

ORDINANCE #66788
Board Bill No. 97

An Ordinance adopting the International Existing Building Code, 2003 Edition with changes, as the Existing Building Code of the City of Saint Louis; repealing Ordinance 65927; and containing a penalty clause, a savings clause and an emergency clause.

BE IT ORDAINED BY THE CITY OF SAINT LOUIS AS FOLLOWS:

SECTION ONE.

An ordinance repealing Ordinance 65927, approved June 26, 2003, and codified as Chapter 25.20, pertaining to the Existing Building Code of the City of Saint Louis which adopted the International Existing Building Code 2003: and enacting in lieu thereof a new Existing Building Code and adopting the ICC Existing Building Code 2003.

SECTION TWO.

The *International Existing Building Code, 2003*, first printing, as published by the International Code Council, Inc., three copies of which are on file in the Office of the Register of the City of Saint Louis, being marked and designated as the *International Existing Building Code, 2003* as published by the International Code Council, Inc., be and is hereby adopted as "The Existing Building Code of the City of Saint Louis, in the State of Missouri", pursuant to the Ordinance and in conformity with Section 71.943 RSMo for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said *International Existing Building Code, 2003* are hereby referred to, adopted and made a part hereto, as if fully set out in this ordinance with the additions, insertions, deletions and changes prescribed in Section Three of this Ordinance.

SECTION THREE.

The *International Existing Building Code, 2003* is amended and changed in the following respects:

Delete Chapter 1 as published in its entirety.

Add new Chapter 1 to read as follows:

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title. These regulations shall be known as the *Existing Building Code* of the City of Saint Louis hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall control matters concerning the repair, alteration, change of occupancy, addition, and relocation of existing buildings. A building or portion of a building which has not been previously occupied or used for its intended purpose shall comply with the provisions of the *International Building Code, Uniform Plumbing Code, International Mechanical Code, National Electrical Code* and Zoning Ordinances as amended for new construction.

This code does not replace nor repeal any existing codes except as herein mentioned. This code applies to existing buildings only, and if in conflict with any other ordinance, the most restrictive shall apply.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of the City of Saint Louis Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Gas. The provisions of the City of Saint Louis Fuel Gas Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the City of Saint Louis Mechanical Code shall apply to the installation, alteration, repair, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.4.4 Plumbing. The provisions of the City of Saint Louis Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.5 Property maintenance. The provisions of the *International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety, hazards; responsibility of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.5.1 Work on individual components or portions. Where determination is made by the code official that a component or a portion of a building or structure is in need of repair, strengthening or replacement by provisions of this code, only that specific component or portion shall be required to be repaired, strengthened or replaced unless specifically required by other provisions of this code or the code official.

101.4.5.2 Design values for existing materials and construction. The incorporation of existing materials, construction and detailing into the structural system shall be permitted when approved by the code official. Minimum quality levels and maximum strength values shall comply with this code.

101.4.6 Fire prevention. The provisions of the *International Fire Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.5 Safeguards during construction. All construction work covered in this code, including any related demolition, shall comply with the requirements of Chapter 13.

101.6 Appendices. The code official is authorized to require rehabilitation and retrofit of buildings, structures, or individual structural members in accordance with the appendices of this code if such appendices have been individually adopted. When any of such appendices is specifically referenced in the code, it shall become a part of this code without any special adoption by the local jurisdiction.

101.7 Correction of violations of other codes. Repairs or alterations mandated by any property, housing or fire safety maintenance code or mandated by any licensing rule or ordinance, adopted pursuant to law, shall conform only to the requirements of that code, rule, or ordinance and shall not be required to conform to this code unless the code requiring such repair or alteration so provides.

SECTION 102 APPLICABILITY

102.1 General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

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

102.3 Application of references. 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.

102.4 Referenced codes and standards. The codes and standards referenced in Chapter 14 of this code shall be 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 referenced codes and standards, the provisions of this code shall apply. Reference standards shall be permitted to be updated by rule making authority of the code official.

102.4.1 Standards and guidelines for structural evaluation. The code official shall allow structural evaluation, condition assessment and rehabilitation of buildings, structures or individual structural members based on this code's appendix chapters, referenced standards, guidelines or other approved standards and procedures.

102.4.2 Compliance with other codes, standards and guides. Compliance with the structural provisions of the *2003 International Building Code* shall be deemed exceeding or equivalent to compliance with the structural provisions of this code.

102.5 Partial invalidity. In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of the adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *International Fire Code*, or as deemed necessary by the code official for the general safety and welfare of the occupants and the public.

No building or structure shall be constructed, extended, repaired, removed, altered or occupied in violation of these provisions, except for repairs as defined in Section 105.2.2, and except further that the raising, lowering or moving of a building or structure as a unit necessitated by a change in legal grade or widening of a street shall be permitted, provided the building or structure is not otherwise altered or its occupancy changed. Political subdivisions of the State of Missouri, including but not limited to, the Board of Education, Metropolitan Sewer District, the Saint Louis Housing Authority, Saint Louis Police Department, Metro, Planned Industrial Expansion, Land Clearance Redevelopment Authority, Land Reutilization Authority, Saint Louis Development Corporation and the Regional Convention and Sports Complex Authority are covered under the provisions of this code for all property within the city limits.

Exceptions:

1. Structures owned and occupied by the United States of America or the State of Missouri.
2. City of Saint Louis owned property located outside of the City Limits.
3. Existing building occupancies that are licensed by the State of Missouri as family child care homes providing home day care, as specified in Section 310.3 of the *International Building Code*.
4. Structures located within cemetery boundaries which are less than one thousand square feet in area and less than twenty feet in height, measured from grade to the highest point.
5. Laying or relaying of railroad trackage sidings and their appurtenant signals, culverts and structures.

102.7 Matters not provided for. Any requirements that are essential for the structural, fire or sanitary safety of an existing building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the Code Official.

The code official shall be permitted to delegate to the Department of the President, Board of Public Service, responsibility for code compliance inspections on projects within the City Limits let by the Board of Public Service or let as an Emergency Agreement. If such delegation is made, that office shall certify in writing to the code official at the completion of the project that they did inspect and believe the project to comply with the code.

102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to that required for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

102.8 Other regulations. When the provisions specified herein for public safety, health and welfare are in conflict with other regulations, the most rigid requirements of either the Building Code or other regulations shall apply whenever they conflict. However, the code official shall not be the enforcement officer for such other ordinances or regulations unless specified in said ordinances or regulations.

102.9 Buildings, structures or premises partly within city limits. When a building, structure or premises is constructed partly within the City and partly within County Limits, the Building Commissioner shall be authorized to enter into agreements with the adjoining code jurisdictions to avoid duplications of inspections, fees and permits.

SECTION 103 DIVISION OF BUILDING AND INSPECTION

103.1 Creation of enforcement agency. There is hereby created the Division of Building and Inspection. The Division shall consist of the following sections to include, but not be limited to: Administration Section, Building Inspection Section, Central File Section, Court Section, Electrical Inspection Section, Mechanical Inspection Section, Permit Section, Plan Exam Section, Plumbing Inspection Section and Zoning Section.

103.2 Building commissioner. The head of the Division of Building and Inspection shall be known as the Building Commissioner, in accordance with Section 15, Article 13 of the Charter of the City of Saint Louis.

103.2.1 Appointment; qualifications. The Building Commissioner, also herein referred to as the code official, shall be a Missouri licensed professional architect or engineer, and shall be appointed by the Director of Public Safety, and shall possess the necessary qualifications established by the Department of Personnel of the City of Saint Louis.

103.3 Organization. The code official shall appoint such numbers of architects, engineers, technical assistants, inspectors and other employees such as clerks, typists and cashiers, as shall be necessary for the administration of the codes governed by this ordinance, and as authorized by the code official in conformance with Civil Service qualifications and regulations. The code official shall be permitted to delegate appropriate subordinates to act in the exercise of the duties of this code, and they also shall be designated as code officials. The code official is authorized to designate employees as needed who shall exercise all the powers of the code official during the temporary absence or disability of the code official.

103.4 Restriction of employees. An official or employee connected with the Division of Building and Inspection, except one whose only connection is that of a member of the Board of Appeals, established under the provisions of Section 112, shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of construction documents thereof, unless that person is the owner of the building, or a first degree relative of the owner of the building; nor shall such officer or employee engage in any work which conflicts with official duties or with the interests of the Division of Building and Inspection.

Further, no Building Division employee shall be employed by or serve as an employee of any other division within the city service unless a formal request is made by the Building Commissioner to and approved by the appointing authority of that division.

103.5 Relief from personal responsibility. The code official 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 any act required or permitted in the discharge of official duties. Any suit instituted against any employee because of an act performed by that person in the lawful discharge of duties and under the provisions of this code shall be defended by the City of Saint Louis City Counselor's Office until the final termination of the proceedings. The code official or any subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any employee of the Division of Building and 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.

The above protection shall also extend to former employees for work performed during their period of employment with the City of Saint Louis.

103.6 Official records. An official record shall be kept of all business and activities of the department specified in the provisions of this code, and all such records shall be open to public inspection at all appropriate times.

A reasonable charge shall be established for making copies of documents. If staff time is required to assemble requested data, an estimate shall be made of personnel charges, including fringe benefits, and a signed agreement made prior to undertaking such projects. The Division of Building and Inspection is not obligated to assemble data into formats that it does not use or need in the ordinary prosecution of its work.

Further, whenever any person, firm or corporation requests a comprehensive historical investigation of the Division of Building and Inspection records relating to building or occupancy permits, an application fee of twenty-five dollars shall be charged, as specified in Section 108.2.1, in addition to all other fees as provided in other sections of this code.

SECTION 104 DUTIES AND POWERS OF CODE OFFICIAL

104.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.1.1 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 regulations 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 violating accepted engineering practice involving public safety.

104.1.2 Accepted engineering practice. In the absence of provisions not specifically contained in this code or approved rules, the regulations, specifications and standards listed in Chapter 35, Referenced Standards, shall be deemed to represent accepted engineering practice in respect to the material, equipment, system or method of construction therein specified.

104.2 Applications and permits. The code official shall receive applications, review construction documents, issue or deny permits for the erection, alteration, demolition, moving or occupancy of buildings, structures or premises, inspect the premises for which such permits have been issued, and enforce compliance with the provisions of this code.

104.2.1 Preliminary meeting. When requested by the permit applicant, the code official shall meet with the permit applicant to discuss plans for the proposed work or change of occupancy prior to the application for a permit in order to establish the specific applicability of the provisions of this code.

Exception: Repairs, and level 1 alterations.

104.2.1.1 Building evaluation. The code official is authorized to require an existing building to be investigated and evaluated by a licensed design professional to determine the existence of any potential nonconformance with the provisions of this code.

104.3 Notices and orders. The code official shall issue all necessary notices or orders to insure compliance with this code.

104.4 Inspections. The code official shall make all of the required inspections, or the code official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and 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. The owner shall provide such special inspections as are required by the code official.

104.5 Identification. The code official shall carry proper identification when inspecting buildings, structures or premises in the

performance of duties under this code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall recourse to the remedies provided by law to secure entry.

104.6.1 Disasters. In the event of a disaster such as windstorm, tornado, flood, fire earthquake, bomb blast or explosion, the code official is hereby authorized to enter and inspect structures within the affected area, subject to constitutional restrictions on unreasonable searches and seizures. When, in the opinion of the code official, there is imminent danger to an unsafe condition, the code official shall take emergency measures in accordance with this code. If the code official determines, after inspection, that a structure is unfit, the code official shall declare it a public nuisance, cause a report to be prepared and notify the affected parties in accordance with this code.

104.6.1.1 Post-disaster inspections. The code official is authorized to deputize Missouri Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri State Emergency Management Agency (SEMA) to conduct emergency post-disaster safety evaluations of buildings.

104.7 Liability. The code official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an 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 City of Saint Louis City Counselor's Office until the final termination of the proceedings. The code official or any subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any employee of the Division of Building and 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.

The above protection shall also extend to former employees for work performed during their period of employment with the City of Saint Louis.

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

104.8.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless they have been reconditioned, tested and placed in good and proper working condition and approved by the code official.

104.9 Modifications. Wherever there are practical difficulties involved in carrying out 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 representative, 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, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Department of Public Safety.

104.9.1 Areas prone to flooding. The code official shall not grant modifications related to areas prone to flooding without the granting of a variance to such provisions by the Board of Building Appeals.

104.10 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided any such alternative has been approved. An alternative material, design 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.

104.10.1 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.

104.10.2 Tests. 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 as evidence of compliance to be made at no expense to the jurisdiction. 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 approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the code official for the period required for the retention of public records.

104.10.3 Research and investigations. The code official shall require that sufficient technical data be submitted to substantiate the proposed use of any material or assembly, and if it is determined that the evidence submitted is satisfactory proof of performance for the use intended, the code official shall approve its use subject to the requirements of this code. The costs of all tests, reports and investigations required under these provisions shall be paid by the applicant or owner.

SECTION 105 PERMITS

105.1 Required. Any owner who intends to perform site grading, excavate, construct, enlarge, alter, make non-ordinary repairs to, move or demolish a building, or structure; or change the occupancy of a building, structure or premises from one use group to another; or to change to a prohibited use; or to cause any such work to be done, or to use explosives for blasting in connection with demolition, excavation, construction or other building operation, shall first make application to the code official and obtain the required permit.

Exception: No permit shall be issued to repair any building or structure condemned in accordance with Section 118 or Section 119 of the *International Building Code* if such building or structure is included in an executed contract for demolition between the City of Saint Louis and a demolition contractor.

105.1.1 Preservation Board permit requirements. When the ordinances of the Cultural Resources Office of the Planning and Urban Design Agency (CRO) require a permit for items for which this code does not require a permit, applications shall be permitted to be taken by the Building Division and processed solely to the Cultural Resources Office. Both the Building Commissioner and the Cultural Resources Office Director are authorized to place stop work orders. Any appeals or court actions resulting from such citations, applications or permits shall have technical and aesthetic testimony from the Preservation Board and the staff of the Cultural Resources Office.

