and attested by the City Clerk.

There being no further business on motion made by Councilmember Clark and seconded by Councilmember Sloan, the meeting adjourned at 5:03 p.m. on a unanimous voice vote. Councilmembers Breckenridge and Curtis absent.

APPROVED:

Mayor Pro Tem John Feighert

ATTEST:

City Clerk

Consent Agenda Item

TO: Mayor and City Council
FROM: Shellie J. Blades
DATE: February 4, 2019
RE: Liquor License Application

Issues

One liquor license application has been received for Council approval:

- Cameron Chamber of Commerce – a Retail Liquor by the Drink Picnic license for the Chamber Banquet on March 15, 2019. All documentation and the \$37.50 fee has been submitted.

The Police Chief, Fire Chief and Building Inspector have each reviewed and approved this liquor license/event.

Recommendation

Consider and review the application as part of the Consent Agenda and approve by way of a voice vote.

MEMO

To: Mayor and City Council

From: Zachary Johnson, Interim City Manager

Date: February 4, 2019

Re: Manager's Report

Industrial Park – Activities continue at the Industrial Park. Staff, along with Mr. Rumery, continues to have discussions with potential tenants. We have also continued talks with Bartlett & West and hope to wrap up the planning process in the coming months. HDR has also finalized design on the water and sewer extensions to the Park and we anticipate construction this spring.

Great Northwest Days – Great Northwest Days at the Capitol is this week. Director Wymes, Chief O'Donnell, and I will be attending the event along with other community members. This is a tremendous event and an excellent way to showcase our successes and present our needs to legislator from across the state.

Website – Work continues on our new website. We are in the process of making the final conversions and should be able to launch this month.

Crossroads Correctional Center – After receiving word about the future of the correctional facility, staff has begun to evaluate the financial impacts. The loss of utility revenue will have a direct effect on all City funds. The Enterprise Funds will see the largest effect with the loss of sales. Because of lower revenue in the utilities, the General Fund will also be negatively impacted.

Next Meeting – Our next meeting will need to be rescheduled for February 19th. We have several agenda items and a few time sensitive issues.

BILL 2019-2

****First Reading****

Agenda Item

TO: Mayor and City Council

FROM: Timothy Wymes, Community Development Director

DATE: February 4, 2019

RE: Amending Article 24 Off-Street Parking and Loading Requirements

Issues

City Staff along with the Planning & Zoning Commission has worked throughout the 2018 year on addressing the concerns regarding Article 24. The current ordinance requires that all commercial districts and all industrial districts, and the “R-3” Multi-family Zoning District provide a hard surface for parking and unloading purposes. This is an Amendment to Article 24 that would allow all commercial businesses to use gravel materials to be placed and allow storage of additional equipment and vehicles. Included in the amendment are required criteria in order to comply with Article 24 Off-Street Parking and Loading Requirements. City Staff and the Planning & Zoning Commission have reviewed the proposed ordinance and support the changes.

Recommendation

Staff along with the Planning and Zoning Commission recommends approval to amend Article 24 Off-Street Parking and Loading Requirements.

**AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI,
AUTHORIZING AN AMENDMENT TO THE CAMERON ZONING
ORDINANCE, ARTICLE 24, OFF-STREET PARKING AND LOADING
REQUIREMENTS**

WHEREAS, on December 10, 2018, City Staff presented the proposed amendments contained in this Ordinance to the Planning and Zoning Commission of the City of Cameron; and

WHEREAS, the amendment would allow for other approved materials to be used under Article 24 for additional storage areas in addition to the loading and parking requirements; and

WHEREAS, the City desires to amend Article 24, Section 1(D), Applicability to be in conformity with and meet the requirements of the City of Cameron Planning and Zoning Commission; and

WHEREAS, City Staff and the Planning and Zoning Commission, having reviewed the proposed changes and are in agreement with the proposed changes to Article 24, Off-Street Parking and Loading Requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMERON, MISSOURI, AS FOLLOWS:

Section 1. Article 24, Off-Street Parking and Loading Requirements, Section 1(D), Applicability of the City of Cameron Zoning Ordinance, is hereby amended as follows:

1. APPLICABILITY

D. Paved Commercial Parking Required: In addition to the provision of Sec. 7-347.1, Access Management, of the City of Cameron Code which requires that any portion of a driveway constructed within the street right-of-way shall be paved with concrete, that part of any driveway connecting a parking area including the parking area used for customer or employee parking located upon private property shall be paved with concrete or asphaltic concrete in all commercial districts, all industrial districts, and the “R-3”, Multi-family zoning districts. Commercial districts excluding “C-1” Central Commercial District may designate an area to be used for storage of equipment, large vehicles, and trailers upon a gravel surface. Equipment stored in this area must be in good working condition and used as part of the daily operations. General requirements for storage areas will include: located in the rear of the business, screening from residential zoning districts, minimum four-inch layer of rock base, with a one-inch or smaller finish surface. Storage areas and parking areas will be required to be properly maintained under the adopted Property Maintenance Codes, ICC Codes, and Zoning Ordinance for the City of Cameron. All parking areas shall meet ADA requirements, and parking space

bumpers are required. This subsection shall not apply to those lawful parking areas established prior to April 18, 2006.

Exception: Self service operations that do not require hired staff during a regular business day shall be required to meet other guidelines under Article 24, Off Street Parking and Loading Requirements. Self service operations are defined as: storage units, storage lots, and temporary construction lots that are licensed or permitted with the City of Cameron. There shall be concrete or asphaltic surface from the entrance beginning at the property line a minimum fifty feet or a number determined in the site plan. This area shall remain free of debris, gravel and any other materials not approved by the Planning Commission.

Section 2. The Mayor is authorized to sign this ordinance approving it on behalf of the City.

Section 3. The City Clerk is directed to attest to the Mayor's signature.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved on first reading this 4th day of February 2019.

Passed and approved on second reading this ____ day of ____ 2019.

Passed and approved on third and final reading this ____ day of ____ 2019.

Mayor Darlene Breckenridge

ATTEST:

City Clerk

BILL 2019-3
****FIRST READING****

Agenda Item

TO: Mayor and City Council
FROM: Timothy Wymes, Community Development Director
DATE: February 4, 2019
RE: Amending Section 10-114 Dead-end-Street

Issues

City Staff along with the Planning & Zoning Commission has reviewed the current cul-de-sac design standards. Upon review of Section 10-114, Dead-end-streets, it has been determined that our current City Code does not match industry practice. The current code requires the outside edge roadway diameter of the cul-de-sac to be 100 feet, therefore city staff recommends that it be reduced to 78 feet. The amendment will allow the City to meet subdivision and street design standards.

Recommendation

Staff along with the Planning and Zoning Commission recommends approval to amend Section 10-114, Dead-end-streets.

**AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI,
AUTHORIZING AN AMENDMENT TO SECTION 10-114, DEAD-END
STREETS OF DIVISION 2, STREETS, OF ARTICLE IV, DESIGN
STANDARDS, OF CHAPTER 10, SUBDIVISIONS, OF
THE CITY OF CAMERON CODE**

WHEREAS, the current code does not match current cul-de-sac design standards; and

WHEREAS, City Staff and the Planning and Zoning Commission, having reviewed the standards and proposed changes, are in agreement to reduce the outside edge roadway diameter of cul-de-sacs from one hundred feet (100') to seventy-eight feet (78'); and

WHEREAS, on December 10, 2018, the proposed amendments contained in this Ordinance were approved by the Planning and Zoning Commission of the City of Cameron.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMERON, MISSOURI, AS FOLLOWS:

Section 1. Section 10-114, Dead-end streets, of Division 2, Streets, of Article IV, Design Standards, of Chapter 10, Subdivisions, of the City of Cameron Code is hereby amended as follows:

Sec. 10-114. Dead-end streets.

Dead-end streets, designed to be so permanently (i.e. a cul-de-sac), in subdivisions meeting the requirement of this chapter shall not be longer than seven hundred fifty (750) feet and shall be constructed with a traffic circle at the closed end of the street, or other similar means for traffic to turn around having an outside roadway diameter of at least seventy eight (78) feet.

Section 2. The Mayor is authorized to sign this ordinance approving it on behalf of the City of Cameron.

Section 3. The City Clerk is directed to attest to the Mayor's signature.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved on first reading this 4th day of February 2019.

Passed and approved on second reading this ____ day of ____ 2019.

Passed and approved on third and final reading this ____ day of ____ 2019.

Mayor Darlene Breckenridge

ATTEST:

City Clerk

FIRST READING

BILL 2019-6

*****First Reading*****

Agenda Item

TO: Mayor and City Council

FROM: Timothy Wymes, Community Development Director

DATE: February 4, 2019

RE: Repealing 2015 Property Maintenance Code and Replacing with a Custom Updated Property Maintenance Code

Issues

City Staff is requesting that the current 2015 Property Maintenance Code be repealed due to a majority of the code requirements not pertaining to the needs of the City of Cameron. When the International Codes were adopted by the City, the 2015 Property Maintenance Code was adopted in its entirety. Prior to adopting the codes, City staff had created a customized property maintenance document to meet the needs of the city. When the 2015 International Codes were adopted, it superseded the customized property maintenance codes. City staff along with the Planning and Zoning Commission, through public hearings, has reviewed the proposed document and agree on the updates. By adopting the updated codes, it will serve the purpose of the original intent for creating the customized document to meet the needs for the City.

Recommendation

Staff along with the Planning and Zoning Commission recommends approval of the updated property maintenance codes.

AN ORDINANCE REPEALING THE PROPERTY MAINTENANCE CODE OF THE CITY OF CAMERON, MISSOURI AND REPLACING IT WITH AN UPDATED PROPERTY MAINTENANCE CODE

WHEREAS, the City of Cameron, Missouri wishes to establish a Property Maintenance Code to assure the safety and welfare of the public; and

WHEREAS, an amalgam of the previous Property Maintenance Code and current updates has been created for this purpose.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, MISSOURI AS FOLLOWS:

Section 1. Section 10 of Ordinance 5975 which adopted the 2015 Property Maintenance Code is hereby repealed.

Section 2. A new and updated Property Maintenance Code attached herein as *Exhibit A* is hereby adopted.

Section 3. The Mayor is authorized to sign this Ordinance on behalf of the City of Cameron.

Section 4. The City Clerk is directed to attest to the Mayor's signature.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved on first reading this 4th day of February 2019.

Passed and approved on second reading this _____ day of _____ 2019.

Passed and approved on third and final reading this _____ day of _____ 2019.

Mayor Darlene Breckenridge

ATTEST:

City Clerk

EXHIBIT A

City of Cameron

Bill 2008-38
Ordinance # 5440
Adopted Monday, July 07, 2008

~~Chapter 3~~ ~~Buildings~~

~~Article IX~~ Property Maintenance Code

**Formerly Chapter 3 (Buildings) Article IX of the City of Cameron Code*

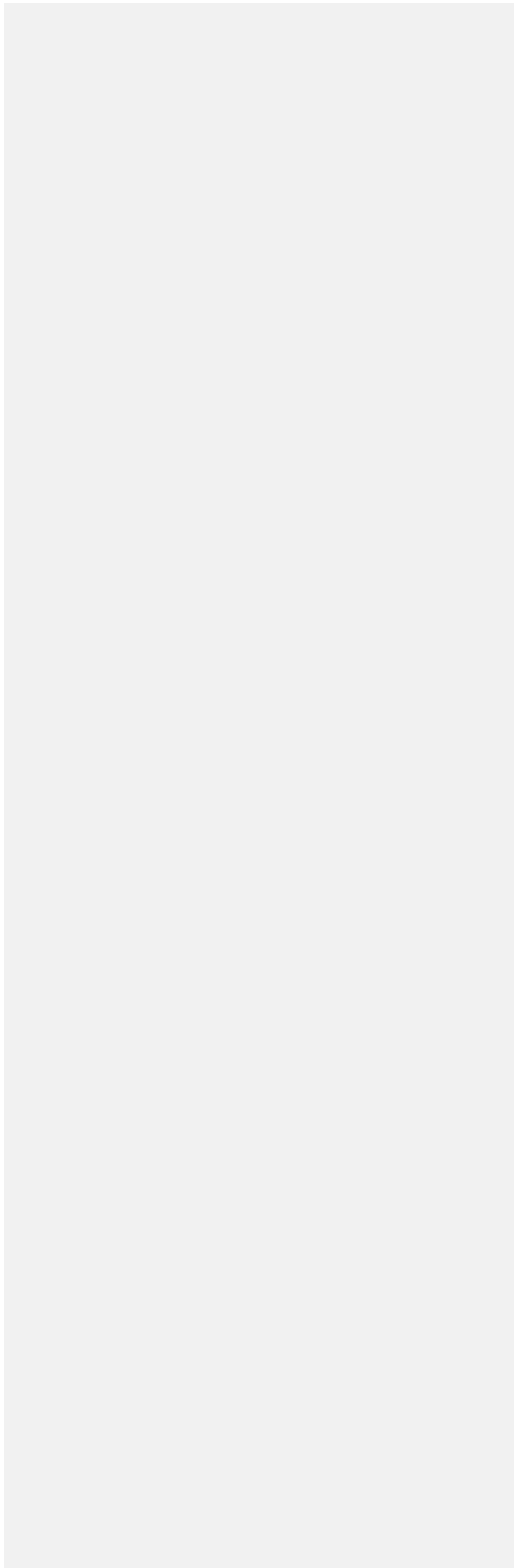
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CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title.

