

Readings October 28, 2010  
October 28, 2010

Bill No. 114  
Ord. No. 10-10

**AN ORDINANCE OF THE VILLAGE OF RIVERVIEW, MISSOURI, ADOPTING THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE.**

**WHEREAS**, the Board of Trustees of the Village of Riverview, Missouri is eager to adopt minimum requirements and standards for the construction, use, and occupancy of buildings and structures, the installation of mechanical, electrical, and plumbing systems, fixtures, and equipment, the proper maintenance of buildings, structures, and properties, the safe use of blasting agents for excavations and related construction, to protect the health, safety, and welfare of the citizens of the Village; and

**WHEREAS**, the St. Louis County Council adopted the 2009 Edition of the International Building Code on July 21, 2010 by Ordinance 24,444;

**BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF RIVERVIEW, MISSOURI, AS FOLLOWS:**

**Section One.**

That a certain document, three (3) copies of which are on file in the office of the Village Clerk of the Village of Riverview, being marked and designated as the *International Building Code*, 2009 edition, including Appendix Chapters E, F, and G (see *International Building Code* Section 101.2.1, 2009 edition), as published by the International Code Council, be and is hereby adopted as the Building Code of the Village of Riverview, 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 therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said Building Code on file in the office of the Village of Riverview are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in Section 2 of this Ordinance.

**Section Two.**

The following sections are hereby revised:

Section 101.1.  
Section 105.2

Insert: Village of Riverview

Delete the following:

- ~~1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11 m sq)~~
- ~~2. Fences not over 6 feet (1829 mm) high.~~
- ~~3. Oil derricks.~~
- ~~4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall unless supporting a surcharge or impounding Class I, II, or III liquids.~~
- ~~6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below, and are not part of an accessible route.~~
- ~~12. Window awnings supported by an exterior wall that does not project more than 54 inches (1372 mm) from the exterior~~

~~wall and do not require additional support of Groups R-3 and U-occupancies.~~

Section 1612.3.  
Section 1612.3.  
Section 3412.2.

Insert: Village of Riverview  
Insert: September 30, 2010  
Insert: November 1, 2010

**Section Three.**

That Ordinance No. 07-01 of the Village of Riverview entitled AN ORDINANCE AMENDING SECTION 500.010 OF THE VILLAGE OF RIVERVIEW, MISSOURI VILLAGE CODE REGARDING BUILDING CODES and all other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**Section Four.**

That if any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Village of Riverview hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

**Section Five.**

That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

**Section Six.**


That the Village Clerk is hereby ordered and directed to cause this Ordinance to be published.

**Section Seven.**

That this Ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption.

**PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF RIVERVIEW, MISSOURI,  
THIS 28<sup>th</sup> DAY OF OCTOBER, 2010.**

Respectfully Submitted,

  
Steve Paro, Chairman

ATTEST:

  
Megan Asikainen, Village Clerk