105.1.2 Cultural Resources Office denial. Unless overruled by the Building Commissioner as a result of an emergency situation, or the Planning and Urban Design Commission, a denial from the Preservation Board shall be the final denial; no further notice from the code official shall be required to any person.

105.2 Work exempt from permit. The following types of construction work, for all Groups covered by this code, unless otherwise noted, shall be considered as ordinary repairs or minor work for which a building permit is not required.

Exceptions:

1. A Flood Plain Development Permit is still required to be obtained if the site is located in the flood plain areas defined by FEMA.
 2. Ordinary repairs or minor work to residential buildings and structures up to four units, which fall under the purview of the Cultural Resource Office requiring a "Cultural Resource Office Only" permits.
01. Tuckpointing, exterior and interior painting, floor sanding and refinishing, floor tile or carpeting, replacement of flooring with like material, application of wall paper and other wall covering material, moveable cases, counters and partitions, and

- cabinet installation, counter tops and similar finish work;
02. Plaster patching and/or gypsum board replacement not exceeding twenty-five percent (25%) of the total wall or ceiling area of a room or space provided the fire rating and moisture resistance is maintained and no modifications are made;
 03. Repair or replacement of existing gutters and above grade portions of downspouts;
 04. Application of pre-finished aluminum, steel, vinyl or other like materials on soffits, fascia boards, rake boards and overhangs;
 05. Replacement or repair of existing windows and frames, whenever no modification is made to the opening; installation of storm windows and doors, whenever no modification is made to the opening; glazing and glass replacement;
 06. Replacement or repair of exterior and/or interior doors and/or frames, provided the fire rating, when applicable, is maintained, and no modification is made to the opening;
 07. Sidewalks and driveways within property lines;
 08. Exterior ramps, stairs, and/or steps, which are on grade and not more than 12 inches above grade, not attached to the structure, and within property lines;
 09. Paved areas for single family residential use on the same lot as the primary structure, without roofs, covers or enclosures;
 10. Concrete patio slabs or wooden patios/decks which rest directly on the ground or a rock base, provided that they are not covered by a roof or canopy, not supported by any type of permanent foundation and a maximum of 12 inches above finished grade;
 11. Miscellaneous site work, landscaping, gardens, shrubbery and planting boxes, excavation or fill that does not create a permanent change in property elevation of more than 6 inches along property lines, block drainage or create erosion or damage to adjacent properties;
 12. Fixed or retractable awnings installed on one and two family residential buildings which do not project over property lines, and not over 40 square feet in projected area;
 13. Wall paneling of any type when applied directly to existing residential room wall surfaces;
 14. Ceiling tile of any type, other than foam plastic, when applied directly to existing ceiling surfaces, except when within assembly rooms with more than 300 occupants, institutional rooms or spaces, mercantile spaces exceeding 3,000 square feet. Replacement of damaged lay-in acoustical ceiling panels of like materials up to twenty-five percent (25%) of the ceiling area in a room or space and a maximum of 500 square feet;
 15. Installation of battery-operated smoke detectors within existing single family homes or apartments;
 16. Small detached accessory buildings, such as utility/storage/tool sheds, cabanas, play houses, etc., 50 square feet in area or less and less than 12 feet in height, provided such accessory buildings maintain the setbacks required by the Zoning Ordinance. This does not include accessory buildings having unique uses such as barbeque and/or smoke houses, storage of fuel or other hazardous material having fuel fired equipment, and other uses that present an increased fire hazard or nuisance to adjoining property. A permit is required for all buildings housing these types of uses exceeding 50 square feet in area;
 17. Residential accessory structures such as arbors, garden trellises and other minor structures, provided such structures maintain the setbacks required by the Zoning Ordinance;
 18. Above-ground swimming pools, hot tubs and spas placed on a slab. Also, in-ground swimming pools with less than 24" water depth with a surface area of less than 250 square feet. All pools, hot tubs and spas shall maintain the setbacks required by the Zoning Ordinance. All pools require a permit from the City Health Department;

19. Roof covering replacement with like material; Replacement of 25% or less of the roof sheathing with like material;
20. New aluminum, steel, fiber cement, hardboard, and vinyl exterior siding with no change to existing openings;
21. Replacement of existing fencing, same height, material and location, except when enclosing swimming pools, hot tubs or spas;
22. Retaining walls 18" or less in height;
23. Non-dish radio or television antennae 12 feet or less in height, mounted on the ground, not in the front yard area, attached to, or on the roof of a building. Dish antennas 2 feet in diameter or less installed on grade or on the roof, provided such antennae maintain the setbacks required by the Zoning Ordinance, and comply with Section 3108.6.1;
24. All repairs, including smoke or fire damage, termite, wind repairs, etc., to a building when the code official determines the work is of a minor cosmetic nature and there is no damage or change to any part of the building structure. A field inspection is required to determine the nature of the repair;
25. Resealing and/or restriping of an existing paved parking lot, provided the restriping done matches the existing configuration and the number of spaces remain the same;
26. Tents smaller than 1000 square feet, or those used for private family events on the same lot as the owner's residence.
27. Small statues on private property, erected on grade, not attached to or part of a building or structure.
28. Normal backyard playground equipment including basketball goals and standards;
29. Foundations and floor slab repair such as patching/filling of crack of up to 1/4 inch in walls and 3/8 inch in slabs, waterproofing, etc., including underpinning, provided the building is otherwise structurally sound and plumb;
30. Relining, repairing, patching an/or shotcreting existing swimming pool walls or floors, provided required minimum water depths under diving boards, if present, are maintained.
31. Ordinary and/or minor repairs to exterior cantilevered balconies, stairways and fire escapes such as patching or replacing small areas of treads, risers and platform surfaces, repairing and/or replacing small areas of handrail and guardrail panels, etc. as long as it does not effect the structural components of the exterior cantilevered balcony, stairway or fire escape.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the code official.

105.2.2 Repairs. Application or notice to the code official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, fire suppression or detection system, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution, metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.2.4 Structural damage building repair. Repairs to buildings that are determined by the code official to have sustained moderate or serious structural damage due to property maintenance neglect, improper alterations, fire, earthquake, wind, flood or other natural disasters, shall require a building permit with construction documents prepared, sealed, signed and dated by a Missouri licensed design professional.

105.2.4.1 Condemned for occupancy or condemned for demolition building repair. Repairs to buildings that

are determined by the code official to be condemned for occupancy or condemned for demolition shall require a building permit with construction documents prepared, sealed, signed and dated by a Missouri licensed design professional.

105.2.5 Maintenance. All buildings, structures or premises, and all parts thereof, both existing and new, shall be maintained in a safe and sanitary condition. All service equipment, means of egress, devices and safeguards which are required by this code in a building, structure or premises, or which were required by a previous statute in a building or structure, when erected, altered or repaired, shall be maintained in good working order.

105.2.6 Owner responsibility. The owner(s) or the owner's agent shall be responsible for the safe and sanitary maintenance of the building, structure or premises and its means of egress facilities at all times.

105.3 By whom application is made. Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the Missouri licensed design professional employed in connection with the proposed work. The full names, addresses and telephone number of the owner, lessee, and applicant shall be stated in the application. Every application should have a local contact person listed. Demolition and occupancy permit applications, when applied for by anyone other than the owner of record, shall be accompanied by a notarized letter of authorization or other documentation from the owner of record granting permission to apply.

105.3.1 Application for permit. To obtain a permit, the applicant shall first file an application on a form furnished by the Department of Public Safety, Division of Building and Inspection for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which the application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required by Section 106.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the code official.

105.3.2 Action on application. The code official shall examine or cause to be examined applications for permits and amendments thereto. If the application or the construction documents do not conform to the requirements of all pertinent laws, the code official shall reject such application in writing, stating the reasons therefore. If the code official is satisfied that the proposed work conforms to the requirements of this code and all City of Saint Louis laws and ordinances applicable thereto, the code official shall issue a permit. The code official shall rely upon other City agencies to review for compliance with their ordinance requirements.

105.3.2.1 Substantially improved or substantially damaged existing buildings in areas prone to flooding.

For applications for reconstruction, rehabilitation, addition, or other improvement of existing buildings or structures located in an area prone to flooding, the code official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its predamage condition. If the code official finds that the value of the proposed work equals or exceeds 50 percent of the market value of the building or structure before the damage has occurred or the improvement is started, the finding shall be provided to the board of appeals for a determination of substantial improvement or substantial damage. Applications determined by the board of appeals to constitute substantial improvement or substantial damage shall meet the requirements of this code.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been

abandoned six months after date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding ninety days each if the code official deems that there is reasonable cause and if a written request is received from the applicant for the extension prior to the expiration date.

105.3.4 Action on application for permit to use explosives. When it is deemed proper, safe and advisable, the code official shall, upon receipt of application, issue permits for the use of explosives for blasting in connection with demolition, excavation, construction or other building operations. Without such permit, the use of explosives for the above-mentioned purposes is hereby prohibited. Additional permits shall be required under the Fire Prevention Code.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the City of Saint Louis. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors in the construction documents and other data. The code official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinance of the City of Saint Louis.

105.5 Expiration. Permits shall be issued for a period of six months unless noted otherwise. Permits shall be permitted to be extended for additional six month periods if work is progressing and a written request from the owner for the extension is received by the code official prior to the expiration of each permit. Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work; except that the code official shall be permitted to grant one or more extensions of time for additional periods not exceeding six months each if the code official deems that there is reasonable cause, and if a written request is received from the owner for the extension prior to the expiration date. No permit shall be extended if, after six months from issuance of said permit, no work has begun and the Board of Aldermen has passed an ordinance that would make all or part of the work thereon illegal or unlawful.

Exception: Permits for demolition of buildings or structures or repair of buildings or structures condemned in accordance with either Section 118 or Section 119 of the *International Building Code*, and other work specifically identified by the code official, when in the best interests of the public, shall become invalid after thirty days unless otherwise approved. The code official shall be permitted to grant one or more extensions of time for additional periods not exceeding thirty days each after receiving a written request from the owner explaining the reasons for failing to commence or for suspending work.

105.6 Suspension or revocation. The code official is authorized to suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.6.1 Revocation of permits. The code official shall be permitted to revoke a permit or approval issued under the provisions of this code in case of any false statement or misrepresentation of fact in the application or on the construction documents on which the permit or approval was based. The code official shall be permitted to revoke or suspend a permit upon discovery of substantial non-compliance with this code or any applicable city ordinance. Permits shall be revoked for non-payment of fees.

105.6.2 Revocation of permits for repeat offenders. The code official shall revoke any permit or certificate associated with a building, structure or premises when an owner(s) is convicted by a court of competent jurisdiction twice within a twelve month period of being in violation of the same code provision on the same building, structure or premises.

105.7 Placement of permit. A true copy of the building permit shall be kept on the site of operations, open to inspection during the entire time of prosecution of the work and until the completion of the same.

105.8 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code is applicable, to comply with this code.

105.9 Notice of start. At least twenty-four hours notice of start of work under a building permit shall be given to the code official.

105.10 Compliance with permit. All work shall conform to the approved application and the approved construction documents for which the permit has been issued and any approved amendments to the approved application or the approved construction documents.

SECTION 106 CONSTRUCTION DOCUMENTS

106.1 Construction documents. The application for the permit shall be accompanied by at least five complete sets of construction drawings, two sets of project specifications, two sets of structural calculations, two sets of the geotechnical (soils) report and one set of site or building photographs, with sufficient clarity and detailed dimensions to show the nature and character of the work to be performed. The minimum size of any sheet shall be 8½" x 11" and the maximum size of any sheet shall be 36" x 48". When quality of materials is essential for conformity to this code, specific information shall be given to establish such quality and this code shall not be cited, or the term "legal" or its equivalent be used as a substitute for specific information. Construction documents containing the words "not for construction", "preliminary", "review set", or their equivalent, shall not be accepted for application. Construction documents marked with contractors "take-off" notations shall not be accepted for application.

All construction documents submitted with an application for a building permit shall be prepared by a Missouri licensed design professional as required by Chapter 327 of the Revised Statutes of the State of Missouri. All construction documents shall bear an original embossed or wet ink seal, original ink signature and the date the documents were sealed by the Missouri licensed design professional for each discipline on the first sheet of each discipline within each set of construction documents, or on the cover sheet of each set of construction documents.

In addition, all other sheets of the construction documents, other than project specifications or calculations, shall bear the original embossed, wet ink, electronic or mechanically reproduced seal, signature and date of the Missouri licensed design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear the original embossed or wet ink seal, original ink signature and date the documents were sealed.

All project specifications, calculations, reports or other documents not considered to be construction drawings shall bear an original wet ink or embossed seal, original ink signature and the date the documents were signed by the Missouri licensed design professional for each discipline on the title or index sheet.

106.1.1 Information on construction documents. Construction documents shall be drawn and dimensioned upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the code official.

106.1.1.1 Fire protection and alarm construction drawings. Construction drawings for the fire protection and alarm system(s) shall be submitted to show conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the *International Building Code*.

106.1.1.2 Manufacturer's installation instructions. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

106.1.2 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, as applicable in Section 101.2, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

106.1.3 Information for construction in areas prone to flooding. For buildings and structures in flood hazard areas as established by Table R301.2(1), construction documents shall include:

1. Delineation of flood hazard areas, floodway boundaries, and flood zones, and the design flood elevation, as appropriate;
2. The elevation of the proposed lowest floor, including basement; in areas of shallow flooding (AO zones), the height of the proposed lowest floor, including basement, above the highest adjacent grade;

3. The elevation of the bottom of the lowest horizontal structural member in coastal high hazard areas (V zone); and
4. If design flood elevations are not included on the community's Flood Insurance Rate Map (FIRM), the code official and the applicant shall obtain and reasonably utilize any design flood elevation and floodway data available from other sources.

106.1.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around openings.

The construction drawings shall include manufacturing installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

106.2 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirements for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

106.2.1 Change in site plan. A lot shall not be changed, increased or diminished in area from that shown on the official site plan, until a revised site plan is resubmitted showing such changes accompanied by proof that the documents have been filed in the Recorder of Deeds Office and approved under the Zoning Code of the City of Saint Louis; except that such revised site plan will not be required if the change is caused by reason of an official street or alley opening, street widening or other public improvement.

