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TITLE V. BUILDING AND CONSTRUCTION

CHAPTER 500: BUILDING REGULATIONS

Article I. Building Code

- Section [500.010](#): Adoption Of Building Code
Section [500.020](#): Additions, Insertions And Changes

Article II. Property Maintenance Code

- Section [500.030](#): Adoption Of Property Maintenance Code
Section [500.040](#): Reserved

Article III. Fire Prevention Code

- Section [500.050](#): Adoption Of Fire Prevention Code
Section [500.060](#): Reserved
Section [500.070](#): Establishment Of Limits

Article IV. Mechanical Code

- Section [500.080](#): Adoption Of Mechanical Code
Section [500.090](#): Reserved

Article V. Electrical Code

- Section [500.100](#): Adoption Of Electrical Code

Article VI. Plumbing Code

- Section [500.110](#): Adoption Of Plumbing Code
Section [500.120](#): Additions, Insertions And Changes

Article VII. Penalties

- Section [500.130](#): Penalty

CHAPTER 505: STREETS

- Section [505.010](#): Charge Provided For Street Cuts

CHAPTER 510: HOUSING REHABILITATION GRANT GUIDELINES

- Section [510.010](#): Purpose
Section [510.020](#): General Objectives
Section [510.030](#): Process
Section [510.040](#): Qualifications
Section [510.050](#): Grant Amounts
Section [510.060](#): Repayment

CHAPTER 515: MISCELLANEOUS BUILDING REGULATIONS

- Section [515.010](#): Airport Hangar Specifications

To search Title V right mouse click on the document and use the search option in Adobe.

TITLE V. BUILDING AND CONSTRUCTION

CHAPTER 500: BUILDING REGULATIONS

[Back to Index](#)

Cross References—Fire prevention and protection, ch. 205; streets, ch. 505; utilities, Title VII.

ARTICLE I. BUILDING CODE

SECTION 500.010: ADOPTION OF BUILDING CODE

A certain document, a copy of which is on file in the office of the City Clerk of the City of Cassville being marked and designated as "The International Building Code, 2003 Edition", including Appendix Chapters A—Employee Qualifications, B—Board of Appeals, E—Supplementary Accessibility Requirements, G—Flood-Resistant Construction, J—Grading, as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Cassville in the State of Missouri for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the City of Cassville are hereby referred to, adopted and made a part hereof, as if fully set out in this Article with the additions, insertions, deletions and changes, if any, prescribed in Section 500.020 of this Article. (Ord. No. 95-1176 §1, 7-10-95; Ord. No. 1401 §1, 3-3-03)

SECTION 500.020: ADDITIONS, INSERTIONS AND CHANGES

The following Sections are hereby revised as follows:

Section 101.1 Insert: City of Cassville, Missouri

Section 1612.3 Insert: City of Cassville, Missouri

Section 1612.3 Insert: April 15, 1977

Section 3410.2 Insert: July 10, 1995

<i>Section 108.2 Insert:</i>	Valuation	Fee
	All	\$0.13 per square foot

Section 421.9.3: Alternative devices: A natural barrier, pool cover or other protective device approved by the governing body shall be an acceptable enclosure as long as the degree of protection afforded by the substituted device or structure is not less than the protection afforded by the enclosure, gate and latch described herein.

[Back to Index](#)

Appendix G—Flood-Resistant Construction: The City of Cassville shall not issue a building permit for any person or entity to construct a building in the 100-year floodplain unless the building meets

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the requirements contained in Appendix G of the International Building Code, provided however, if the property owner(s) execute an exemption certificate, a copy of which is on file in the office of the City Clerk of the City of Cassville and file the same with the City Clerk and cause a copy of the same to be filed with the Recorder of Deeds of Barry County, Missouri, then the owners shall be allowed to construct a building in the floodplain. (Ord. No. 95-1176 §3, 7-10-95; Ord. No. 96-1209 §1, 10-21-96; Ord. No. 1401 §1, 3-3-03; Ord. No. 1466 §1, 12-20-04) [Back to Index](#)