These regulations shall be known as the *Property Maintenance Code* of The City of Cameron hereinafter referred to as "this code."

101.2 Scope.

The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

101.3 Intent.

This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare in so far as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

101.4 Severability.

If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102 APPLICABILITY

102.1 General.

~~The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 101. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.~~

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102.2 Maintenance.

Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. No owner, owner's authorized agent, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated authorized agent shall be responsible for the maintenance of buildings, structures and premises.

102.3 Application of other codes.

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *International Building Code*, *International Fuel Gas Code*, *International Mechanical Code* and the *National Electrical Code*. Nothing in this code shall be construed to cancel, modify or set aside any provision of the *City of Cameron Zoning Code*.

102.4 Existing remedies.

The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and unsanitary.

102.5 Workmanship.

Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions.

102.6 Historic buildings.

The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.

102.7 Referenced codes and standards.

The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference. ~~Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. and as further regulated in Section 102.7.1 and 102.7.2.~~

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

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102.7.1 Conflicts.

Where conflicts occur between provisions of this code and the referenced standards, the provision of this code shall apply.

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102.7.2 Provisions in referenced codes and standards.

Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

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102.8 Requirements not covered by code.

Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

102.9 Application of referenced.

References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

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102.10 Other laws.

The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

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**SECTION 103
DEPARTMENT OF PROPERTY MAINTENANCE INSPECTIONS**

103.1 General.

The department of property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the code official.

103.2 Appointment.

The code official shall be appointed by the chief appointing authority of the jurisdiction; and the code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.

103.3 Deputies.

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy(s) code official, other related technical officers, inspectors and other employees.

103.4 Liability.

The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of property maintenance inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

SECTION 104 DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 General.

The code official shall enforce the provisions of this code.

104.2 Rule-making authority.

The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

104.32 Inspections.

The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.43 Right of entry.

The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.

104.54 Identification.

The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.65 Notices and orders.

The code official shall issue all necessary notices or orders to ensure compliance with this code.

104.76 Department records.

The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records as long as the building or structure to which such records relate remains in existence, unless otherwise provided for by other regulations.

SECTION 105 APPROVAL

105.1 Modifications.

Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases; upon application of the owner or owner's authorized agent, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

105.2 Alternative materials, methods and equipment.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of

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construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

105.3 Required testing.

Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

105.3.1 Test methods.

Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall be permitted to approve appropriate testing procedures performed by an approved agency.

105.3.2 Test reports.

Reports of tests shall be retained by the code official for the period required for retention of public records.

105.4 Material and equipment reuse.

Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved.

105.5 Approved materials and equipment.

Materials, equipment and devices approved by the code official shall be constructed and installed in accordance with such approval.

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105.6 Research reports.

Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

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**SECTION 106
VIOLATIONS**

106.1 Unlawful acts.

It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

106.2 Notice of violation.

The code official shall serve a notice of violation or order in accordance with Section 107.

106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure and or violation is located and shall be a lien upon such real estate not to exceed \$750 per incident.

Ord. 5482, 3/2/09

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106.3 Prosecution of violation.

Any person failing to comply with a notice of violation or order served in accordance with Section 107 within a period of seven (7) days from the receipt of the notice, abate the nuisance shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate

proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure and or violation is located and shall be a lien upon such real estate not to exceed \$750 per incident.

Ord. 5482, 3/02/09

106.4 Violation penalties.

Any person, who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

106.5 Abatement of violation.

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

**SECTION 107
NOTICES AND ORDERS**

107.1 Notice to person responsible.

Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3.

107.2 Form.

Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner or owner's authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3.

107.3 Method of service.

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

107.4 Penalties.

Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

107.5 Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

107.6 Unauthorized tampering.

Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

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**SECTION 108
UNSAFE STRUCTURES AND EQUIPMENT**

108.1 General.

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the City of Cameron "Dangerous Buildings Ordinance"

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment.

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.4 Unlawful structure.

An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

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1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give away.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a

harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

8. The building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

108.2 Closing of vacant structures.

If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

108.2.1 Authority to disconnect service utilities.

The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner, owner's authorized agent or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

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108.3 Notice.

Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner, owner's authorized agent or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2.

108.4 Placarding.

Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned," "Unsafe," or "Dangerous Structure" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

108.4.1 Placard removal.

The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

108.5 Prohibited occupancy.

Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premise or shall operate placarded equipment, and any owner, owner's agent or any person responsible for the premises who shall let anyone occupy a placarded premise or operate placarded equipment shall be liable for the penalties provided by this code.

108.6 Abatement methods.

The owner, owner's authorized agent, operator or occupant of a building, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

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108.7 Record.

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The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

SECTION 109 EMERGENCY MEASURES

109.1 Imminent danger.

When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

109.2 Temporary safeguards.

Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

109.3 Closing streets.

When necessary for public safety, the code official shall temporarily close structures and closes, or orders the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

109.4 Emergency repairs.

For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

109.5 Costs of emergency repairs.

Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises or owner's authorized agent where the unsafe structure is or was located for the recovery of such costs.

109.6 Hearing.

Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

SECTION 110 DEMOLITION

110.1 General.

The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's judgment is ~~so old, deteriorated or~~ dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to ~~demolish and remove-board up and hold for future repairs or to demolish and remove~~ at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's agent to demolish and remove such structure or board up until future repair. Boarding and building up for future repair shall not extend beyond six months, unless approved by building official.

110.2 Notices and orders.

All notices and orders shall comply with Section 107.

110.3 Failure to comply.

If the owner of a premises **or owner's authorized agent** fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

110.4 Salvage materials.

When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

**SECTION 111
MEANS OF APPEAL**

111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

111.2 Membership of board.

The board of appeals shall consist of a minimum of three members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The code official shall be an ex-officio member but shall have no vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.

111.2.1 Alternate members.

The chief appointing authority shall appoint two or more alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

111.2.2 Chairman.

The board shall annually select one of its members to serve as chairman.

111.2.3 Disqualification of member.

A member shall not hear an appeal in which that member has a personal, professional or financial interest.

111.2.4 Secretary.

The chief administrative officer shall designate a qualified person to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.

111.2.5 Compensation of members.

Compensation of members shall be determined by law.

111.3 Notice of meeting.

The board shall meet upon notice from the chairman, within 20 days of the filing of an appeal, or at stated periodic meetings.

111.4 Open hearing.

All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of not less than two-thirds of the board membership.

111.4.1 Procedure.

The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

111.5 Postponed hearing.

When the full board is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

111.6 Board decision.

The board shall modify or reverse the decision of the code official only by a concurring vote of a majority of the total number of appointed board members.