106.3 Examination of documents. The code official shall examine or cause to be examined the construction documents for code compliance.

106.3.1 Approval of construction documents. The code official shall stamp three sets of construction documents "APPROVED", and at least one set of such approved construction documents shall be retained by the code official and one set shall be kept at the building site, open to the inspection of the code official or an authorized representative at all reasonable times. If additional "APPROVED" sets are required by the applicant, a charge shall be made as listed in Table 108.3.1.

106.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a building or structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been actively prosecuted in good faith within 180 days after the effective date of this ordinance and has not been abandoned. When the codes adopted by the City of Saint Louis change from one edition to another, the work shall be permitted to be completed under the codes in effect when the permit for said work was originally issued.

106.3.2.1 Code transition. Unless requirements imposed by Federal law or State statute have changed, permits applied for within six months of the effective date of this ordinance shall be permitted to be reviewed and approved under the former building code if there is written evidence of a preliminary plan exam review of the project under the former code. The cover sheet of the construction documents shall show under which code the project was designed.

106.3.3 Phased approval. The code official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's

own risk with the building operation and without assurance that a permit for the entire structure will be granted.

106.3.4 Design professional in responsible charge.

106.3.4.1 General. When it is determined that documents be prepared by a Missouri licensed design professional, the code official shall be authorized to require the owner to engage and designate on the building permit application a Missouri licensed design professional who shall act as the Missouri licensed design professional in responsible charge. If the circumstances require, the owner shall designate a substitute Missouri licensed design professional in responsible charge who shall perform the duties required of the original Missouri licensed design professional in responsible charge. The code official shall be notified in writing by the owner if the Missouri licensed design professional in responsible charge is changed or is unable to continue to perform the duties.

The Missouri licensed design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by Section 1709 of the *International Building Code*, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. See also duties specified in Section 1704 of the *International Building Code*.

106.3.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the code official within a specified period.

Deferral of any submittal items shall have the prior approval of the code official. The Missouri licensed design professional in responsible charge shall list the deferred submittals on the construction documents for review by the code official.

Submittal documents for deferred submittal items shall be submitted to the Missouri licensed design professional in responsible charge who shall review them and forward them to the code official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the code official.

106.3.4.3 Engineering details. The code official shall require to be filed adequate details of structural, plumbing, mechanical and electrical work, including computations, loadings and structural analysis, and other essential technical data. All construction documents shall bear an original embossed or wet ink seal, original ink signature and the date the documents were sealed by the Missouri licensed design professional responsible for the design as required by State Statute. Properly sealed, signed and dated calculations shall be permitted to be accepted by the code official as complying with the conditions of this code without the need to verify the calculations or their engineering analysis.

106.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

SECTION 107 TEMPORARY AND SEASONAL STRUCTURES AND USES

107.1 General. The code official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

107.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress,

accessibility, light, ventilation and sanitary requirements of this code as necessary to insure the public health, safety and general welfare.

107.3 Temporary power. The code official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the City of Saint Louis Electrical Code.

107.4 Termination of approval. The code official is hereby authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 108 FEES

108.1 General. No permit, certificate or inspection report, as required by the provisions of this code, shall be released or issued until the fees listed in this section have been paid to the City of Saint Louis, as collected by the code official or designated representative; nor shall an amendment to a permit be released until the additional fees have been paid. In collecting said fees, the code official is authorized to accept personal checks as payment; however, non-payment by said checking account shall be considered as a violation of this code and is cause for suspension or revocation of permits, certificates or reports issued or released for such personal check payment. If a permit is suspended or revoked for non-payment of a fee, or for insufficient funds, an additional twenty-five dollars shall be collected to cover administrative costs.

108.1.1 Fees other than herein prescribed. The payment of fees listed in this section shall not relieve the applicant or holder of any permit or any certificate of occupancy from the payment of other fees which shall be prescribed by law or ordinance for water taps, sewer connections, plumbing permits, mechanical permits, electrical permits, sprinkler permits, fire alarm permits, erection of signs and display structures, or fees for inspections or other privileges or requirements, both within and without the jurisdiction of the Division of Building and Inspection.

108.1.2 City of Saint Louis, Department of the President, Board of Public Service projects. Building permit fees shall be waived for contractors working in facilities located within the city limits, owned and occupied by the City of Saint Louis. Only projects which are paid for by the Department of the President, Board of Public Service out of general revenue funds and bid and contract let by the Department of the President, Board of Public Service, and inspected by the Department of the President, Board of Public Service shall be exempt from the payment of fees. This shall not relieve the applicant from applying for and obtaining a building permit. These five requirements shall apply to building permits only. These requirements shall not apply to Demolition, Plumbing, Mechanical, Electrical and Fire Protection Systems permits. Demolition permits, Plumbing permits, Mechanical permits, Electrical permits and Fire Protection Systems permits shall be applied for and paid for by the appropriate contractor.

108.2 Schedule of permit fees. Fees for permits for construction shall be as established as follows:

108.2.1 Application fee. An application fee is an administrative charge made for processing permit applications or preparing a Certificate of Flood Plain Status or conducting a Building Line Survey, and shall be the fee as listed in Table 108.3.1.

108.2.2 Repairs, level I, II or III alterations and additions. The building permit fee for repairs, alterations and additions will be based on the total estimated cost of construction, and shall be charged at the rate listed in Table 108.3.1 for repairs, alterations and additions. For the purpose of determining a fee, total construction costs shall include all costs for normal site preparation including grading, excavation and backfill, structural work, interior and exterior finishes, plumbing work, mechanical work, electrical work, overhead and profit, engineering and architectural fees. The following shall be permitted to be excluded from total construction costs: the cost to install sprinkler, standpipe and fire alarm systems; or signs.

108.2.3 Miscellaneous structures and site work. The fee for a permit for, including but not limited to, the construction of towers, retaining walls, floating structures, parking lots, fences, awnings, etc. shall be based on the total estimated cost of the construction at the rate listed in Table 108.3.1.

108.2.4 Moving of buildings. The fee for a permit to move a building or structure from one lot to another, or to a new

location on the same lot, shall be as listed in Table 108.3.1. In the event that a building or structure is to be moved from a point within the City of Saint Louis to a point outside the city, the fee for the moving permit shall be based on the total estimated cost of restoration of the original site to a safe and satisfactory condition plus that portion of the moving cost which covers the journey to the city limits. In the event that a building or structure is to be moved from the outside of the City of Saint Louis to a point inside the city limits, the fee for the moving permit shall be based on the total estimated cost of the portion of the journey from the city limits to the site of re-erection.

108.2.4.1 New foundations. Before any building or structure is moved to a new foundation, it shall be required, in addition to a moving permit, that a building permit be obtained for the construction of said new foundation; the fee for the permit for said foundation shall be as listed in accordance with Table 108.3.1. In addition, all additional electrical, mechanical and plumbing permits shall be obtained.

108.2.5 Explosives. The fee for a permit for the use of explosives for blasting in connection with demolition, excavation, construction or other building operations, shall be as listed in Table 108.3.1. When a blasting operation consists of a series of blasts at intervals of distance, such as blasting a trench for the installation of utilities, and the extent of the blasting operations exceeds two hundred and fifty feet in length, the fee for a permit shall be charged for the first two hundred and fifty feet of the operation with an additional fee for each additional two hundred and fifty feet or any part thereof. The fee for a permit for the use of explosives shall cover the issuance of the permit and shall also cover pre-blasting survey inspection and post-blasting survey inspection of all property within two hundred fifty feet of the blasting operation. In addition, a separate permit shall be required under the Fire Prevention Code for the transportation, storage or use of explosives.

108.2.6 Amending permits. After a permit has been issued and an amendment is applied for, the fee shall be as follows:

1. For each and every amendment which involves additional work not originally applied for to complete the entire project, the fee shall be the appropriate fee for the additional work contemplated as usually calculated, the fee for the special demolition fund, lead remediation fund plus the application fee. These fees shall be as listed in Table 108.3.1.
2. For each and every amendment not involving additional work, a minimum fee as listed in Table 108.3.1 shall apply even though the project dollar value or building volume should remain the same or decrease. To this shall be added the application fee.

108.2.7 Special demolition fund. There shall be an additional fee charged on all building permits based on the total estimated cost of construction, and shall be charged at the rate listed in Table 108.3.1 for the special demolition fund.

108.2.8 Lead remediation fund. There shall be an additional fee charged on all building permits based on the total estimated cost of construction, and shall be charged at the rate listed in Table 108.3.1 for the special lead remediation fund.

108.2.9 Vacant building registration fee. A semiannual registration fee of two hundred dollars shall be charged to the owner of any parcel of residential property improved by a residential structure, or commercial property improved by a structure containing multiple dwelling units, which is vacant and has been vacant for at least six months, and which is violation of this code. This fee is listed in Table 108.3.1.

108.2.10 Fee for duplicate copy. Any person requesting a copy of an building permit, occupancy permit or certificate of inspection issued under this code, or the holder of any permit for similar purpose issued by the code official under any previous code or ordinance, can obtain a duplicate or re-issued copy of said permit for a fee of one dollars per copy. This fee is listed in Table 108.3.1.

108.2.11 Fee for occupancy permit. Fees for the issuance of an occupancy permit shall be as listed in Table 108.3.1. There shall be no charge for the issuance of the original occupancy permit upon completion of construction in accordance with the building permit for buildings hereafter altered with construction costs exceeding thirty thousand dollars.

108.2.11.1 Fee for temporary or partial occupancy permit. The fee for a temporary or partial occupancy permit shall be as listed in Table 108.3.1.

108.2.12 Fee for changing the name on an occupancy permit. Any person requesting a re-issuance of an occupancy permit issued under this code or under any previous code or ordinance due to a change of name, can obtain a re-issued copy of said permit for a fee of five dollars per copy. This fee is listed in Table 108.3.1.

108.2.13 Fee for approving additional sets of construction documents. Any person requesting additional sets of approved construction documents issued under this code or under any previous code or ordinance shall be charged a fee of one dollar per page. This fee is listed in Table 108.3.1.

108.2.14 Lead inspection request. Any person requesting a lead inspection of any building shall be charged the fee as listed in Table 108.3.1.

108.3 Fee tables. The code official shall cause to be collected all fees as listed in Table 108.3.1 and elsewhere in this code.

108.3.1 Fee schedule. Table 108.3.1 contains fees for permits for repairs and alterations, additions, permits for miscellaneous structures, moving of building permits, permits for blasting for demolition purposes, permits for blasting for construction purposes, addendums to permit, the special demolition fund, lead remediation fund, special inspections and occupancy permits.

108.3.2 Building permit valuations. The applicant for a building permit shall provide a total estimated cost of construction for the project at the time of application. For the purpose of determining fees, total construction costs shall include all costs for normal site preparation including grading, excavation and backfill, structural work, interior and exterior finishes, plumbing work, mechanical work and electrical work. The following shall be permitted to be excluded from total construction costs: the cost to install sprinkler, standpipe and fire alarm systems or signs.

If, in the opinion of the code official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed construction estimates for the project to meet the approval of the code official. The code official shall be permitted to require the submittal of signed and notarized construction contracts when the total estimated cost of construction is questioned. Final building permit valuation shall be set by the code official.

Final costs shall be determined by the code official, if necessary, by multiplying the total floor area of the project in square feet by an appropriate square foot cost rate, or by using the current ICC Building Valuation Data Report for New Construction, Additions, Alterations, Repairs or Rehabilitation.

**Table 108.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES**

Item	Fee	Minimum Fee	Section	Remarks & Requirements
APPLICATION FEE;	\$ 25.00		108.2.1	An administrative charge made for processing applications.
PERMIT FOR REPAIRS, LEVEL I, II OR III ALTERATIONS, AND ADDITIONS	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	108.2.2	Includes Cultural Resources Only permits.
MISCELLANEOUS STRUCTURES PERMIT - Structures such as towers, retaining walls, floating structures, parking lots, outdoor pay telephone, fences, awnings, etc.	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	108.2.3	For all structures, devices, appurtenances and equipment requiring permits & not otherwise provided for by this code.

**Table 108.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES**

Item	Fee	Minimum Fee	Section	Remarks & Requirements
MOVING OF BUILDING PERMIT Within City Limits	\$ 1.00/\$100 of estimated cost or fraction thereof	\$ 15.00	108.2.4	Estimated cost of moving building to new location plus cost of restoring previous site to a safe condition.
To outside City Limits	\$ 1.00/\$100 of estimated cost or fraction thereof	\$ 15.00		Estimated cost of moving building to city limits plus cost of restoring previous site to a safe condition.
From outside City Limits to within City Limits	\$ 1.00/\$100 of estimated cost or fraction thereof	\$ 15.00		Estimated cost of moving building from City Limits to a new site.
Foundation for building	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	108.2.4.1	
EXPLOSIVES PERMIT Blasting permit for trenching	\$ 5.00/250 lineal feet or fraction thereof	\$ 100.00	108.2.5	For construction, excavation or other building operation.
Blasting for Demolition	\$ 100.00	\$100.00	108.2.5	Includes pre and post blast survey, per building/per blast.
ADDENDUM TO PERMIT Amendment which involves additional dollars in project cost.	\$5.00/\$1000 of estimated increased cost or fraction thereof	\$ 25.00	108.2.6	
Amendment which involves decrease or no increase in project cost.	\$ 25.00	\$ 25.00		
SPECIAL DEMOLITION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		108.2.7	Special fund approved by the voters.
LEAD REMEDIATION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		108.2.8	Special fund approved by Ordinance 64699.

