

**Resolution No. 23-1953, a Resolution of the City of Wentzville, Missouri, Regarding the Policy of the City of Wentzville, Missouri, on Workmanship, Siding Repairs, and Water Resistive Barriers in Accordance with the 2015 International Property Maintenance Code (IPMC) and the 2015 International Residential Code (IRC)**

**WHEREAS**, the City of Wentzville, Missouri (the "City"), is dedicated to maintaining the highest standards of workmanship, ensuring that all repairs, maintenance work, alterations, and installations are carried out with skill, precision, and in accordance with the applicable building codes, including the 2015 International Property Maintenance Code (IPMC) and the 2015 International Residential Code (IRC); and

**WHEREAS**, it is essential to address situations where a water-resistive barrier is not found when replacing siding, with the aim of promoting building envelope integrity and adherence to current codes, particularly 2015 IRC Section R703.2; and

**WHEREAS**, the City of Wentzville recognizes the importance of the term "Workmanlike" as defined in the IPMC, which emphasizes the need for work to be executed in a skilled manner, meeting specific criteria and allowing the performance anticipated by the IPMC; and

**WHEREAS**, compliance with manufacturer's installation instructions for equipment is essential for proper operation and safety; and

**WHEREAS**, the City's requirements for performance of repairs, maintenance work, alterations, and installations are carried out with skill, precision, and in accordance with the applicable building codes, including the IPMC and IRC are especially important following significant storms and natural disasters; and

**WHEREAS**, the Board of Aldermen of the City of Wentzville, Missouri, deems it necessary and appropriate for the protection of the health, safety and welfare of the residents and property owners within the City to adopt this resolution to clearly establish and communicate the City's policy on workmanship, siding repairs, and water resistive barriers in accordance with the IPMC and IRC.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI, AS FOLLOWS:**

**Section 1:** In accordance with 2015 International Property Maintenance Code (IPMC) and the 2015 International Residential Code (IRC), the policy of the City of Wentzville, Missouri, on workmanship, siding repairs, and water resistive barriers, shall be as follows:

1. The City of Wentzville shall strictly enforce and uphold the standards of workmanship as specified in the 2015 International Property Maintenance Code (IPMC), mandating that all repairs, maintenance work, alterations, or installations related to this code are executed in a skilled manner, adhering to the definition of "Workmanlike" as found in the code. Workmanlike repairs should be generally plumb, level, square, in line, undamaged, and without marring adjacent work.

2. Repairs to damaged siding and shingles shall be executed and installed in a workmanlike manner and in accordance with the manufacturer's instructions. Repairs shall be executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged, and matching in appearance. The repair must be performed in a manner consistent with work done by a skilled craftsman and shall be square, and installed with proper tools and methods. A color match to the existing siding or shingles must be executed or replacement of the entire plane is required in order to maintain the intent of the code.

3. Unless specified otherwise by the manufacturer's instructions, fasteners for vinyl siding shall be 0.120-inch (3 mm) shank diameter nails with a 0.313-inch (8 mm) head or 16-gage staple with a 3/8-inch to 1/2-inch crown. The total penetration into sheathing, furring framing or other nailable substrate shall be a minimum 1-1/4 inches, maximum spacing between fasteners for horizontal siding shall be 16 inches, and for vertical siding 12 inches both horizontally and vertically. Replacing damaged panels, with the same or meeting the specifications of the existing siding, shall be completed per the manufacturer's instructions using the proper tool to unzip the damaged panels and lock in the new panels to ensure the building envelope's integrity.

4. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gage shank with a minimum 3/8-inch-diameter head, of a length to penetrate through the roofing materials and not less than 3/4 inch into the roof sheathing or per manufacturer's specifications. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Replacing damaged shingles, with the same or meeting the specifications of the existing shingles, shall be completed per the manufacturer's instructions, using the proper tool to break the sealant bonds and removing the required amount of shingles to make the repair.

**Section 2:** This policy shall be effective immediately upon adoption, shall apply to all repairs, maintenance work, alterations, and installations performed after the date of this resolution, and shall be communicated to all relevant parties for compliance.

APPROVED BY THE BOARD OF ALDERMEN THIS 25 DAY OF October, 2023

  
Mayor, Nickolas Guccione

Attest:

  
City Clerk, Kathryn Bowman

Approved as to Form:

  
Attorney