111.6.1 Records and copies.

The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the code official.

111.6.2 Administration.

The code official shall take immediate action in accordance with the decision of the board.

111.7 Court review.

Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

111.8 Stays of enforcement.

Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

CHAPTER 2 DEFINITIONS

SECTION 201 GENERAL

201.1 Scope.

Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability.

Words stated in the present tense, include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the *International Building Code*, *International Fire Code*, *City of Cameron Zoning Code*, *International Plumbing Code*, *International Mechanical Code* or the *National Electrical Code*, such terms shall have the meanings ascribed to them as stated in those codes.

201.4 Terms not defined.

Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts.

Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit" "housekeeping unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

**SECTION 202
GENERAL DEFINITIONS**

APPROVED; Approved by the code official.

ABANDONED, WRECKED, DISMANTLED, OR INOPERATIVE VEHICLE: Any vehicle which does not possess an engine, has one (1) or more missing tires, or is incapable of being operated upon public highways and streets for want of major components including transmission, window glass, body panel, seat, steering wheel, or instrument panel shall be deemed an abandoned, wrecked, dismantled, or inoperative vehicle. Any vehicle which is located on private or public property and which does not have lawfully affixed thereto an unexpired license plate and a current motor vehicle safety inspection certificate or an antique license shall be deemed an abandoned, wrecked, dismantled, or inoperative vehicle.

ANCHORED: Secured in a manner that provides positive connection.

BASEMENT: That portion of a building which is partly or completely below grade.

BATHROOM: A room containing plumbing fixtures including a bathtub or shower.

BEDROOM: Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.

CODE OFFICIAL: The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

CONDEMN: To adjudge unfit for occupancy.

DEBRIS: Any condition on any lot or land that has the presence of debris of any kind is hereby declared to be a public nuisance, subject to abatement. Debris includes weed cuttings, cut and fallen trees and shrubs, overgrown vegetation and noxious weeds which are seven (9) inches or more in height, rubbish and trash, lumber not piled or stacked twelve (12) inches off the ground, rocks or bricks, tin, steel, parts of derelict cars or trucks, broken furniture, and/or any flammable material. The word "debris" also includes any other material found on any lot or land that is unhealthy or unsafe, provided that it is described in detail in the notice that is required in section 107.

DETACHED: When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION: To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

[B] DWELLING UNIT: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a said lot or lots.

EQUIPMENT SUPPORT: Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and structure.

EXTERIOR PROPERTY: The open space on the premises and on adjoining property under the control of owners or operators of such premises.

EXTERMINATION: The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serves as their food; by poison spraying, fumigating, and trapping or by any other approved pest elimination methods.

GARBAGE: The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

GUARD: A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

HABITABLE SPACE: Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

HISTORIC BUILDING: Any building or structure that is one or more of the following:

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1. Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register or state or locally designated historic district.

HOUSEKEEPING UNIT: A room or group of rooms forming a single habitable space equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

IMMINENT DANGER: A condition which could cause serious or life-threatening injury or death at any time.

INFESTATION: The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

INOPERABLE MOTOR VEHICLE: A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

JUNK: Any metal, glass, paper, rags, wood, brush, appliances, vehicle parts, machinery or machinery parts, cloth, or other waste, or discarded material of any nature or substance whatsoever, scrap or salvage material.

LABELED: ~~Devices, e~~Equipment, ~~appliances, or materials or products~~ to which has been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and ~~by whose labelling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specific purpose, the manufacturer attests to compliance with applicable nationally recognized standards.~~

LET FOR OCCUPANCY OR LET: To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

OCCUPANCY: The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT: Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA: That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: An individual, corporation, partnership or any other group acting as a unit.

PREMISES: A lot, plot or parcel of land, easement or public way, including any structures thereon.

PRIVATE PROPERTY: Any real property within the City of Cameron which is privately owned and which is not public property.

PUBLIC PROPERTY: Any street, highway, alley or alleyway, or public sidewalk, which shall include the entire width between the boundary lines or every way publicly maintained for the purpose of vehicular travel or pedestrian travel, and shall mean any publicly owned property or facility.

PUBLIC WAY: Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

ROOMING HOUSE: A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

ROOMING UNIT: Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

RUBBISH: Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

[B] SLEEPING UNIT: A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

STRUCTURE: That which is built or constructed or a portion thereof.

TENANT: A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

TOILET ROOM: A room containing a water closet or urinal but not a bathtub or shower.

ULTIMATE DEFORMATION: The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

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VEHICLE: A machine propelled by power, other than human power, designed to travel along the surface by wheels, treads, runners, or slides, and transport persons or property or pull machinery and shall included, without limitation, automobiles, trucks, trailers, lawn and garden equipment motorcycles, motor bikes, motor scooters, tractors, go-carts, buggies, wagons, vans, recreational vehicles, watercraft, and all terrain vehicles.

VENTILATION: The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WORKMANLIKE: Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

YARD: An open space on the same lot with a structure.

CHAPTER 3 GENERAL REQUIREMENTS SECTION 301 GENERAL

301.1 Scope.

The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

301.2 Responsibility.

The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage.

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways.

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. No person within this city shall suffer or permit the sidewalk adjacent to any premises owned or occupied by him or of which he may have charge or control to be or

remain in an unsafe condition for travel by the ordinary modes or so out of repair as to be dangerous to pedestrians traveling on the sidewalk. It shall be the duty of every person within the city owning or occupying premises or having control of the premises to keep the sidewalks adjacent to the premises in good condition or repair at all times.

