

AN ORDINANCE AMENDING ORDINANCE NO. 4788, THE MUNICIPAL CODE OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, CHAPTER 500, ADOPTION OF BUILDING CODES, ARTICLE II, BOCA NATIONAL EXISTING STRUCTURES CODE; SECTION 500.040 AMENDMENTS, CHANGES AND DELETIONS IN EXISTING STRUCTURES CODE (30); BY ADDING NEW SUB-SECTION ES 404.4.1 MINIMUM CEILING HEIGHTS FOR BATHROOMS, WATER CLOSETS AND BASEMENTS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, as follows:

SECTION 1. CHAPTER 500 ADOPTION OF BUILDING CODES, ARTICLE II, BOCA NATIONAL EXISTING STRUCTURES CODE; SECTION 500.040 AMENDMENTS, CHANGES AND DELETIONS IN EXISTING STRUCTURES CODE (30), is hereby amended by adding new Sub-Section ES 404.4.1 Minimum Ceiling Heights, Ceiling Heights for Bathrooms, Water Closets and Basements, as follows:

ES 404.4 Minimum Ceiling Heights: REMAINS THE SAME.

ES-404.4 Minimum ceiling heights: Habitable spaces shall have a clear ceiling height over the minimum area required by this code at not less than 7 feet (2134 mm) except that in attics or top half-stories, the ceiling height shall be not less than 7 feet (2134 mm) over not less than one-third of the minimum area required by this code when used for sleeping, study or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of 5 feet (1524 mm) or more shall be included. Minimum ceiling heights for Use Groups A, B, E and M shall be seven and one-third (7-1/3') feet.

Exception: Hallways, corridors and kitchens shall have a ceiling height of not less than 7 feet (2134 mm) to the lowest projection from the ceiling. Bathroom and toilet rooms shall have a ceiling height of not less than six feet eight inches to the lowest projection of the ceiling.

ADD NEW SUB-SECTION :

ES-404.4.1 Minimum Ceiling Heights: Ceiling heights for bathrooms, water closets and basements.]

Every dwelling unit shall have at least one bathroom with a minimum ceiling height of 6'8". Additional bathrooms and water closets may have a reduced ceiling height.

Basement rooms in one and two family dwellings, occupied exclusively for laundry, study or recreation purposes shall have a ceiling height of not less than six feet eight inches (6'8") with not less than 6 feet 4 inches of clear height under beams, girder, ducts and similar obstructions.

SECTION 2. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 3. This Ordinance shall take effect and be in full force on the thirty-first day following its passage and being signed as provided by law.

PASSED and SIGNED this 8th day of September, 2009.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: August 17, 2009
Second reading: September 8, 2009