ARTICLE II. PROPERTY MAINTENANCE CODE

SECTION 500.030: ADOPTION OF PROPERTY MAINTENANCE CODE

A certain document, a copy of which is on file in the office of the City Clerk of the City of Cassville being marked and designated as "The International Property Maintenance Code, 2003 Edition" as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Cassville in the State of Missouri; provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.040 of this Article. (Ord. No. 95-1180 §1, 7-10-95; Ord. No. 1401 §1, 3-3-03)

SECTION 500.040: RESERVED

Editor's Note—Ord. no. 1466 §1, adopted on December 20, 2004, repealed §500.040 "additions, insertions and changes" in its entirety. Former §500.040 derived from ord. no. 95-1180 §3, 7-10-95. This section has been reserved for the city's future use.

ARTICLE III. FIRE PREVENTION CODE

SECTION 500.050: ADOPTION OF FIRE PREVENTION CODE

A certain document, a copy of which is on file in the office of the City Clerk of the City of Cassville being marked and designated as "The International Fire Code, 2003 Edition" as published by the International Code Council, be and is hereby adopted as the Fire Prevention Code of the City of Cassville in the State of Missouri; provisions, penalties, conditions and terms of said International Fire Code are hereby referred to, adopted and made a part hereof, as if fully set out in this Article with the additions, insertions, deletions and changes, if any, prescribed in Section 500.060 of this Article. (Ord. No. 95-1179 §1, 7-10-95; Ord. No. 1401 §1, 3-3-03)

SECTION 500.060: RESERVED

Editor's Note—Ord. no. 1466 §1, adopted on December 20, 2004, repealed §500.060 "additions, insertions and changes" in its entirety. Former §500.060 derived from ord. no. 95-1179 §3, 7-10-95. This section has been reserved for the city's future use.

[Back to Index](#)

To search Title V right mouse click on the document and use the search option in Adobe.

SECTION 500.070: ESTABLISHMENT OF LIMITS

[Back to Index](#)

The limits referred to in Section F-3003.2 of the BOCA National Fire Prevention Code/1993 in which the storage of explosive materials is prohibited are hereby established in the zoning and subdivision regulations of the City of Cassville, State of Missouri. (Ord. No. 95-1179 §4, 7-10-95)

ARTICLE IV. MECHANICAL CODE

SECTION 500.080: ADOPTION OF MECHANICAL CODE

A certain document, a copy of which is on file in the office of the City Clerk of the City of Cassville being marked and designated as "The International Mechanical Code, 2003 Edition" as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Cassville in the State of Missouri; provisions, penalties, conditions and terms of said International Mechanical Code, are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.090 of this Article. (Ord. No. 95-1177 §1, 7-10-95; Ord. No. 1401 §1, 3-3-03)

SECTION 500.090: RESERVED

Editor's Note—Ord. no. 1466 §1, adopted on December 20, 2004, repealed §500.090 "additions, insertions and changes" in its entirety. Former §500.090 derived from ord. no. 95-1177 §3, 7-10-95. This section has been reserved for the city's future use.

ARTICLE V. ELECTRICAL CODE

SECTION 500.100: ADOPTION OF ELECTRICAL CODE

A certain document, a copy of which is on file in the office of the City Clerk of the City of Cassville being marked and designated as "The ICC Electrical Code, 2003 Edition" as published by the International Code Council, be and is hereby adopted as the Electrical Code of the City of Cassville in the State of Missouri; provisions, penalties, conditions and terms of said ICC Electrical Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article. (Ord. No. 95-1182 §1, 7-15-95; Ord. No. 1401 §1, 3-3-03)

ARTICLE VI. PLUMBING CODE

SECTION 500.110: ADOPTION OF PLUMBING CODE

A certain document, a copy of which is on file in the office of the City Clerk of the City of Cassville being marked and designated as "The International Plumbing Code, 2003 Edition" as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the City of Cassville in the State of Missouri; provisions, penalties, conditions and terms of said International Plumbing Code are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions and changes, if any, prescribed in Section 500.120 of this Article. (Ord. No. 95-1178 §1, 7-10-95; Ord. No. 1401 §1, 3-3-03) [Back to Index](#)

To search Title V right mouse click on the document and use the search option in Adobe.