- (a) No person shall encumber any square, street, alley or sidewalk within this city by placing or causing to be placed thereon any wood, barrels, boxes, crates, lumber, bricks, stones, or any other articles, except for businesses whose store front is adjacent to a sidewalk, but in no event at anytime when such businesses are not open to the general public. All walkways shall be kept unobstructed in a straight pathway for not less than five (5) feet in width for pedestrian traffic. This section shall not apply to persons receiving or discharging any articles in the course of regular business unless such articles are permitted to remain more than two (2) hours upon any square, street, alley or sidewalk.
- (b) Any person may use the squares, street, alleys or sidewalks in the construction of any new building or in the removal, repair, or alteration of any building or for the purpose of piling building materials or tools on such squares, streets, alleys or sidewalks, provided that such person shall first have obtained the written permission of the city manager to use any such squares, streets, alleys or sidewalks for such purposes, and the use of any portion of any square, street, alley or sidewalk for such purpose not granted and specified in such written permission is hereby prohibited.
- (c) No property owner shall allow any sidewalk, gutter or curbstone permitted to remain in an unsafe condition or out of repair by any person who is required by this Code or other ordinances of this city to keep the sidewalk, gutter or curbstone in good condition and repair;
- (d) No person shall park any vehicle outdoors on any portion of any zoning district whether public or private, except on an all-weather surface composed of concrete, asphalt, gravel, crushed stone or similar aggregate. The surface shall be a clearly visible layer of all-weather material, not less than four (4) inches in depth, per ICC R506.2.2 and shall exceed the length and width of the vehicle parked thereon by twenty-four (24) inches. All weather surfaces other than concrete and asphalt shall remain free of all grass weeds, and obnoxious vegetation at alltimes. Materials used other than concrete and asphalt shall be contained in a manner to prevent from being tracked upon alleys, streets and sidewalks. Enforcement of and prosecution for violation of this section shall be based upon evidence of surface rutting (two (2) inches or more in depth) or upon evidence that debris has been tracked upon an alley or street from the property where parking occurs. Proof by the property owner of a hard surface parking area, as described above, shall constitute a defense to a charge under this section. (Ord 5786 enacted 7/15/2013)
- (e) Anything in this section to the contrary notwithstanding, merchants may use the sidewalk next to and in front of their buildings for the purpose of displaying their wares and merchandise at anytime in conjunction with an organized sale or promotion, provided that the organizer of the sale or promotion shall first have obtained the written permission of the city manager to use any such squares, streets, alleys or sidewalks for such purposes, and the use of any portion of any square, street, alley or sidewalk for such purpose not granted and specified in such written permission is hereby granted.
- (f) Nothing in this section shall be construed to prohibit the placing of newspaper racks, United States Postal Service mailboxes, decorative planters (upon permission of the city manager) or trash receptacles (upon permission of the city manager) upon any sidewalk.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 9 inches in height. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property. Such notice of violation will only be required to be given once per calendar year for the same violation.

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Ord 5482 3/02/2009

302.4.1 Debris.

Any condition on any lot or land that has the presence of debris of any kind is hereby declared to be a public nuisance, subject to abatement. Debris includes weed cuttings, cut and fallen trees and shrubs, rubbish and trash, lumber not piled or stacked twelve (12) inches off the ground, rocks or bricks, tin, steel, parts of derelict cars or trucks, broken furniture, and/or any flammable material. The word "debris" also includes any other material found on any lot or land that is unhealthy or unsafe, provided that it is described in detail in the notice that is required in Section 107.

Ord. 5482. 3/02/2009

302.5 Rodent harborage.

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents.

Pipes, ducts, conductors, fans or blowers/shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

302.7 Accessory structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Storing, parking or leaving wrecked, dismantled, or inoperative vehicle, or junk prohibited; declared a public nuisance; exceptions.

- (a) No person shall park, store, or leave, any vehicle, which is abandoned, wrecked, dismantled, inoperative, unlicensed, expired, or no license plates upon any public property for more than forty-eight (48) hours, or upon private property for more than seventy-two (72) hours. The presence of an abandoned, wrecked, dismantled, or inoperative vehicle, or junk on private property for more than seventy-two (72) hours is hereby declared a public nuisance, which may be abated in accordance with provisions of this division. This section does not apply to any vehicle or junk enclosed within a building on private property.

Ord. 5601 6/21/2010

- (b) This section shall not apply to auto repair and service facilities which are duly licensed by the city and properly operated in the appropriate business zone pursuant to the zoning laws of the city, provided:
- (1) Such vehicles are not the property of the auto repair and service facility or its principals and are titled to its customers.
 - (2) The auto repair or service facility shall have ninety (90) days to effect vehicle repairs and remove said vehicle from its property.
 - (3) All vehicles and parts shall be kept on private property in a manner as not to create a hazard to persons, a fire hazard, harbor tall grass, weeds or other vegetation, or afford a breeding or nesting place for mosquitoes, flies, rodents, rats, or other vermin.
- (c) This section shall not apply to businesses duly licensed and operating as towing/wrecker, recovery, or storage facilities in the "M-1" light manufacturing zoning district which shall store such vehicles only within a fenced, locked enclosure.

Ord. 5481, 3/02/2009

- (d) The City Manager, or his designee, shall have the authority to grant the following exceptions for active U.S. Military personnel who are stationed outside the United States for up to one (1) year.
- (1) Vehicles owned by such personnel may be excepted from unlicensed parking or storage regulations on private property, provided that such vehicles are not junk nor inoperative and otherwise are in running condition.
 - (2) If such vehicle is unlicensed, it may not be operated nor parked on public ways, and the owner shall have not longer than sixty (60) days to license said vehicle upon return to the United States.
 - (3) The Applicant shall submit evidence of anticipated overseas deployment in the form of a valid military order or letter signed by the commanding officer.

(4) The City Manager, or his designee, shall be further authorized, upon receipt of written evidence thereof, to grant extensions for reasons of injury, hospitalization, expected redeployment or similar extenuating military-related circumstances.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

Ord. 5664, 05/02/2011

302.9 Defacement of property.

No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures.

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception:

Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and the walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
6. Foundations systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

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8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

304.2 Protective treatment.

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification.

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). In case a principal building is occupied by more than one (1) business or family dwelling unit, each separate front entrance shall display a separate number or letter.

304.4 Structural members.

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls.

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls.

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and

downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features.

All Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions.

All Overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies.

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers.

All Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing.

All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows.

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from April to November every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception:

Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

304.15 Doors.

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways.

Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows.

Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

304.18 Building security.

Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

304.18.1 Doors.

Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows.

Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways.

Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

304.19 Gates.

Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

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**SECTION 305
INTERIOR STRUCTURE**

305.1 General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including guard and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundations systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

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Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

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305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces.

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306
COMPONENT SERVICEABILITY

306.1 General.

The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.2 Unsafe conditions.

Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

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1. Soils that have been subjected to any of the following conditions:
 - 1.1 Collapse of footing or foundations system;
 - 1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion;
 - 1.3 Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;
 - 1.4 Inadequate soil as determined by a geotechnical investigation;
 - 1.5 Where the allowable bearing capacity of the soil is in doubt; or
 - 1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
 - 2.1 Deterioration;
 - 2.2 Ultimate deformation;
 - 2.3 Fractures;
 - 2.4 Fissures;
 - 2.5 Spalling;
 - 2.6 Exposed reinforcement; or
 - 2.7 Detached, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
 - 3.1 Deterioration;
 - 3.2 Corrosion;