**Table 108.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES**

Item	Fee	Minimum Fee	Section	Remarks & Requirements
VACANT BUILDING REGISTRATION FEE	\$200.00 Semi-annually		108.2.9	Special fee established by Ordinance 64678.
DUPLICATE COPY OF BUILDING PERMIT, OCCUPANCY PERMIT OR CERTIFICATE OF INSPECTION	\$ 1.00 per copy		108.2.10	
APPLICANT REQUEST FOR OCCUPANCY PERMIT Residential.	\$80.00		108.2.11 108.2.11.1	Special Inspection fees for occupancy permits. This fee is also applicable to partial or temporary occupancy permits.
Commercial 3,500 sq. ft. or less.	\$ 20.00/each additional unit in same structure			When units are inspected on the same site inspection.
Commercial over 3,500 sq. ft.	\$ 80.00			
RE-ISSUANCE OF OCCUPANCY PERMIT DUE TO NAME CHANGE	\$ 5.00 per copy		108.2.12	
COST FOR APPROVING ADDITIONAL SETS OF CONSTRUCTION DOCUMENTS	\$1.00 per page		108.2.13	
APPLICANT REQUEST FOR LEAD INSPECTION	\$100.00		108.2.14	

108.4 Work started surcharge fees schedule. In case any work for which a building permit is required by this code is substantially started or proceeded with prior to obtaining said permit, the total normal fees applicable shall be increased by the amount as listed in Table 108.4. The payment of said surcharge fee shall not relieve any persons from fully complying with the requirements of this code for performance or execution of the work, nor from other penalties prescribed by law.

**Table 108.4
SCHEDULE FOR SURCHARGE
BUILDING PERMIT FEES**

Building Permit fee	Surcharge fee
\$ 0 TO \$ 50	\$ 30.00

\$ 51 TO \$ 200	\$ 90.00
\$ 201 TO \$ 500	\$ 240.00
\$ 501 TO \$ 2,000	\$ 360.00
\$ 2,001 TO \$ 10,000	\$ 480.00
OVER \$ 10,000	\$ 600.00

108.5 Related fees. The payment of fees for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

108.6 Fees non-refundable. The fee for a permit based upon an estimated cost that is higher than later claimed by the applicant shall not be a basis for refund. When construction does not occur, or only partially occurs, fees collected are not refundable.

108.7 Fees waived for disaster related permits. In the event of a tornado, earthquake, flood, or any other disaster of such magnitude to activate the City Emergency Management Agency, the Building Commissioner is authorized to waive all permit fees normally collected by the Division of Building and Inspection for repairs, reconstruction, demolition, plumbing, mechanical or electrical work, or any other similar permits required by this Division to correct the damage caused by the heretofore mentioned disaster. These permit fees shall be permitted to be waived for a period not to exceed six months, or as otherwise determined by the Building Commissioner.

108.8 Compliance with permit. All work shall conform to the approved application and the approved construction documents for which the permit has been issued and any approved addendum to the approved application or the approved construction documents.

**SECTION 109
INSPECTIONS**

109.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the City of Saint Louis. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the City of Saint Louis shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

109.2 Preliminary inspection. Before issuing a permit, the code official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

109.2.1 Notice to begin work. It shall be the responsibility of the holder of a permit to notify the code official when work is ready for the various inspections required by the terms of the permit or the approved rules. Such notice shall be given within a reasonable time before the inspection is desired, but in no event shall the notice be less than the working day before. Notice given on a Friday or on a day prior to a legal holiday shall not constitute notice for inspection on a Saturday, Sunday or holiday, unless arrangements have been made under approved rules for overtime inspection on such days. Before giving such notice the holder of the permit shall first test the work and satisfy themselves that it conforms to the approved construction documents and the requirements of this code.

109.3 Required inspections. The code official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.11. No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the code official or authorized representative. Approval shall be given only after an inspection has been requested and made of each successive step in the construction phase and all code requirements or corrections are completed, as indicated by each of the inspections required. There shall be a final inspection and approval of all buildings completed before occupancy, as described in Section 110 of this code. Failure to obtain a final inspection before occupancy will constitute a violation of the building code, subject to the penalties as set forth in Section Four. Reinforcing steel or structural framework of any part of a building or structure shall not be covered or concealed in any manner without first obtaining the approval of the code official. The

code official, upon notification from a permit holder or agent, in accordance with the rules of procedure listed on the permit and posted in the office of the code official, shall make the following inspections, and shall either approve that section or portion of the construction as completed, or shall notify the permit holder or agent that they have failed to comply with the law.

109.3.1 Footing or foundation inspection. Footing and foundation inspections shall be made after excavation for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job. The owner is solely responsible for the correct location of the foundation on the site.

109.3.1.1 Soil inspection. A soil inspection is to be made after excavation for the building or structure is complete and trenches for footings, column pads, spread footings, or other types of footings are ready for concrete. No concrete is to be poured prior to this inspection.

109.3.1.2 Pier inspection. Where special foundations are required such as drilled and poured-in-place concrete piers, driven piles of all types, caissons, and other extraordinary types, the code official shall make at least one inspection and more if the size of the job warrants it.

109.3.2 Concrete slab or under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

109.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certificate required in Section 1612.5 shall be submitted to the code official.

109.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved

109.3.5 Lath or gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plaster is applied or before gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire resistive assembly or a shear assembly.

109.3.5.1 Covering work. It shall be a violation of this code to cover prior to inspection any work required to be inspected under the provisions of a permit, the approved rules, or this code, regardless of any penalties for such violation. The code official shall be permitted to require the holder of the permit to uncover any such work for inspection, and the cost of uncovering such work and of replacing the cover after the work has been satisfactorily inspected, shall be borne by the holder of the permit.

109.3.6 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

109.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R and U value, fenestration U value, duct system R value, and HVAC and water heating equipment efficiency.

109.3.8 Other inspections. In addition to the inspections specified above, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Department of Public Safety, Division of Building And Inspection.

109.3.8.1 Approved inspection agencies. The code official shall accept reports of approved inspection agencies provided such agencies satisfy the requirements as to qualifications and reliability.

109.3.8.2 Plant inspection. Where required by the provisions of this code or by the approved rules, materials

or assemblies shall be inspected at the point of manufacture or fabrication.

109.3.8.3 Evaluation and follow-up services. Prior to the approval of a closed prefabricated assembly and issuance of a building permit, the code official shall require the submittal of an evaluation report of each prefabricated assembly, indicating the complete details of the assembly, including a description of the assembly and its components, the basis upon which the assembly is being evaluated, test results and similar information, and other data as necessary for the code official to determine conformance with this code. Acceptable reports shall be permitted to come from: The State of Missouri Public Service Commission or ICC Evaluation Services.

109.3.8.3.1 Evaluation service. The code official shall designate the evaluation service of an approved agency as the evaluation agency, and review such agency's evaluation report for adequacy and conformance to this code.

109.3.8.3.2 Follow-up inspection. Except where all assemblies and subassemblies, service equipment and accessories are readily accessible for complete inspection at the site without disassembly or dismantling, the code official shall conduct the frequency of in-plant inspections as necessary to reasonably assure conformance to the approved evaluation report, or shall designate an approved independent inspection agency to conduct such inspections. The inspection agency shall furnish the code official with the follow-up inspection manual and a written report of inspections upon request, and the product shall have an identifying label permanently affixed to the product indicating that factory inspections have been performed.

109.3.8.3.3 Test and inspection records. All required tests and inspection records shall be accessible to the code official or quality assurance agency at all times during the fabrication of the unit or subassembly and the erection of the building; or such records as the code official designates shall be filed with the code official.

109.3.8.3.4 Inspection reports. All inspection reports shall be in writing and shall be certified by the licensed authority, or responsible officer of the service, or the individual when expert inspection services are accepted. An identifying label or stamp permanently fixed to the product indicating that factory inspection has been made shall be accepted in lieu of the aforesaid inspection report in writing if the intent or meaning of such identifying label or stamp is properly substantiated.

109.3.9 Special Inspections. For special inspections, see Section 1704 of the *International Building Code*.

109.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

Upon completion of the building or structure, and before issuance of the occupancy permit as required in Section 110, a final inspection shall be made. All violations of the approved construction documents and permit shall be noted and the holder of the permit shall be notified of the discrepancies. The code official shall be permitted to issue a temporary or partial occupancy permit for a specific period of time. Failure to comply with the conditions shall cause revocation of the permit.

109.3.11 Blast survey inspections. When a permit is issued for the use of explosives, the code official shall cause to be conducted two survey inspections of all buildings within two hundred fifty feet of the blasting, and a third inspection to be made after the blasting. These inspections shall indicate any settlement, cracks or other deterioration; additional or supplemental detailed survey work shall be permitted to be required by the code official. Such inspections or survey work, as required by the code official, must be conducted by a private individual or individuals technically competent to do such work and acceptable to the code official. Such private surveys shall be conducted at the expense of the permit applicant. The additional or supplemental survey work shall be permitted to be accepted by the code official in lieu of the pre-blast or post-blast survey if the survey(s) has included all areas within two hundred fifty feet of the blasting site and contains the details required herein.

109.4 Inspection agencies. The code official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

109.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by this code.

109.5.1 Action on notice. Upon receipt of notice that work is ready for inspection, the code official shall inspect, or cause to be inspected, the work as soon as reasonably practicable. However, failure of the code official to make a prompt inspection shall not be deemed justification for covering work without inspection when such work is required under the terms of the permit to be inspected before being covered.

109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

109.7 Periodic inspections. The code official shall, if deemed necessary, make or cause to be made such periodic inspections of buildings, structures, devices, appurtenances, and uses as are required by and in the intervals prescribed by Table 109.7. In order to provide a uniform workload throughout the year, the code official shall be permitted to alter the intervals between periodic inspections as required to meet staffing levels.

Exterior cantilevered balconies, stairways and fire escapes shall be inspected every three years by a Missouri licensed design professional. The owner shall submit a report bearing the seal, signature and date of a Missouri licensed professional engineer or architect to the code official describing the condition and safety of the exterior cantilevered balconies, stairways, and fire escapes. This shall apply to all exterior cantilevered balconies, stairways, and fire escapes on all buildings regardless of stories or height.

**TABLE 109.7
PERIODIC INSPECTION OF STRUCTURES, DEVICES AND USES**

Item	Period between inspections
Cornices, Entablatures, Belt Courses, Trim and Similar Decorative Features; Maintenance repair and safe condition thereof (for such items projecting from the face of buildings). See Note a.	3 years
Exterior Cantilevered Balconies, Stairways and Fire Escapes. See note b.	3 year

Note a. Applies to all buildings over 5 stories or 60 feet in height. Owners to submit report bearing the Seal of a Missouri licensed Professional Engineer or Architect to the code official every three years describing the condition and safety of cornices, entablatures, belt courses, etc. The code official shall waive inspection if feature does not encroach over City of Saint Louis sidewalk, street or alley.

Note b. Owners shall submit a report bearing the seal, signature and date of a Missouri licensed professional engineer or architect to the code official every three years describing the condition and safety of exterior cantilevered balconies, stairways and fire escapes.

109.7.1 Professional inspection. The code official shall require owners to supply inspection reports by Missouri licensed design professionals for any building, structure, appurtenance, or device when, in the code official's opinion, it is necessary to insure proper public safety, health and welfare.

109.8 Right of entry. The code official shall have the authority to enter at any reasonable hour any building, structure or premises in the City of Saint Louis for which a permit has been issued but has not received a certificate of occupancy in accordance with Section 110 to enforce the provisions of this code or any other code or ordinance of the City of Saint Louis. No person shall accompany a code official onto a premises in the performance of their duty unless otherwise invited onto said premises by the owner or the owner's representative.

For all other structures or premises, when the code official has reasonable cause to believe that a code violation exists, the code official is authorized to enter the building, 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.

109.9 Jurisdictional cooperation. The assistance and cooperation of the Police, Fire, Streets, Parks and Health Departments, and all other city officials, shall be available as required in the performance of the duties of the code official.

109.10 Parking. Division of Building and Inspection employees, when on official duty, shall be allowed to park, without payment of fees, at any parking meter or contrary to posted NO PARKING ZONES. In no event will parking be allowed in front of fire plugs, mail boxes, bus stops, wheelchair ramps, nor within disabled parking spaces unless vehicle displays a permanent Missouri placard or license plate for the disabled.

109.10.1 Placards. Each authorized individual shall display one placard, approved by the code official, in either the front or rear window of private or city vehicles, to indicate that the individual is on official city business and is exempt from parking fees, citations, and parking tickets, in accordance with Section 109.10, during normal working hours. The Building Commissioner shall not issue such placards to any person not on the Division of Building and Inspection payroll. The Building Commissioner shall have the authority to request cancellation of parking tickets issued contrary to this ordinance.

SECTION 110 CERTIFICATE OF OCCUPANCY

110.1 Use and occupancy. No building, structure or premises shall be used or occupied, and no change in the existing occupancy classification of a building, structure, premise or portion thereof shall be made until the code official has issued an occupancy permit therefore as provided herein. Issuance of an occupancy permit shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Failure to have an occupancy permit approved and issued by the code official is a violation, and both the occupant and owner shall be subject to a penalty, as set forth in Section Four. Each day that a violation continues shall constitute a separate offense.

110.1.1 Posting notice. It shall be the duty of the code official to post a notice on any building, structure or portion thereof when it is found that an occupancy permit is required before any occupancy shall be permitted to occur. This notice shall remain in plain sight and removal of same shall constitute a separate offense and shall be subject to a penalty as set forth in Section Four.

110.2 Temporary or partial occupancy permits. Upon the request of an owner or an owner's representative, a temporary or partial occupancy permit shall be permitted to be issued for a building, structure or premises, provided that no conditions exist which endanger life, public safety or welfare. Temporary or partial occupancy permits shall be permitted to be subject to conditions.

110.3 Certificate of substantial completion. Upon the request of the design professional of record, the code official shall be permitted to issue a Certificate of Substantial Completion for a building, structure or premises before the entire work covered by the building permit has been completed, provided there are no conditions existing which would endanger public safety, health or welfare. Certificates of Substantial Completion shall be permitted to be subject to conditions. The owner can occupy or utilize the work or designated portion thereof for the use for which it is intended provided a partial occupancy permit has been applied for and issued by the code official.

110.4 Contents of the occupancy permit. When a building, structure or premises is entitled thereto, the code official shall issue an occupancy permit within a reasonable period of time. The occupancy permit shall certify compliance with the provisions of this code and the purpose for which the building, structure or premises will be used. The occupancy permit shall specify the use group in accordance with the provisions of Chapter 3; the type of construction as defined in Chapter 6; and any special stipulations and conditions of the building permit. Any building, structure or premises for which an occupancy permit has been issued shall be permitted to be reinspected to confirm compliance with this code and the Zoning Ordinance.