SECTION 500.120: ADDITIONS, INSERTIONS AND CHANGES

[Back to Index](#)

The following Sections are hereby revised as follows:

Section P-305.6.1 (page 18, third and fifth lines). Insert: 18 inches, 18 inches (Ord. No. 95-1178 §3, 7-10-95; Ord. No. 1466 §1, 12-20-04)

ARTICLE VII. PENALTIES

SECTION 500.130: PENALTY

Any person violating any of the provisions of this Chapter or any of the Codes adopted in this Chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

CHAPTER 505: STREETS

SECTION 505.010: CHARGE PROVIDED FOR STREET CUTS

- A. Any person or firm, prior to making any installation which requires the breaking of pavement or bituminous surfacing of any public street or alley within the corporate limits of the City, shall first make a deposit in the Office of the City Clerk in the amount of three hundred dollars (\$300.00).
- A.1.a.(1) Any person or firm, having made such deposit shall be refunded the full amount of the deposit upon repair of the street cut, providing that the repairs are made in accordance with specifications provided by the Public Works Supervisor within sixty (60) days. (Ord. No. 1140 §§1–3, 3-7-94; Ord. No. 97-1225 §2, 6-16-97)

CHAPTER 510: HOUSING REHABILITATION GRANT GUIDELINES

SECTION 510.010: PURPOSE

The purpose of the rehabilitation program is to correct Code violations, overcrowded or unsanitary conditions to improve the housing and living environment for persons of low to moderate-income levels living in the City of Cassville, Missouri. All procedures or program replacements shall comply with this Chapter or with implementing grant guidelines, which are on file in the City offices. (Ord. No. 2000-1305 §1, 6-14-00)

SECTION 510.020: GENERAL OBJECTIVES

- A. The program is devised to conserve the City's present housing stock.

[Back to Index](#)

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- B. Low to moderate-income families, as hereinafter defined in Section 510.040, will receive rehabilitation work. [Back to Index](#)
- C. A quarterly review of the program shall be conducted to determine if changes or refinements are needed.
- D. City Codes will be followed in all work performed and in the installation of all materials.
- E. Qualified and licensed contractors will do all work.
- F. Grants or loans are limited to one (1) per property.
- G. The program will encompass the target area as outlined in the Community Development Application, as noted herein in Section 510.040(E).
- H. The Housing Advisory Board shall be responsible for the making of all decisions as to the method used in rehabilitating the property with the right of appeal by the owner to the Governing Body of the City of Cassville.
- I. Competitive bids shall be let on each project and the lowest responsible selected, subject to the approval of the Housing and Advisory Board (and the Governing Body of the City). Minority contractors may receive negotiated bids, if approved by the Housing and Advisory Board (and the Governing Body of the City). If less than three (3) bids are received, an estimate from the rehabilitation inspector will be used as a bid. Any bid within ten percent (10%) of this estimate may then be accepted. The City reserves the right to throw out the low bid if at least four (4) bids are received.
- J. Inspections of the work shall be made to insure that it fulfills the terms of the grant and contract agreement before payment is submitted.
- K. City Council members, Housing and Advisory Board members, City employees and City Officers shall not be eligible for grant assistance, contract or subcontract for any work, or have any personal interest, direct or indirect, in any contract under this project. (Ord. No. 2000-1305 §2, 6-14-00)