- 3.3 Elastic deformation;
 - 3.4 Ultimate deformation;
 - 3.5 Stress or strain cracks;
 - 3.6 Joint fatigue; or
 - 3.7 Detached, dislodged or failing connections.
 - 4. Masonry that has been subjected to any of the following conditions:
 - 4.1 Deterioration;
 - 4.2 Ultimate deformation;
 - 4.3 Fractures in masonry or mortar joints;
 - 4.4 Fissures in masonry or mortar joints;
 - 4.5 Spalling
 - 4.6 Exposed reinforcement; or
 - 4.7 Detached, dislodged or failing connections.
 - 5. Steel that has been subjected to any of the following conditions:
 - 5.1 Deterioration;
 - 5.2 Elastic deformation;
 - 5.3 Ultimate deformation
 - 5.4 Metal fatigue; or
 - 5.5 Detached, dislodged or failing connections.
 - 6. Wood that has been subjected to any of the following conditions:
 - 6.1 Ultimate deformation;
 - 6.2 Deterioration;
 - 6.3 Damage from insects, rodents and other vermin;
 - 6.4 Fire damage beyond charring;
 - 6.5 Significant splits and checks;
 - 6.6 Horizontal shear cracks;
 - 6.7 Vertical shear cracks;
 - 6.8 Inadequate support;
 - 6.9 Detached, dislodged or failing connections; or
 - 6.10 Excessive cutting and notching.
- Exceptions:
- 1. Where substantiated otherwise by an approved method.
 - 2. Demolition of unsafe conditions shall be permitted where approved by the code official.

SECTION 3076 HANDRAILS AND GUARDRAILS

306.1 General.

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception:

Guards shall not be required where exempted by the adopted building code.

SECTION 308 EXTERMINATION

308.1 Infestation.

All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re infestation.

308.2 Owner.

The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

308.3 Single occupant.

The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises.

308.4 Multiple occupancy.

The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for ~~extermination-pest elimination~~ in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination.

308.5 Occupant.

The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception:

Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

SECTION 401 GENERAL**401.1 Scope.**

The provisions of this chapter shall govern the minimum conditions and standards for light, ventilation and space for occupying a structure.

401.2 Responsibility.

The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

401.3 Alternative devices.

In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the International Building Code shall be permitted.

SECTION 402 LIGHT**402.1 Habitable spaces.**

Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception:

Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The exterior glazing area shall be based on the total floor area being served.

402.2 Common halls and stairways.

Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 foot-candle (11 lux) at floors, landings and treads.

402.3 Other spaces.

All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

**SECTION 403
VENTILATION**

403.1 Habitable spaces.

Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.

Exception:

Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet rooms.

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be re-circulated.

403.3 Cooking facilities.

Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the rooming unit or dormitory unit.

Exceptions:

1. Where specifically approved in writing by the code official.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

403.4 Process ventilation.

Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be re-circulated to any space.

403.5 Clothes dryer exhaust.

Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.

Exception: Listed and labeled condensing (ductless) clothes dryers.

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**SECTION 404
OCCUPANCY LIMITATIONS**

404.1 Privacy.

Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

404.2 Minimum room widths.

A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.

404.3 Minimum ceiling heights.

Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet (2134 mm).

Exceptions:

1. in one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not more than 6 inches (152 mm) below the required ceiling height.
2. Basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a ~~minimum clear~~ ceiling height of at least 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a ~~clear~~ minimum clear ceiling height of 5 feet (1524 mm) or more shall be included.

404.4 Bedroom and living room requirements.

-Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Room area.

-Every living room shall contain at least 120 square feet (11.2m2) and every bedroom shall contain at least 70 square feet (6.5 m2)- and every bedroom occupied by more than one person shall contain not less than 70 square feet (4.2 m2) of floor area for each occupant thereof, per [ICC R304.1 2015].

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404.4.2 Access from bedrooms.

Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Exception:

Units that contain fewer than two bedrooms.

404.4.3 Water closet accessibility.

Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.

404.4.4 Prohibited occupancy.

Kitchens and uninhabitable spaces shall not be used for sleeping purposes.

404.4.5 Other requirements.

Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

404.5 Overcrowding.

~~The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5 (IPMC 2015).~~

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404.6 Efficiency unit.

Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet (20.4 m²). A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. The maximum number of occupants shall be three.

404.7 Food preparation.

All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS SECTION 501 GENERAL

501.1 Scope.

The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility.

The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.

[P] SECTION 502 REQUIRED FACILITIES

502.1 Dwelling units.

Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

502.2 Rooming houses.

~~At least~~ Not less than one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

502.3 Hotels.

Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten occupants.

502.4 Employees' facilities.

~~A minimum of~~ Not less than one water closet, one lavatory and one drinking facility shall be available to employees.

502.4.1 Drinking facilities.

Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.

502.5 Public toilet facilities.

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Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the International Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

[P] SECTION 503 TOILET ROOMS

503.1 Privacy.

Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

503.2 Location.

Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

503.3 Location of employee toilet facilities.

Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception:

Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

503.4 Floor surface.

In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

[P] SECTION 504 PLUMBING SYSTEMS AND FIXTURES

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

504.2 Fixture clearances.

Plumbing fixtures shall have adequate clearances for usage and cleaning.

504.3 Plumbing system hazards.

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

SECTION 505 WATER SYSTEM

505.1 General.

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

[P] 505.2 Contamination.

The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

505.3 Supply.

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

505.4 Water heating facilities.

Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

**[P] SECTION 506
SANITARY DRAINAGE SYSTEM**

506.1 General.

All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

506.2 Maintenance.

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

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506.3 Grease interceptors

Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharged of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.

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**[P] SECTION 507
STORM DRAINAGE**

507.1 General.

Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. No person shall fill up or place or cause to be placed any obstruction of any kind in the channel of any natural watercourse or living stream, or in any gutter, trench, sewer, sewer inlet, manhole or public drainage or sewer system so as to in any way interfere with or impede the flow of water therein.

507.2 Private drainage structures.

- (a) All private drainage structures shall conform to the requirements of the drainage system of which they are a part, provided that such drainage structures and materials shall be delivered to the site and paid for by the parties benefited by the structure.
- (b) In no case shall any driveway culvert or private crossing of any kind be permitted without the approval of the public works superintendent as to size, location and material.
- (c) In no event may the regular course or flow of storm waters be altered or stopped in any manner without the approval of the public works ~~director~~superintendent.

**CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS**

SECTION 601 GENERAL

601.1 Scope.

The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

601.2 Responsibility.

The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

SECTION 602 HEATING FACILITIES

602.1 Facilities required.

Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used as a means to provide space heating to meet the requirements of this section.

Exception:

In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.3 Heat supply.

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September to June, to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

602.3 Heat supply.

~~Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September to June to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.~~

602.4 Occupiable work spaces.

Indoor occupiable work spaces shall be supplied with heat during the period from September to June to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

602.5 Room temperature measurement.

The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

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**SECTION 603
MECHANICAL EQUIPMENT**

603.1 Mechanical appliances.

~~All~~ Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.2 Removal of combustion products.

~~All~~ Fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

Exception: Fuel-burning equipment and appliances which are labeled for unvented operation.