110.5 By whom application is made. An application for an occupancy permit shall be made by the owner of record of the building, structure or premises. If an occupancy permit application is made by any person other than the owner of record, a notarized letter, or some other proof, must be presented granting permission from the owner of record to the applicant to apply for the occupancy permit for the stated use. The full names, addresses and telephone numbers of the owner, lessor and applicant shall be stated. If the

building is owned by a corporation, said notarized permission letter, or other proof, shall be signed by an officer or registered agent of that corporation. If the applicant for the occupancy permit is a corporation, an officer, registered agent, or other responsible person of that corporation shall sign the application stating their position with said corporation.

110.6 Posting of occupancy permit; responsibilities. It shall be the duty or responsibility of the operator of every business to display a copy of a legally issued occupancy permit pertaining to the actual business in effect on the premises. It shall be the duty of the Saint Louis Police Department to enforce the provisions of this section. When the code official is informed of or suspects any violation of this code, it shall be the duty of the holder of an occupancy permit to allow the code official to inspect the building, structure or premises, or any portion thereof. Violation of this section shall result in revocation of said occupancy permit, and shall be subject to penalties as set forth in Section Four.

110.7 Occupancy permit application abandonment. Occupancy permit applications shall be abandoned sixty days after initial application if, in the opinion of the code official, the occupancy permit has not been diligently pursued.

Exception: Those buildings acquired from Land Reutilization Authority, in which case said occupancy permit applications shall be abandoned one hundred eighty days after initial application was filed.

110.8 Revocation. The code official is authorized to, in writing, suspend or revoke an occupancy permit or certificate of substantial completion issued under the provisions of this code whenever the permit is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 111 SERVICE UTILITIES

111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until approved by the code official.

111.2 Temporary connection. The code official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

111.3 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 codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The code official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 112 BOARD OF BUILDING APPEALS

112.1 General. Any person aggrieved by a decision of the code official may appeal said decision to the Board of Building Appeals.

112.2 Appeals to stay proceedings; exceptions. Appeals shall stay all proceedings in furtherance of the action appealed from, unless the code official or Fire Marshal whichever shall be the case, certifies to the Board of Building Appeals, after the notice of appeal has been filed, that by reason of the facts stated in the certificate, a stay would, in their opinion, cause imminent peril to life or property. In addition, appeals shall not stay all proceedings when there is: unlawful occupancy; a stop work order; or construction or demolition without a permit. In such case, proceedings shall not be stayed other than by restraining order, which shall be permitted to be granted by the Board of Building Appeals on application and on notice to the code official or Fire Marshal, or by a court of competent jurisdiction.

SECTION 113 VIOLATIONS

113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to grade for, excavate for, erect, construct, alter, extend, repair, move, remove, demolish, use or occupy any building, structure or premises, or equipment regulated by this code, or

cause same to be done, in conflict with, or in violation of the provisions of this code or any decision or order of the Board of Building Appeals.

113.2 Notice of violation. The code official is authorized to serve a notice of violation or order on the owner, as shown in the records of the City of Saint Louis Assessor's Office, or person responsible for the grading, excavating, erection, construction, alteration, extension, repair, moving, removal, demolition, use or occupancy of a building, structure or premises in violation of the provisions of this code, or in violation of a detail statement or construction documents approved thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. Such notice shall be permitted to be served by the United States mail. Posting of the premises shall also constitute notice. It shall be a violation of this code for any person to remove any such notice, lawfully posted pursuant to this code, unless otherwise ordered by the code official.

113.2.1 Investigation of records. Upon the receipt of a written request from the owner of the property, or the real estate agent for the property, or the attorney, architect or engineer representing the owner of the property, the permit section supervisor shall ask the various building division sections for copies of any existing violation letters concerning the property. If the request is not on the owner's letterhead, a notarized authorization from the owner must be submitted.

The response letter written by the permit section supervisor shall list any known violations and must contain the following statement: "This letter does not certify that there are no actual existing violations of the ordinances for which the Division of Building and Inspection is responsible. To determine if there are any violations of any ordinances, an application for an occupancy permit must be filed in accordance with Section 110.5 of this code and the subsequent inspections completed. This letter does certify there are no existing letters of violation on record other than those attached herein. There will be a twenty-five dollar fee charged for this service. Five working days will be allowed to respond to this request."

113.3 Prosecution of violation. If the notice of violation is not complied with promptly, the code official is authorized to request the legal counsel of the City of Saint Louis to 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 building, structure or premises in violation of the provisions of this code or of the order or direction made pursuant thereto.

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section Four.

113.5 Abatement of violation. The imposition of penalties as set forth in Section Four shall not preclude the legal officer of the City of Saint Louis from instituting appropriate action to prevent unlawful construction or 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 use of a building or structure on or about any premises.

SECTION 114 STOP WORK ORDER

114.1 Authority. Whenever the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

114.2 Issuance. The work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

114.3 Unlawful continuance. Any person who shall continue any work in or about the building, structure or premises after having been served with a stop work order, except such work as they are directed to perform to remove a violation or unsafe condition, shall, upon conviction thereof, be subject to the penalties as set forth in Section Four. Each day that a violation continues shall constitute a separate and distinct offense.

**SECTION 115
UNSAFE BUILDINGS AND EQUIPMENT**

115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress, facilities, inadequate light and ventilation, or which constitutes a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the code official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

115.2 Record. 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.

115.3 Notice. If an unsafe condition is found, the code official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the code official acceptance or rejection of the terms of the order.

115.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter 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. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

115.5 Restoration. The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 12.

**SECTION 116
PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES**

116.1 Responsibilities. The provisions of this section shall define the construction controls required for buildings involving professional architectural or engineering services, and delineate the responsibilities of such professional services during construction.

116.1.1 Design. All design for new construction, alteration, repair, expansion, addition or modification work involving the practice of professional architecture or engineering, as defined by the statutory requirements of the professional licensing laws of the State of Missouri, shall be prepared by Missouri licensed design professionals, certified by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. All construction documents required for a building permit application for such work shall be prepared by or under the direct supervision of a Missouri licensed design professional and bear their seal, signature and date in accordance with the State's statutes and regulations governing the professional licensing and certification of architects, professional engineers and land surveyors.

116.1.2 Review. The Missouri licensed design professional, whose seal is on the approved construction documents, shall be responsible for review of shop drawings and samples, as required by the approved construction documents, and approval for conformance to the design concept and this code. This review process shall be permitted to be contracted by the owner to another Missouri licensed design professional, should the original design professional not desire to provide such services.

116.1.3 Application of seal, signature and date. All construction documents submitted with an application for a building permit shall be prepared by a Missouri licensed design professional as required by Chapter 327 of the Revised Statutes of the State of Missouri. All construction documents shall bear an original embossed or wet ink seal, original ink signature and the date the documents were sealed by the Missouri licensed design professional for each discipline on the first sheet of each discipline within each set of construction documents, or on the cover sheet of each set of construction documents.

In addition, all other sheets of the construction documents, other than project specifications or calculations, shall

bear the original embossed, wet ink, electronic or mechanically reproduced seal, signature and date of the Missouri licensed design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear the original embossed or wet ink seal, original ink signature and date the documents were sealed.

All project specifications, calculations, reports or other documents not considered to be construction drawings shall bear an original wet ink or embossed seal, original ink signature and the date the documents were signed by the Missouri licensed design professional for each discipline on the title or index sheet.

116.1.4 Reproduction of sealed documents. Construction documents sealed by a Missouri licensed design professional, shall not be reproduced for anyone, other than the owner, without the expressed written permission of Missouri licensed design professional who sealed said documents, or as ordered by a court of law.

116.2 Special professional services. When applications are filed for unusual designs or magnitude of construction which require construction document review or inspection services beyond the capacity of the code official's staff, or where code reference standards in Chapter 35 require special architect or engineer inspections, the code official shall be permitted to require the owner to retain a properly qualified Missouri licensed design professional to perform the services necessary for code compliance in addition to that provided in Section 116.1.2. This project representative shall keep daily records and submit reports as required by the code official. Upon completion of the work, the Missouri licensed design professional shall file a final report indicating whether or not all required inspections were performed and listing pertinent deviations from the building code requirements or from the approved construction documents and the source of authority for such deviations.

116.2.1 Building permit requirement. The necessity for special professional services shall be determined prior to issuance of the building permit, unless waived to a later date by the code official. Refusal by the applicant to provide such services as required by the code official shall result in the denial of the permit.

116.2.2 Fees and costs. All fees and costs related to the performance of special inspection services shall be borne by the owner.

116.2.3 Visits to site. When so directed by the code official, or when required by the special inspection provisions of this code, the Missouri licensed design professional shall make visits to the site at intervals appropriate to the stage of the construction to observe the progress and the quality of the work; to observe construction components requiring controlled materials or construction, as specified in Chapter 35, Referenced Standards; and to determine if the work is proceeding in accordance with the construction documents approved for the building permit. The Missouri licensed design professional shall periodically submit reports to the code official showing the results of such periodic visits.

SECTION 117 WORKMANSHIP

117.1 General. All work shall be conducted, installed and completed in a neat, workmanlike and acceptable manner so as to secure the results intended by this code.

SECTION 118 EMERGENCY MEASURES

118.1 Procedure. When, in the opinion of the code official, a building, structure or premises poses an immediate or imminent danger to the public health, safety or welfare, the code official shall order the immediate evacuation and securing of said building, structure or premises, and shall be permitted to order all utilities to be disconnected without sending a notice. Each principal entrance shall be posted with a notice which reads as follows:

**DANGER
THIS PREMISES IS UNSAFE AND HAS BEEN CONDEMNED

ALL PERSONS ARE WARNED TO KEEP AWAY**

Any person who refuses to leave, interferes with the evacuation of other occupants, occupies or continues any operation after the property has been posted pursuant to this section, except such person(s) who is directed to perform work to remove a

violation or unsafe condition, shall be deemed in violation of this section, and it shall be the duty of the Police Department to immediately remove such person(s) from said building, structure or premises, and prevent anyone, unless approved by the code official, from re-entering the building, structure or premises until such time that the Police Department shall have been notified that the same is in a safe condition. The code official assumes no responsibility for persons entering upon said property, and said persons proceed at their own risk and assume all liability.

118.2 Temporary safeguards. When, in the opinion of the code official, there is actual and immediate danger of collapse or failure of a building or structure or any part thereof which would endanger life, the code official shall be permitted to cause the necessary work to be done to render such building or structure or part thereof temporarily safe, whether or not the legal procedure herein described has been instituted.

118.3 Closure. When necessary for public safety, the code official shall temporarily close sidewalks, streets, buildings, structures and places adjacent to such unsafe building, structure or premises, and prohibit the same from being used.

118.3.1 Catchment enclosures. If, in the opinion of the code official, it is determined that there exists an imminent structural hazard, catchment enclosures shall be erected protecting adjoining property and the public right-of-way. The cost for such catchment enclosures shall be the responsibility of the owner of record immediately adjacent to the catchment enclosure, and the recovery of said costs will be as described in Section 119.5 of this code.

118.4 Emergency repairs; remedies. For the purpose of this section, the code official shall be permitted to employ the necessary labor and materials to perform the required work as expeditiously as possible. Further, when it is found that potable water is running inside a vacant building or structure, and the owner or the owner's representative cannot be contacted, and where severe structural or other damage can thus occur to adjacent properties, the Building Commissioner or the Health Commissioner shall be permitted to order the Water Division to cease the problem flow by whatever means the Water Division finds necessary. The Water Division shall comply with any order issued pursuant to this section.

118.5 Cost of emergency repairs or demolition. Costs incurred in the performance of emergency work shall be paid from the Treasury of the City of Saint Louis on certification of the code official. The legal counsel of the City of Saint Louis shall institute appropriate action against the owner(s) of the premises where the unsafe building or structure is or was located for the recovery of such costs plus a ten percent administrative fee. If such cost is not collected, a lien shall be requested to be placed upon the property by the Comptroller. The costs shall also be certified by the Collector of Revenue or other official collecting real estate taxes who shall cause a special tax bill against the property to be prepared and collected in the same manner and procedures as other real estate tax bills. Said special tax bill shall be deemed a personal debt against the property owner(s) and shall also be a lien on the property until paid.

118.6 Emergency demolition or removal. If, in the opinion of the code official, a building, structure, tree or premises, in whole or in part, poses an immediate and imminent danger to the public health, safety or welfare, by virtue of its condition or conditions in violation of this code, the code official shall be permitted to cause the immediate removal of said building, structure or tree without the notice set forth elsewhere in this code. Further, the code official shall have the authority to award a sole source contract for demolition of said dangerous building, structure or tree.

118.7 Demolition of party walls; responsibility. When a building or structure on one side of a party wall is demolished, the demolition contractor is required to mortar in the floor and/or roof joist pockets, and is also responsible for installing missing portions of the party wall which were not originally built. The demolition contractor shall remove any attachments to the building or structure (plaster, mortar, steps, paneling, etc.). The adjacent wall shall have an approved roofing material applied to create a coping for the wall. The demolition contractor shall also be responsible for applying an exterior sprayed-on sand and tinted cement coating or tuckpointing; these are not the responsibility of the owner of the remaining building who relies on structural support from the party wall.

SECTION 119 DEMOLITION

119.1 General. The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary 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 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, to demolish and remove such structure. Conditions of the demolition shall be as set forth in Section 121 of the *International Building Code*.

119.2 Notices and orders. All notices and orders shall comply with Section 113.

119.3 Failure to comply. If the owner of a premises 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.

119.4 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.

CHAPTER 2 DEFINITIONS

Add or change the following definitions in Section 202 to read as follows:

ACCESSIBLE. Describes a site, building, facility or portion thereof that complies with this code and ICC A117.1, and that can be approached, entered and used by a person with a disability.