SECTION 510.030: PROCESS

- A. This is a voluntary program. All interested persons must make application before any action can be taken.
- B. Applicants who qualify will be taken on a first-come, first-served basis. An emergency situation will receive priority. All decisions pertaining to emergencies will be made by the Housing and Advisory Board, which decision must be approved by the Governing Body of the City before becoming effective.
- C. The Program Housing Inspector will make a complete house inspection. A deficiency will be prepared and submitted to the property owner. A work write-up will be prepared, as well as a cost estimate. All decisions concerning repairs to be made to the structure will be made by the Housing and Advisory Board with the right of appeal by the owner to the Governing Body of the City. [Back to Index](#)
- D. All items on the work write-up, as well as other pertinent information, will be discussed with the owner, Housing and Advisory Board, and contractor before a contract is signed, and any allowable revisions may be made at that time. (Ord. No. 2000-1305 §3, 6-14-00)

To search Title V right mouse click on the document and use the search option in Adobe.

[Back to Index](#)

SECTION 510.040: QUALIFICATIONS

A. Income limits for applicants:

<i>Number of Persons/Household</i>	<i>Total Annual Gross Household Income</i>
1	\$ 20,950.00
2	23,950.00
3	26,950.00
4	29,900.00
5	32,300.00
6	34,700.00
7	37,100.00
8+	39,500.00

- B. Property will be eligible only if the owner signs an agreement to repay the full grant amount if the property rehabilitated is sold within five (5) years of contract completion or, if rental property, the rent received by the owner is increased in violation of the rent-freeze agreement executed for this property.
- C. An owner-applicant must not have net assets in excess of fifty thousand dollars (\$50,000.00), excluding equity in property.
- D. The owner must have a recorded deed of ownership. A Contract for Deed properly executed shall constitute ownership, only if it contains provisions indicated in the guidelines which are on file in the City offices. The buyer and the seller will be required to make joint application and jointly execute the contract for rehabilitation work. The same applies to renter-applicant—both renter and owner shall be required to jointly apply and execute the contract.
- E. Only properties within the target area will be eligible for grant assistance, except in circumstances which involve minority or handicapped needs, as set out in the City's grant applications.
(Ord. No. 2000-1305 §4, 6-14-00)

SECTION 510.050: GRANT AMOUNTS

The amount of any approved grant will be the total cost of the rehabilitation, not to exceed the sum of fifteen thousand dollars (\$15,000.00) and a repayable loan not to exceed fifteen thousand dollars (\$15,000.00) as indicated in the guidelines (which are on file in the City offices) or twenty five thousand dollars (\$25,000.00) for substantial reconstruction. (Ord. No. 2000-1305 §5, 6-14-00)

[Back to Index](#)

To search Title V right mouse click on the document and use the search option in Adobe.

SECTION 510.060: REPAYMENT

[Back to Index](#)

Recipients do not repay grants, unless a violation of Section 510.040, Qualifications, of this Chapter occurs. (Ord. No. 2000-1305 §6, 6-14-00)

CHAPTER 515: MISCELLANEOUS BUILDING REGULATIONS

SECTION 515.010: AIRPORT HANGAR SPECIFICATIONS

The following shall represent the minimum building requirement for any airport hangar located at the Cassville Municipal Airport.

- .1. Minimum building size fifty (50) feet X fifty (50) feet.
- .2. Land lease based on building width X eighty (80) feet.
- .3. Roof pitch must be 1/12–4/12.
- .4. All steel framed construction meeting IBC 2000 or latest revision adopted by the City of Cassville.
- .5. Interior floor shall consist of reinforced concrete at six (6) inch minimum thickness.
- .6. Metal siding: white in color and 26 gauge or heavier.
- .7. All materials must be new or unused.
- .8. Hangar door must be approved by the Airport Authority.
- .9. Must connect to City water, sewer and gas if and when available.
- .10. Developer shall submit engineered metal building plans sealed by a professional engineer or architect licensed in the State of Missouri (four (4) sets).
- .11. Building shall meet current building codes associated with airport hangar construction as established for the intended use.
- .12. Site plans shall be submitted with building plans and coordinated with existing structures (four (4) sets).
- .13. Positive drainage shall be incorporated into site plans. (Ord. No. 1456 §1, 11-1-04)

[Back to Index](#)