603.3 Clearances.

All required clearances to combustible materials shall be maintained.

603.4 Safety controls.

All safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air.

A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

603.6 Energy conservation devices.

Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping there from, shall not be installed unless labeled for such purpose and the installation is specifically approved.

**SECTION 604
ELECTRICAL FACILITIES**

604.1 Facilities required.

Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service.

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code/~~NFPA~~70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

604.3 Electrical system hazards.

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

604.3.1 Electrical equipment.

Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaries, ballasts, motor and electronic control, signaling and communications equipment that have been exposed to water shall be replaced in accordance with the provisions of the International Building Code.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated a maximum of 600 volts or less;
2. Busway, rated a maximum of 600 volts;
3. Panel boards, rated a maximum of 600 volts;

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- 4. Switchboards, a maximum of 600 volts;
- 5. Fire pump controllers, a maximum of 600 volts;
- 6. Manual and magnetic motor controllers;
- 7. Motor control centers;
- 8. Alternating current high-voltage circuit breakers;
- 9. Low-voltage power circuit breakers;
- 10. Protective relays, meters and current transformers;
- 11. Low- and medium-voltage switchgear;
- 12. Liquid-filled transformers;
- 13. Cast-resin transformers;
- 14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
- 15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
- 16. Luminaries that are listed as submersible;
- 17. Motors;
- 18. Electronic control, signaling and communications equipment.

604.3.2 Abatement of electrical hazards associated with fire exposure resulting in damage.

The provisions of this section shall govern the repair and replacement of electrical systems equipment that have been exposed to fire resulting in damage.

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604.3.2.1 Electrical equipment.

Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code.

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Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

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**SECTION 605
ELECTRICAL EQUIPMENT**

605.1 Installation.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles.

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least not less than one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaries.

Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaries over 15v shall have ground fault circuit interrupter protection.

**SECTION 606
ELEVATORS, ESCALATORS AND DUMBWAITERS**

606.1 General.

Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certification of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location approved by the code official. ~~the certificate shall be available for public inspection in the office of the building operator.~~ The inspection and tests shall be performed at not less than the periodical intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

606.2 Elevators.

In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception:

Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

**SECTION 607
DUCT SYSTEMS**

607.1 General.

Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

**CHAPTER 7
FIRE SAFETY REQUIREMENTS
SECTION 701
GENERAL**

701.1 Scope.

The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

701.2 Responsibility.

The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

**[F] SECTION 702
MEANS OF EGRESS**

702.1 General.

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the *International Fire Code*.

702.2 Aisles.

The required width of aisles in accordance with the *International Fire Code* shall be unobstructed

702.3 Locked doors.

~~All~~ Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

702.4 Emergency escapes openings.

Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the

inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

[F] SECTION 703 FIRE-RESISTANCE RATINGS

703.1 Fire-resistance-rated assemblies.

The required fire resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

703.2 Opening protectives.

Required opening protectives shall be maintained in an operative condition. All fire and smoke stop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

[F] SECTION 704 FIRE PROTECTION SYSTEMS

704.1 General.

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *International Fire Code*.

704.2 Single and multiple station smoke alarms.

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-1, R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, ~~regardless of occupant load at all of the following locations:~~

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Single or multiple-station smoke alarms shall be installed in other groups in accordance with the *International Fire Code*.

704.3 Power source.

In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.

Exception:

Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

704.4 Interconnection.

Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-1 R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such

A manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings which are not undergoing alterations, repairs, or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.
3. If gas appliances are present, carbon monoxide detection shall be required.

**CHAPTER 8
REFERENCED STANDARDS**

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.7.

ASME American Society of Mechanical Engineers
Three Park Avenue
New York, NY 10016-5990

Standard Reference	Title	Referenced in code	section number
ASME A17.1/CSA B44---	2013 Safety Code of Elevators and Escalators	606.1	

ASTM ASTM International
100 Barr Harbor Drive
West Conshohocken, PA 19428-2959

Standard Reference	Title	Referenced in code	section number
F 1346—91 (2010)	Performance Specifications for Safety Covers & Labeling Requirements For All Covers for Swimming Pools, Spas and Hot Tubs	303.2	

ICC International Code Council
500 New Jersey Avenue, NW
6th Floor
Washington, DC 20001

Standard Reference	Title	Referenced in code	section number
IBC – 15	International Building Code ®	102.3, 201.3, 304.1.1, 305.1.1, 306.1.1, 401.3, 702.3	
IEBC – 15	International Existing Building Code ®	102.3, 305.1.1, 306.1.1	
IFC – 15	International Fire Code ®	102.3, 201.3, 604.3.1.1, 604.3.2.1, 702.1, 702.2, 704.1, 704.2	
IFGC – 15	International Fuel Gas Code ®	102.3	
IMC – 15	International Mechanical Code ®	102.3, 201.3	
IPC – 15	International Plumbing Code ®	102.3, 201.3, 505.1, 602.2, 602.3	
IRC – 15	International Residential Code ®	102.3, 201.3	
IYC – 15	International Zoning Code ®	102.3, 201.3	

NFPA National Fire Protection Association
1 Batterymarch Park
Quincy, MA -2269

Standard Reference	Title	Referenced in code	section number
25 – 14	Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems	704.1.1	
70 – 14	National Electric Code	102.4, 201.3, 604.2	

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BILL 2019-4 & 2019-5

****FIRST READING****

AGENDA ITEM

TO: Mayor and City Council
FROM: Drew Bontrager, Public Works Director
DATE: February 4, 2019
RE: **Right of Way & Drainage Easement Dedication for Groat Street Project**

PURPOSE

The attached bills, Bill 2019-4 and Bill 2019-5, authorize the City Manager to accept sections of property from 723 N Godfrey, known as the R. Maria Pulliam Trust along Groat Street for permanent public right-of-way and for permanent drainage easements.

BACKGROUND

Groat Street is one of the projects identified for funding through the Transportation Improvement Tax. Eighth Street is one of the Storm Water Improvement projects identified for funding through the Storm Water Tax. Both of these projects have been combined into one project, titled Groat Street. During the design process, it was determined additional right-of-way would be required for the infrastructure improvements; such as curbs, storm sewer, drainage and sidewalks.

We continue to work on obtaining the necessary documents to allow for construction of the project. The additional right-of-way and drainage easements are identified in the attached Exhibits.

RECOMMENDATION

Recommend the Council adopt the attached bill authorizing the City Manager to accept the property along Groat Street and dedicate as permanent public right-of-way and drainage easements.