ACCESSIBLE ROUTE. A continuous unobstructed path connecting all accessible elements and spaces in a building or facility which can be negotiated by a person with a severe disability, using a wheelchair and which is also safe for and useable by people with other disabilities. Interior accessible routes include corridors, floors, ramps, elevators, lifts and clear floor space at fixtures. Exterior accessible routes include parking, access aisles, curb ramps, walks, ramps and lifts.

ALTERATION. Any construction or renovation to an existing building or structure other than repair or addition. Alterations are classified as Level 1, Level 2 and Level 3.

BUILDING. Any structure occupied or intended for supporting or sheltering any occupancy. For application of this code, each portion of a building which is completely separated from other portions by fire walls complying with Section 707.0 of the *International Building Code*, shall be considered as a separate building.

CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building or structure that involves a change in application of the requirements of this code. Change of occupancy requirements apply both to a change in which the occupancy, or use group classification under Chapter 3 of the *International Building Code* remains the same and one in which it changes.

CODE OFFICIAL. The Building Commissioner of the City of Saint Louis, or a duly authorized representative.

DANGEROUS. See definition for Unfit Structures.

DWELLING UNIT OR SLEEPING UNIT, TYPE A. A dwelling unit or sleeping unit designed and constructed for accessibility in accordance with Section 1002 of the ICC/ANSI A117.1 *Accessible and Useable Buildings and Facilities*. A Type A, accessible dwelling unit has all required knee and toe clearances, clear floor space requirements, door openings, turning radius, approaches, accessible routes, grab bars and accessible hardware. All bathrooms in a Type A (accessible) dwelling unit shall be designed as fully accessible. All kitchens in a Type A (accessible) dwelling unit shall be designed as fully accessible.

DWELLING UNIT OR SLEEPING UNIT, TYPE B. A dwelling unit or sleeping unit designed and constructed for accessibility in accordance with Section 1002 of the ICC/ANSI A117.1 *Accessible and Useable Buildings and Facilities* and is intended to be consistent with technical requirements for fair housing required by Federal law. Dwelling units required to be Type B shall be permitted to be designed and constructed as Type A units. A Type B dwelling unit has all required knee and toe clearances, clear floor space requirements, door openings, turning radius, approaches, accessible routes. Blocking for grab bars in the bathroom is

installed Kitchen cabinets can be installed under the sink. Grab bars and kitchen cabinets are removed for a person with a disability buying or renting the unit. In Type B (adaptable) dwelling units with two (2) or more bathrooms, only one (1) common use bathroom shall be designed as fully accessible.

FACILITY. All or any portion of a building, structure or area, including the site on which the building, structure or area is located, wherein specific services are provided or activities are performed.

GROUP. The classification of occupancy within a building or structure in accordance with the *International Building Code*.

HIGH RISE. All buildings having occupied floors located more than 75 feet (22860 mm) above the lowest level of fire department vehicle access. This term shall not apply to structures that are not buildings.

LICENSED DESIGN PROFESSIONAL. An individual who is licensed to practice their respective design profession as defined by Chapter 327 of the Revised Statutes of the State of Missouri.

REPAIR. The restoration to good or sound condition any part of an existing building for the purpose of its maintenance. Repair work shall not include the cutting away of any wall, partition or portion thereof; the removal or cutting away of any structural beam or loadbearing support; or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, oil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

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

STRUCTURE, EXISTING. A structure erected prior to the legal date of adoption of the appropriate code or one for which a legal building permit has been issued.

UNFIT BUILDINGS AND STRUCTURES. All buildings and structures having one or more of the following defects:

1. The building or structure is in a condition which endangers either the lives or safety of persons, whether occupants or otherwise, or other property;
2. The condition of the building or structure by reason of the making of an excavation on the lot on which it is located, or any adjoining lot, endangers either the lives or safety of persons, whether occupants or otherwise, or other property;
3. The building, structure or premises is a fire hazard for any reason, including without limitation: obsolescence, dilapidation, deterioration, damage, lack of sufficient fire-resisting qualities, poor sanitation, or faulty electrical wiring, gas connections or heating apparatus;
4. The building or structure lacks safe or adequate facilities for means of egress in case of fire or panic;
5. The building or structure has any one or more of the following conditions:
 - A. Improperly distributed loads upon the floors or roof;
 - B. Overloaded floors or roofs;
 - C. Insufficient strength to be reasonably safe for its actual or intended use;
6. Any portion of the building or structure has been so damaged by fire, earthquake, wind, flood, vandalism, malicious mischief, or any other cause, that the building or structure is no longer safe or suitable for its actual or intended use;
7. Any interior or exterior portion, member, appurtenance, ornamentation or any other component of the building or structure is likely to fall or collapse, or become detached or dislodged, and thereby injure persons or damage property;
8. Any portion of the building or structure has racked, warped, buckled or settled to such an extent that its walls or other

- structural portions have insufficient resistance to fire, earthquake, wind, flood or similar perils;
9. Part or all of the building or structure is in danger of collapsing for any reason;
 10. The building or structure has exterior walls or other vertical structural members which list, lean or buckle;
 11. The building, structure or premises, or any portion thereof is, for any reason, unsafe for its actual or intended use;
 12. The building or structure has been so damaged by fire, earthquake, wind, flood, vandalism, malicious mischief, or any other cause, or has become so dilapidated, deteriorated or decayed as to come within any one or more of the following categories:
 - A. The building or structure will attract and result in harm to children;
 - B. The building or structure is, or is likely to become, a harbor for vagrants, criminals or immoral persons;
 - C. The building or structure enables persons to resort thereto for the purpose of committing unlawful or immoral acts;
 13. The building, structure or premises has been constructed, exists, or is being maintained in violation of any provisions of this code, or of any law of the City of Saint Louis;
 14. The building or structure does not have the strength, fire-resisting qualities or weather-resisting qualities required by this code for newly constructed buildings of like area, height and occupancy;
 15. The building, structure, or premises is used or intended to be used for purposes that are likely to injure the health, safety or welfare of persons who occupy or could occupy said building or structure by reason of any one or more of the following conditions:
 - A. Inadequate maintenance, dilapidation, deterioration, decay or damage;
 - B. Faulty construction;
 - C. Inadequate light, ventilation or sanitation facilities;
 - D. The building, structure or premises is being used for any illegal purposes;
 16. Any portion of the building or structure has been left remaining on a site after its demolition or destruction;
 17. The building or structure is vacant for a period in excess of six months, and because of its condition, it is unsafe or unsanitary, or it endangers property or the health, morals, safety or welfare of persons;
 18. A building or structure is subject to demolition if the building or structure is vacant and has been ordered secured or has been secured by order of the code official for a period in excess of twelve months and has been condemned for occupancy or has been used in the commission of a crime subsequent to being ordered secured or being secured.
 19. The building or structure is only partly constructed and construction has stopped for a period in excess of six months, and because of its condition, affects the health, safety and welfare of the adjacent properties.

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

WORKMANSHIP. Work executed in a skilled manner by an individual to impart quality to anything in the process of being made, produced, constructed, altered, repaired, installed or assembled.

Change Chapter 3 to read as follows:

**CHAPTER 3
CLASSIFICATION OF WORK**

**SECTION 301
GENERAL**

301.1 Scope. The work performed on an existing building shall be classified in accordance with this chapter.

301.2 Work area. The work area, as defined in Chapter 2, shall be identified on the construction documents.

301.3 Compliance alternatives. The provisions of Chapters 4 through 10 are not applicable where the building complies with Chapter 12.

301.4 Occupancy and use. When determining the appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with the *International Building Code*.

**SECTION 302
REPAIRS**

302.1 Scope. Repairs, as defined in Chapter 2, include the patching, restoration, or minor replacement of materials, elements, component, equipment or fixtures for the purpose of maintaining such materials, elements, components, equipment or fixtures in good or sound condition. It involves restoration to a good and sound condition of materials, systems and/or components that are worn, deteriorated or broken using materials or components identical to or closely similar to the existing.

Repair work shall not include:

1. The cutting away of any wall, partition, or portion thereof;
2. The permanent, partial or complete removal of any primary structural component;
3. The removal or rearrangement of any part of a required means of egress, or rearrangement of parts of a structure affecting the egress requirements;
4. The addition to, alteration or relocation of any fire protection piping; water supply, sewer, drainage, gas, oil, waste, vent, or similar piping; electrical wiring, other than wiring for a low voltage communications system in an R-3 Use Group; Mechanical system components such as ductwork; Elevator devices.
5. Newly introduced fixed loads shall not exceed the uniformly distributed live loads or concentrated live loads and shall not cause deflection that exceeds standards.
6. Existing fire alarm, fire suppression and standpipe systems removal without replacement.

The work shall not cause any diminution of existing structural strength, system capacity or mechanical ventilation below that which exists at the time of application for a permit.

302.2 Application. Repairs shall comply with the provisions of Chapter 4.

**SECTION 303
ALTERATION - LEVEL 1
(Renovation)**

303.1 Scope. Level 1 alterations include the removal and replacement, or the covering of existing materials, elements, components, equipment or fixtures using new materials, elements, components, equipment or fixtures that serve the same purpose and do not change the configuration of the space or diminish the existing fire resistance rating or change the use or occupancy of the existing building.

This category is for work that is generally restorative in nature such as the replacement of trim, doors, interior finish, or equipment, but involves the use of different materials. There is no reconfiguration of space. It shall include the replacement of equipment or fixtures, but this shall not increase loads on these systems unless these systems are upgraded to accommodate the increased load.

It also means the change, strengthening, or addition of load-bearing elements, or the refinishing, replacement, bracing, strengthening, upgrading, or extensive repair of existing materials, elements, components, equipment or fixtures, or all of these.

Level 1 alterations cannot diminish existing structural strength, system capacity or mechanical ventilation below that existing at time of application.

303.2 Application. Level 1 alterations shall comply with the provisions of Chapter 5.

**SECTION 304
ALTERATION - LEVEL 2
(Alteration/Modification)**

304.1 Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration, change in ceiling height, or the reconfiguration or extension of any system, or the installation of any additional equipment.

This level involves a change in the layout of interior spaces while other portions of the space remain without arrangement. It involves the construction of walls or partitions, the installation of any additional component, the installation of any additional equipment or fixtures, and any work which affects a primary structural component.

In Level 2 alterations, the work being done cannot make the building less conforming than it was before the work was undertaken.

304.2 Application. Level 2 alterations shall comply the provisions of Chapter 5 for Level 1 alterations as well as the provisions of Chapter 6.

**SECTION 305
ALTERATION - LEVEL 3
(Reconstruction)**

305.1 Scope. Level 3 alterations apply where the work area exceeds fifty percent of the aggregate area of the building.

This category involves extensive work to the interior of a building, floor, or tenant space. It can be looked as any project where the extent and nature of the work is such that a work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be re-occupied. A Level 3 alteration has a delineated work area. It involves an entire use, primary function space, or tenancy.

The reconfiguration of a space which affects an exit or element of egress access shared by more than a single occupant is a Level 3 alteration. Some life safety improvements are extended to an entire floor when the work area intended by the building owner exceeds 50 percent of the area of the floor, for example sprinklers. The requirements extend beyond the floor when the intended work involves over 50 percent of the floor area of the building.

Level 3 alterations do not include projects comprised only of floor finish replacement, painting or wall-papering, or the replacement of equipment or furnishings.

Asbestos hazard replacement and lead hazard abatement projects are not classified as Level 3 alterations although occupancy of the work area is not permitted.

305.2 Application. Level 3 alterations shall comply with the provisions of Chapter 5 and 6 for Level 1 and 2 alterations, respectively, as well as the provisions of Chapter 7.

**SECTION 306
CHANGE OF OCCUPANCY**

306.1 Scope. Change of Occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2.

A Change of Occupancy means a change in the purpose or level of activity within a building that involves a change in the application of the requirements of the *International Building Code*. Change of Occupancy requirements apply both to a change in which the occupancy, or use group classification under Chapter 3 of the Building Code as amended remains the same and one in which it changes.

The change in the use of a space in a building may not require that the entire building undergo a change of use group, but it may mean that the change in the way the space is used may require one of the technical requirements. For example, the City of Saint Louis Plumbing Code as amended may require additional toilet fixtures, the City of Saint Louis Electrical Code as amended may require ground fault circuit interrupters, or the City of Saint Louis Mechanical Code as amended may require an upgrade of the Heating, Ventilation and Air Conditioning (HVAC).

306.2 Application. Changes of occupancy shall comply the provisions of Chapter 8.

**SECTION 307
ADDITIONS**

307.1 Scope. Provisions for additions shall apply where work is classified an addition as defined in Chapter 2.

An addition means an increase in building area, aggregate floor area, height, or number of stories in a building.

Additions are required to comply with all requirements for new construction. The work in the existing building which is related to the addition, must comply with this code, where such work is undertaken.

307.2 Application. Additions to existing buildings shall comply the provisions of Chapter 9.

**SECTION 308
HISTORIC BUILDINGS**

308.1 Scope. Historic buildings provisions shall apply to buildings classified as historic as defined in Chapter 2.

A historic building means a building or structure that is: listed or eligible for listing in the National Register of Historic Places; designated as a Historic Building under local law; or, certified as a contributing resource within a National Register-listed or locally designated Historic District.

This code allows the use of replica materials, establishes provisions for historic buildings used as historic museums, allows building elements that may meet relaxed code requirements in order to preserve the historic value and integrity of a historic building.

308.2 Application. Except as specifically provided for in Chapter 10, historic buildings shall comply with applicable provisions of this code for the type of work being performed.

**SECTION 309
RELOCATED BUILDINGS**

309.1 Scope. Relocated buildings provisions shall apply to relocated or moved buildings.

309.2 Application. Relocated buildings shall comply with the provisions of Chapter 11.

**CHAPTER 4
REPAIRS**

Change Section 406.1 to read as follows:

406.1 General. Repairs shall be done in a manner that maintains the level of accessibility provided. No work shall be permitted which diminishes accessibility for people with disabilities.

Change Section 408.1 to read as follows:

408.1 Electrical repairs. Minor repairs or replacement of any existing electrical system are permitted to be made in the same manner and arrangement as in the existing system, provided such repairs or replacement are made in a safe manner and are approved. Minor repairs or replacement for purposes of this code shall be defined as:

1. Replacement of a convenience outlet (replacement shall comply with the electric code as amended);
2. Light switch with the same current carrying capacity as the existing switch (replacement shall comply with the City of Saint Louis Electrical Code as amended).
3. Light socket and holder (replacement shall comply with the current electric code as amended),
4. Light fixture (1 maximum) installed on the same outlet box and having the same current rating (replacement shall comply with the City of Saint Louis Electrical Code as amended);
5. Within a dwelling unit, a fan, blower, pump or other fractional horsepower motor of the same horsepower rating and having the same electrical characteristics and current rating as the existing, limited to 120-240 volts (replacement shall comply with the electric code as amended); or
6. The replacement of fuses or circuit breakers (except mains) where there is no evidence of over-fusing or tampering per applicable requirements of the City of Saint Louis Electrical Code as amended.

Add Sections 408.2 thru 408.3 to read as follows:

408.2 Minimum standards for electrical equipment, wiring and appliances. In all buildings and premises the entire building or premise must meet the minimum electrical standards as set forth in this section.

408.2.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section.

408.2.2 Service. Dwelling units shall be served by an electrical service having a rating of not less than 60 amperes. When the electrical system requires modification to correct inadequate service, the service shall be corrected to a minimum of 100-ampere, three wire electrical service. If the dwelling contains an electric range, electric clothes dryer or electric air conditioning unit, a minimum 100-ampere, three wire electrical service shall be provided.

408.2.3 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.

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

408.2.5 Receptacles. Every habitable space in a dwelling unit shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded type receptacle. Every bathroom shall contain at least one receptacle that shall be Ground Fault Circuit Interrupter protected. Every kitchen shall contain at least two 20-ampere grounded appliance branch circuits.

408.2.6 Lighting fixtures. Every public hall, interior stairway, toilet room, kitchen, boiler room and furnace room shall contain at least one electric lighting fixture. All habitable spaces shall contain at least one switched lighting fixture or switched receptacle.

408.2.7 Utility rooms and basements. At least one lighting outlet and one receptacle shall be provided in utility rooms and basements where these spaces are used for storage or contain equipment requiring service.

408.2.8 Clearance for equipment. Clearance for electrical service equipment shall be provided in accordance with the City of Saint Louis Electrical Code as amended.

408.3 Abandoned electrical and/or communications systems. All abandoned electrical and/or communications systems shall be removed.

Change Section 409 to read as follows:

SECTION 409 MECHANICAL

409.1 Mechanical repairs. Minor repairs or replacement of any existing mechanical system are permitted to be made in the same manner and arrangement as in the existing system, provided such repairs or replacement are made in a safe manner and are approved.

409.2 Minimum standards for mechanical equipment and appliances. In all buildings and premises the entire building or premise must meet the minimum mechanical standards as set forth in this section.

409.3 Minimum standards for mechanical equipment and 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.

409.4 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.

409.5 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.

409.6 Clearances. All required clearances to combustible materials shall be maintained.

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

409.8 Free-standing stoves. All free-standing stoves with doors or drawers shall be equipped with an anti-tip device.

409.9 Water accumulation/damage. Mechanical appliances, mechanical equipment and ductwork shall show no signs of water accumulation or damage. When signs of water accumulation or damage are evident, those areas are to be examined by a registered design professional and a detailed report on recommended repairs and prevention methods is to be made to the code official. If the recommended repairs are approved by the code official, the owner or the owner's agent shall have the recommended repairs performed in a timely manner.

409.10 Air filters. All air handling units that condition air shall be equipped with air filters.

409.11 Thermostat. All space heating and/or air conditioning units shall be controlled by a thermostat.

409.12 Commercial food heat-processing equipment. All commercial food heat-processing appliances, equipment, hoods, ducts and exhaust systems shall comply with this section.

409.12.1 Hood system required. Each existing commercial cooking appliance and domestic cooking appliance utilized

for commercial purposes that produce smoke or grease vapors shall be protected with an approved Type I commercial kitchen exhaust hood and duct system.

Exceptions:

1. Cooking appliances located within a dwelling unit and not utilized for commercial purposes;
2. Completely enclosed ovens;
3. Steam tables;
4. Auxiliary cooking equipment that does not produce grease-laden vapors, including toasters, coffee makers and egg cookers; and
5. Portable equipment as defined in the City of Saint Louis Mechanical Code as amended.

409.12.2 Hood system suppression. Each commercial kitchen exhaust hood and duct system required by Section 409.12.1 shall be protected with an approved automatic fire suppression system installed in accordance with the City of Saint Louis Mechanical Code as amended. A portable fire extinguisher shall be installed within 30 feet of the hood.

409.12.3 Maintenance. Commercial kitchen exhaust systems shall be cleaned to remove deposits of residue and grease in the system at intervals specified in the cleaning schedule required to be submitted in accordance with the City of Saint Louis Mechanical Code as amended. Thorough cleaning of ducts, hoods and fans shall require scraping, brushing or other positive cleaning methods.

409.12.4 Cleaning schedule. Where a cleaning schedule is not on file, the code official shall require a schedule to be submitted, indicating the method of cleaning and the time intervals between cleanings.

409.12.5 Leaks. Venting equipment for commercial food heat processing equipment shall not leak.

409.12.6 Capture test. Venting equipment for commercial food heat processing equipment shall pass a capture test.

409.12.7 Exhaust. Venting equipment for commercial food heat processing equipment shall not exhaust in a dangerous manner or where a nuisance. (i.e., less than 2 feet above the roof surface, within 10 feet of unprotected combustible materials, onto a walkway or driveway), or where the exhaust may re-enter the building through an intake or opening within 10 feet.

Change Section 410 to read as follows:

**SECTION 410
PLUMBING**

410.1 Plumbing repairs. Minor repairs or replacement of any existing plumbing system are permitted to be made in the same manner and arrangement as in the existing system, provided such repairs or replacement are made in a safe manner and are approved. Lead water lines may not be repaired.

410.2 Minimum standards for plumbing equipment, piping and appliances. In all buildings and premises the entire building or premise must meet the minimum plumbing standards as set forth in this section.

410.3 Minimum required plumbing facilities. The minimum number of plumbing facilities shall be as described in this section.

410.3.1 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.

410.3.2 Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

410.3.3 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 five occupants, but not less than one for every four sleeping units.

410.3.4 Employees' facilities. A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.

410.3.4.1 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.

410.4 Minimum standards for toilet rooms. The minimum standards for toilet rooms shall be as described in this section.

410.4.1 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.

410.4.1.1 Partitions. Every nonresidential structure that requires or supplies a water closet shall provide within the toilet room, partitions, enclosures or compartments for privacy between water closets and shall comply with fixture clearance requirements of the City of Saint Louis Plumbing Code as amended for such installations.

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

410.4.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' regular working area. The required toilet facilities shall be located not more than one story above or below the employees' regular 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 public customer 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.

410.5 Plumbing systems and fixtures. Minimum standards for plumbing systems and fixtures shall be as described in this section.

410.5.1 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.

410.5.2 Fixture clearance. Plumbing fixtures shall have adequate clearances for usage and cleaning.

410.5.3 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 water supply, leaking water supply service line, inadequate drainage, inadequate venting, cross connection, back-siphonage, improper installation, accumulation of sewage, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

410.6 Water system. Minimum standards for the water system shall be as described in this section.

410.6.1 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. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the City of Saint Louis Plumbing Code as amended.

410.6.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures in commercial buildings and in residential buildings of over six families shall be located above the flood-level rim of the fixture. All water inlets for plumbing fixtures in residential buildings of six families or less shall be located above the overflow 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.

410.6.3 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.

410.6.4 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 120°F (49°C). A fuel-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.

410.7 Sanitary drainage system. Minimum standards for the sanitary drainage system shall be as described in this section.

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

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

410.8 Storm drainage. Minimum standards for storm drainage shall be as described in this section.

410.8.1 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 adversely affects adjacent property or creates a public nuisance.

410.8.2 Gutters and downspouts. All gutters and downspouts shall be maintained so as to function properly and shall be sewer connected where existing drain connections are provided. Primary structures and room additions with a roof area less than five hundred fifty square feet and all accessory structures including residential garages shall not be sewer connected provided the surface drainage water does not adversely effect the adjacent property or create a nuisance. Surface drainage water shall be diverted to a public right-of-way, storm sewer conveyance or other point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls.

410.9 Materials. The following plumbing materials and supplies shall not be used:

1. All purpose solvent cement, excluding transition glues;
2. Flexible traps and tailpieces;
3. Sheet and tubular copper and brass trap and tailpiece fittings less than B&S 17 gauge (0.045 inch); and
4. Solder having more than 0.2% lead in the repair of potable water systems.
5. Water closets having a concealed trap seal or an unventilated space or having walls that are not thoroughly washed at each discharge in accordance with ASTM 112.19.2.
6. The following types of joints shall be prohibited:
 - 6.1 Cement or concrete joints.
 - 6.2 Mastic or hot-pour bituminous joints.

- 6.3 Joints made with fittings not approved for the specific installation.
- 6.4 Joints between different diameter pipes made with elasto-meric rolling “O”-rings.
- 6.5 Solvent-cement joints between different types of plastic pipe.
- 6.6 Saddle-type fittings unless they receive prior approval from the Plumbing Section.

410.10 Lead water service lines. Lead water service lines shall not be repaired.

**CHAPTER 5
ALTERATIONS - LEVEL 1
(Renovations)**

Change Section 503.3 to read as follows:

503.3 Materials and methods: All new work shall comply with materials and methods requirements in the City of Saint Louis Building, Mechanical, Plumbing and Electrical Codes as amended as applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component or system in the building.

Change Section 504.1 to read as follows:

504.1 Smoke detectors in Group R and I-1 occupancies. In buildings of Use Groups R and I-1, newly installed smoke detectors shall be of an approved type only.

Add Sections 505.2 and 505.3 to read as follows:

505.2 Alternate to Second Stair. An existing building shall be allowed to have a single stair provided it complies with all of the following conditions:

1. The entire building shall be fully sprinklered, all rooms and spaces with no exceptions
2. Floor area shall be 10,000 square feet (950 m²) or less per floor.
3. The window sill height on the top floor shall be 100 feet (30.4 m) or less from the lowest level of Fire Department vehicle access.
4. Standby power, light and emergency systems are required in all buildings having occupied floors located more than seventy-five feet (22.8 m) above the lowest level of Fire Department vehicle access.
5. Public corridors shall have a two hour fire rated construction in a straight line with no turns.
6. The entire building shall have a complete fire alarm system.
7. Groups above the fifth floor shall be limited to B, M, R, S-1 and S-2. H Group occupancies shall not be allowed in the building.
8. Atriums and communicating stairs are not allowed in the building.
9. Stair enclosure shall be a minimum two hour fire rated construction, pressurized with a standpipe and hose connections at each floor. Stair shall be constructed of steel, steel pan, concrete or other non-combustible construction.
10. All public corridors shall have emergency and exit lighting.
11. Stair shall discharge directly to the exterior or be connected to an exterior exit by a two hour fire rated exit access corridor enclosure.

12. The basement if used for any purpose other than mechanical equipment or storage, must have two means of egress.

505.3 Dual exits over two stories. All habitable buildings over two stories in height containing one or more dwelling units above the second floor shall provide two separate exits from each floor above the second floor, accessible to each dwelling unit on said floor. All required exit facilities shall lead to a public thoroughfare either directly or through a court or yard, and passage to such exits shall not lead through any other dwelling unit. Dual means of exit shall consist of two interior stairs discharging directly or through a rated exit enclosure to the outside, or one interior and one exterior stair or existing fire escape accessible to all dwelling units on each floor above the second floor and discharging directly or through a court or yard to a public thoroughfare.

Exceptions:

1. Buildings permitted to have only one means of egress under the building code as amended.
2. Single Family Dwelling Units of Use Group R-3, two and one-half or three stories in height, of Type 3 (exterior masonry) construction, shall be exempt from the requirements for two exits.
3. A single exit shall be permitted from townhouse dwelling units located on the second and third floors, in buildings of Type 3 (exterior masonry) construction, provided that the exit is from the second floor, with a minimum of forty percent of the habitable space located on the second floor, and all of the following requirements are met:
 - a. Horizontal and vertical fire separation assemblies based on the Use Group classification between the first and second floor as determined under the current building code as amended. A horizontal fire separation is not required between a first floor commercial space and dwelling units above provided that an AC powered battery back-up interconnected smoke detection system is installed in the commercial space and basement with remote alarms in all dwelling units above or in the common stair and hall if audible within all dwelling units.
 - b. The building is limited to a maximum of six dwelling units and three stories in height.
 - c. An AC powered battery back-up interconnected smoke detection system is installed for each dwelling unit throughout the building including the basement. The location of the smoke detectors shall be sufficient to detect smoke in any habitable room or basement.

Change Section 506.1 to read as follows:

506.1 Accessibility. A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 of the *International Building Code*, Sections 506.1.1 thru 506.1.5 within this code and ICC/ANSI A117.1, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

No renovation work shall be undertaken that diminishes accessibility for people with disabilities. Where toilet partitions are moved or installed, but existing fixtures are not being moved, an accessible stall complying with CABO/ANSI A117.1-1998 shall be created provided that this can be accomplished without moving fixtures. Replacement of doors, bathroom fixtures or hardware in non-residential shall be accessible. Vertical platform lifts can be used to achieve vertical accessibility.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 506.2.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing buildings and facilities.
3. Type B dwelling units required by Section 1107.4 of the *International Building Code* are not required to be provided in existing buildings and facilities.

Add Sections 506.3 thru 506.6 to read as follows:

506.3 Encroachment of doors into wheelchair turning spaces. Encroachment of doors and/or door swing into the required circular or T-shaped wheelchair turning space shall be prohibited.

506.4 Resolving issues of accessible design solutions. Unresolved design issues related to accessibility shall be resolved by the Commissioner on the Disabled. A letter of agreement shall be drafted by the Commissioner on the Disabled to the design professional outlining the accessibility requirements. The building permit shall be issued contingent upon compliance with the letter of agreement.