**AN ORDINANCE AUTHORIZING THE INTERIM CITY MANAGER OF
THE CITY OF CAMERON, MISSOURI TO ACCEPT PROPERTY
LOCATED ALONG GROAT STREET AS PUBLIC RIGHT-OF-WAY**

WHEREAS, the City of Cameron recently completed design for the Groat Street reconstruction project requiring additional right-of-ways; and

WHEREAS, there is one additional property with signed conveyance of right-of-way deed located along Groat Street, more particularly described in the attached Exhibits and marked as 723 N Godfrey; and

WHEREAS, in the City of Cameron desires to accept the property as permanent public right-of-way to enhance public convenience and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, MISSOURI AS FOLLOWS:

Section 1. The Mayor is hereby authorized to sign this Ordinance on behalf of the City of Cameron.

Section 2. The City Clerk is hereby directed to attest to the Mayor's signature.

Section 3. The City Clerk is hereby authorized to record the attached exhibits as permanent right-of-way.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed on first reading this 4th day of February, 2019.

Passed on second and final reading this ____ day of _____, 2019.

Mayor Darlene Breckenridge

ATTEST:

City Clerk

BILL 2019-4 & 2019-5

****FIRST READING****

AGENDA ITEM

TO: Mayor and City Council

FROM: Drew Bontrager, Public Works Director

DATE: February 4, 2019

RE: **Right of Way & Drainage Easement Dedication for Groat Street Project**

PURPOSE

The attached bills, Bill 2019-4 and Bill 2019-5, authorize the City Manager to accept sections of property from 723 N Godfrey, known as the R. Maria Pulliam Trust along Groat Street for permanent public right-of-way and for permanent drainage easements.

BACKGROUND

Groat Street is one of the projects identified for funding through the Transportation Improvement Tax. Eighth Street is one of the Storm Water Improvement projects identified for funding through the Storm Water Tax. Both of these projects have been combined into one project, titled Groat Street. During the design process, it was determined additional right-of-way would be required for the infrastructure improvements; such as curbs, storm sewer, drainage and sidewalks.

We continue to work on obtaining the necessary documents to allow for construction of the project. The additional right-of-way and drainage easements are identified in the attached Exhibits.

RECOMMENDATION

Recommend the Council adopt the attached bill authorizing the City Manager to accept the property along Groat Street and dedicate as permanent public right-of-way and drainage easements.

**AN ORDINANCE AUTHORIZING THE INTERIM CITY MANAGER OF
THE CITY OF CAMERON, MISSOURI TO ACCEPT PROPERTY
LOCATED ALONG GROAT STREET AS PERMANENT DRAINAGE
EASEMENT**

WHEREAS, the City of Cameron has completed the design for the Groat Street reconstruction project requiring permanent drainage easements; and

WHEREAS, there is one additional property with a signed permanent drainage easement deed located along Groat Street, more particularly described in the attached Exhibits, and marked as 723 N Godfrey; and

WHEREAS, in the City of Cameron desires to accept the property as permanent public drainage easements to enhance public convenience and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, MISSOURI AS FOLLOWS:

Section 1. The Mayor is hereby authorized to sign this Ordinance on behalf of the City of Cameron.

Section 2. The City Clerk is hereby directed to attest to the Mayor's signature.

Section 3. The City Clerk is hereby authorized to record the attached exhibits as permanent drainage easement.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed on first reading this 4th day of February, 2019.

Passed on second and final reading this ____ day of _____ 2019.

Mayor Darlene Breckenridge

ATTEST:

City Clerk

BILL 2019-7

****First Reading****

AGENDA ITEM

To: Mayor and City Council
From: Shellie J. Blades, City Clerk
Date: January 31, 2019
RE: Code Updates

ISSUE:

A recent review of the Code Manual found several Sections that need to be updated. Bill Number 2019-7 is a remedy for two of these Sections. Section 1-2 of Chapter 1 is being updated to reflect that a portion of the City of Cameron now resides in Caldwell County. Section 2-27 of Chapter 2 is an update to the procedures for candidate filings on the opening day of filing so that a lottery is only conducted when there are multiple candidates present at 8:00 am on opening day.

Additional Code updates are currently being considered and reviewed by Counselor Corcoran and may be coming to Council for consideration in the near future.

RECOMMENDATION:

Staff recommends approval.

**AN ORDINANCE FOR THE CITY OF CAMERON, MISSOURI
AMENDING SECTION 1-2, DEFINITIONS AND RULES OF
CONSTRUCTION OF CHAPTER 1, GENERAL PROVISIONS AND
SECTION 2-27, FILING OF CANDIDATES, OF ARTICLE II, CITY
COUNCIL, OF CHAPTER 2, ADMINISTRATION, ALL OF THE CITY OF
CAMERON CODE**

WHEREAS, from time to time the City of Cameron Code is reviewed for accuracy and relevance; and

WHEREAS, a review of Chapter 1, General Provisions and Chapter 2, Administration revealed sections which require updating.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMERON, MISSOURI, AS FOLLOWS:

Section 1. The definition for ‘County’ in Section 1-2, Definitions and rules of construction, of Chapter 1, General Provisions of the City of Cameron Code is hereby amended as follows:

Sec. 1-2. Definitions and rules of construction.

County. The words ‘the county’ shall mean the County of Clinton or the County of DeKalb or the County of Caldwell, as the case may be, in the State of Missouri.

Section 2. Section 2-27, Filing of Candidates, of Article II, City Council, of Chapter 2, Administration of the City of Cameron Code is amended as follows:

Sec. 2-27. Filing of Candidates

Any person desiring to seek elective city municipal office may do so by filing his/her name and the office for which he/she seeks election with the city clerk during normal working hours at the city clerk’s office at 8:00 a.m. on the fifteenth Tuesday prior to the election, and the closing date shall be 5:00 pm. on the eleventh Tuesday prior to the election. For the purpose of determining the order in which declarations of candidacy are filed, the city clerk or his/her designee shall hold a lottery on the first day of filing at 8:00 a.m. if more than one candidate is present at 8:00 a.m. to file their candidacy. The lottery held amongst the candidates present at 8:00 a.m. on filing day will determine the order upon which candidate’s names shall appear on the ballot. This lottery shall be open to the public and shall be held in city hall. Declarations of candidacy received thereafter shall be placed on the ballot in the order they are received. The clerk or his/her designee shall continue to accept filings until filing has closed. A legal notice shall be published in at least one (1) newspaper of the general circulation prior to the opening of the filing.

Section 3. The Mayor is authorized to sign this Ordinance approving it for the City of Cameron, Missouri.

Section 4. The City Clerk is directed to attest to the Mayor's signature.

Section 5. This Ordinance shall be in full force and effect from and after its passage.

Passed and approved on first reading this 4th day of February, 2019.

Passed and approved on second reading this _____ day of _____ 2019.

Passed and approved on third reading this _____ day of _____ 2019.

Mayor Darlene Breckenridge

ATTEST:

City Clerk/Finance Clerk

FIRST READING