506.5 Waiver requirements. In order to request a waiver from the requirements of Chapter 11: Accessibility, of the *International Building Code*, a property owner or design professional shall submit a written request to the Commissioner on the Disabled, outlining the specific reasons for their request. The Commissioner on the Disabled shall consult with the Building Inspector, Plan Review Section or other Building Division staff about the property. A recommendation shall be made by the Commissioner on the Disabled to the Building Commissioner. The Commissioner on the Disabled and Building Commissioner shall agree to grant or deny the request for a waiver. The property owner or design professional is informed in writing of the decision by the Commissioner on the Disabled. This decision is not subject to appeal by the Board of Building Appeals. Permits for the renovated or altered building shall only be issued contingent upon compliance with the letter of agreement.

506.6 Waiver criteria. A waiver of accessibility requirements may be granted if any or all of the following conditions exist:

1. It is technically infeasible to achieve accessibility. This term means that there is little likelihood that an alteration can be accomplished because the existing structural conditions require the removal of or alteration of a load-bearing member that is essential to the structural frame, or because of existing site constraints of physical constraints that prohibit achieving accessibility. This is determined by the Commissioner on the Disabled.
2. The type of business or work being performed at a property, i.e., physically demanding or requiring a high level of strength and physical mobility, cannot be reasonably performed by a person with a mobility impairment. This is determined by the Commissioner on the Disabled.
3. In an existing multi-floor building with two or more floors, where the functions on the second or other floors above grade are identical to all the functions on the first floor, vertical accessibility can be waived if the first floor is totally accessible. This is determined by the Commissioner on the Disabled.
4. In cases where the previous use group is unknown or un-documented and the new use group is similar to the previous group, a property owner or design professional shall submit a written request for a waiver of the accessibility requirements to the Commissioner on the Disabled, outlining the specific reasons for the request.

Add Sections 508 to 510 to read as follows:

SECTION 508 ELECTRICAL

508.1 Electrical materials and methods. Alterations of any kind shall not diminish the building's existing structural strength, the integrity of existing electrical systems below that which legally exists at the time of the permit application or that which is required by the City of Saint Louis Electrical Code as amended, whichever is less.

New electrical wiring and new electrical equipment shall meet the requirements of the City of Saint Louis Electrical Code as amended.

The replacement or addition of fixtures, equipment or appliances shall not increase loads on the electrical service unless the service is upgraded in accordance with the City of Saint Louis Electrical Code as amended to accommodate the increased load.

SECTION 509 MECHANICAL

509.1 Mechanical materials and methods. Alterations of any kind shall not diminish the building's existing structural strength,

system capacity or mechanical ventilation below that which legally exists at the time of permit application or that which is required by the City of Saint Louis Mechanical Code as amended, whichever is less, except as otherwise required by this section.

509.1.1 General regulations. The General Regulations requirements of the City of Saint Louis Mechanical Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: The electrical requirements of Sections 306.3.1, 306.4.1 and 306.5.3 of the City of Saint Louis Mechanical Code shall only be applied to new or replacement equipment.

509.1.2 Ventilation. The Ventilation requirements of the City of Saint Louis Mechanical Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind. Mechanical ventilation shall be required of all bathrooms, smoking lounges, toilet rooms, locker rooms, dressing rooms and garages as required by the current City of Saint Louis Mechanical Code as amended for all areas undergoing alterations of any kind.

Exceptions:

1. Existing mechanical equipment shall not be required to provide more ventilation than that which legally exists at the time of permit application, or
2. Bathrooms and toilet rooms in private dwellings that have natural ventilation.

509.1.3 Duct systems. The Duct Systems requirements of the City of Saint Louis Mechanical Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: Section 602 of the City of Saint Louis Mechanical Code shall apply only to newly-constructed plenums. Modifications to existing legally installed plenums, such as installation of new building, electrical or plumbing materials inside the plenum, increasing air flow rate within the plenum, etc. shall not require the plenum to comply with the construction requirements for new plenums. However, newly-installed materials within the plenum shall be consistent with the material requirements of Section 602.

509.1.4 Fuel oil piping and storage. The Fuel Oil Piping and Storage requirements of the City of Saint Louis Mechanical Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: Section 1305.1 of the City of Saint Louis Mechanical Code shall only apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by the existing City of Saint Louis Mechanical Code. Existing systems that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet the existing City of Saint Louis Mechanical Code minimums.

509.2 Fuel gas materials and methods. Alterations of any kind shall not diminish the buildings existing structural strength, system capacity or mechanical ventilation below that which legally exists at the time of permit application or that which is required by the City of Saint Louis Fuel Gas Code, whichever is less, except as otherwise required by this section.

509.2.1 General regulations. The General Regulations requirements of the City of Saint Louis Fuel Gas Code shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: The electrical requirements of Sections 306.3.1, 306.4.1 and 306.5.2 of the City of Saint Louis Fuel Gas Code shall only be applied to new or replacement equipment.

509.2.2 Gas piping installations. The Gas Piping Installations requirements of the City of Saint Louis Fuel Gas Code as amended shall be followed for all new equipment in the area undergoing alterations of any kind.

Exception: Sections 401.8 and 402.3 shall only apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by the City of Saint Louis Fuel Gas Code. Existing systems lawfully in existence that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet the City

of Saint Louis Fuel Gas Code minimums.

509.3 New mechanical appliances and new mechanical equipment. New mechanical appliances and new mechanical equipment shall meet the requirements of the City of Saint Louis Mechanical Code and/or City of Saint Louis Fuel Gas Code.

The replacement or addition of fixtures, equipment or appliances shall not increase loads on these systems unless the system is upgraded in accordance with the City of Saint Louis Mechanical Code and/or City of Saint Louis Fuel Gas Code as amended to accommodate the increased load.

SECTION 510 PLUMBING

510.1 Plumbing materials and methods. Alterations of any kind shall not diminish the building's existing structural strength, system capacity or mechanical ventilation below that which legally exists at the time of permit application or that which is required by the City of Saint Louis Plumbing Code as amended, whichever is less, except as otherwise required by this section.

510.1.1 Water supply and distribution. The Water Supply and Distribution requirements of the City of Saint Louis Plumbing Code as amended shall be followed for all new piping and fixtures in the area undergoing alterations of any kind.

Exception: Sections 10.13, 10.14.1, 10.14.2 and 10.14.3 of the City of Saint Louis Plumbing Code as amended shall only apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by the City of Saint Louis Plumbing Code as amended. Existing systems lawfully in existence that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet the City of Saint Louis Plumbing Code as amended minimums.

510.1.2 Sanitary drainage systems. The Sanitary Drainage Systems requirements of the City of Saint Louis Plumbing Code as amended shall be followed for all new piping and fixtures in the area undergoing alterations of any kind.

Exception: Sections 11.2.3, 11.3.1, 11.4.1, 11.5.1, 11.5.2, 11.5.3, 11.5.4, 11.6.1, 11.6.3 and 11.6.5 of the City of Saint Louis Plumbing Code as amended shall only apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by the City of Saint Louis Plumbing Code as amended. Existing systems lawfully in existence that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet the City of Saint Louis Plumbing Code as amended minimums.

510.2 New plumbing piping and fixtures. New plumbing piping and fixtures shall meet the requirements of the City of Saint Louis Plumbing Code as amended.

The replacement or addition of fixtures, equipment or appliances shall not increase loads on these systems unless the system is upgraded in accordance with the City of Saint Louis Plumbing Code as amended to accommodate the increased load.

CHAPTER 6 ALTERATIONS - LEVEL 2 (Alteration/Modification)

Add Section 603.4.2 to read as follows:

603.4.2 Concealed space requirements. In types 1 and 2 construction, plastic piping shall not be permitted in concealed spaces and above dropped ceilings.

Change Section 606.1 to read as follows:

606.1 General. A building, facility or element that is altered shall comply with Section 506. An accessible entrance shall be provided when entrance steps are being replaced in buildings required to be accessible. Vertical platform lifts can be used to achieve

vertical accessibility. In an existing multi-floor building with two or more floors above grade, where the functions on the second or other floors above grade are identical to all the functions on the first floor and is the same tenant, vertical accessibility can be waived by the Commissioner on the Disabled if the first floor is totally accessible.

In Level 2 alterations, change of use or occupancy, accessible dwelling units in occupancies in Use Group R-2 containing more than twenty dwelling units, at least two percent but not less than one of the dwelling units shall be Type A dwelling units.

Exception: Use Group R-2 apartment buildings without a change of use or occupancy.

Change Section 608.1 thru 608.3 to read as follows:

608.1 New installations. All newly-installed electrical equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of Chapter 5.

Exception: Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of the City of Saint Louis Electrical Code as amended.

Change Section 608.3.4 to read as follows:

608.3.4 Ground fault circuit interruption. Newly installed receptacle outlets shall be provided with ground fault circuit interruption as required by the City of Saint Louis Electrical Code as amended.

Add Section 609.4 to read as follows:

609.4 Reconfigured or converted spaces. All reconfigured spaces intended for occupancy and all spaces converted to habitable or occupiable space in any work area shall be provided with either natural or mechanical ventilation in accordance with the City of Saint Louis Mechanical Code.

Change Section 610.1 to read as follows:

610.1 Minimum fixtures. Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the City of Saint Louis Plumbing Code as amended listed in Chapter 14 based on the increased occupant load.

CHAPTER 7 ALTERATIONS - LEVEL 3 (Reconstruction)

Change Section 702.1.2 to read as follows:

702.1.2 Elevators. Existing elevators with a travel distance of 25 feet (7620 mm) or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for fire-fighting or rescue purposes shall be provided with emergency operation in accordance with ASME A17.3. New elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1.

Change Sections 704.1.1 thru 704.2.1 to read as follows:

704.1.1 High rise buildings. In high rise buildings, work areas shall be provided with automatic sprinkler protection. Where the work area exceeds 50 percent of floor area, sprinklers shall be provided in specified common areas.

704.1.2 Rubbish and linen chutes. Rubbish and linen chutes located in the work area shall be provided with sprinklered protection where protection of the rubbish and linen chute would be required under the provisions of the *International Building Code* for new construction.

Changes Section 706.1 to read as follows:

706.1 General. A building, facility or element that is altered shall comply with Sections 506 and 606.

Add Sections 708 thru 710 to read as follows:

**SECTION 708
ELECTRICAL**

708.1 Electrical service, switchgear, fire pump, and emergency system. In buildings undergoing Level 3 Alterations, the electrical service, switchgear, fire pump, and emergency systems shall be inspected by the code official. If the electrical service, switchgear, fire pump or emergency system are found to be in any way defective, they shall be replaced in accordance with the City of Saint Louis Electrical Code as amended.

**SECTION 709
MECHANICAL**

709.1 Mechanical rooms, refrigeration machinery rooms and equipment rooms. In buildings undergoing Level 3 Alterations, all of the mechanical rooms, refrigeration machinery rooms and equipment rooms shall be inspected by the code official. If any mechanical room, refrigeration machinery room or equipment room is found to be in any way defective, it shall be brought into compliance with the City of Saint Louis Mechanical Code as amended.

**SECTION 710
PLUMBING**

710.1 Water service and sewer service. In buildings undergoing Level 3 Alterations, the existing water service and the existing sewer service shall be inspected by the code official. If any water service or sewer service is found to be in any way defective, it shall be brought into compliance with the City of Saint Louis Plumbing Code as amended.

**CHAPTER 8
CHANGE OF OCCUPANCY**

Add Section 807.1.1 to read as follows:

807.1.1 Change of occupancy. Any existing structure heretofore approved, in which there is not a change of occupancy to an occupancy requiring greater floor live loads, is permitted to be continued in use for the originally approved live loads, provided that the structure is structurally safe and adequate for the proposed occupancy, and the public safety is not endangered thereby. If the approved live load is less than required by Section 1606 of the *International Building Code*, the areas designed for the reduced live load shall be posted with the approved load. Placards shall be of an approved design.

In every building or other structure or part thereof of Use Groups A, B, E, F, M, S where there is a change of use or function and in the code official's opinion the live load may exceed the existing allowable floor live load, there shall be a placard posted indicating the maximum allowed floor live load. Structural calculations establishing the maximum allowed floor live load shall be prepared by a Missouri licensed professional engineer. All structural calculations shall bear an original embossed or wet ink seal, original ink signature and the date the structural calculations were sealed by the Missouri licensed professional engineer on the first sheet or on the cover sheet of the structural calculations.

The maximum allowed floor live load shall be marked on placards of an approved design which shall be supplied and securely affixed by the owner of the building, or the owner's authorized agent, in a conspicuous place in each space to which they relate. Any placards lost, removed or defaced shall be replaced by the owner or the owner's agent.

Change Sections 808.1 thru 808.4 to read as follows:

808.1 Special occupancies. Where the occupancy of an existing building or part of an existing building is changed to one of the following special occupancies, the electrical wiring and equipment of the building or portion thereof that contains the proposed

occupancy shall comply with all applicable requirements of the City of Saint Louis Electrical Code as amended regardless of whether a change of occupancy use group is involved:

1. hazardous locations
2. commercial garages, repair and storage
3. aircraft hangars
4. gasoline dispensing and service stations
5. bulk storage plants
6. spray application, dipping and coating processes
7. health care facilities
8. places of assembly
9. theaters, audience areas of motion picture and television studios and similar locations
10. motion picture and television studios and similar locations
11. motion picture projectors
12. agricultural buildings

808.2 Unsafe conditions. Where the occupancy of an existing building or part of an existing building is changed all unsafe conditions shall be corrected, without requiring that all parts of the electrical system be brought up to the City of Saint Louis Electrical Code as amended.

808.3 Service upgrade. Where the occupancy of an existing building or part of an existing building is changed electrical service shall be upgraded to meet the requirements of the City of Saint Louis Electrical Code as amended for the new occupancy.

808.4 Change in use. Whenever a change in use group occurs, the building or part of a building in which the change occurs shall be retrofitted to comply with the requirements of the City of Saint Louis Electrical Code as amended.

Change Section 809 to read as follows:

SECTION 809 MECHANICAL

809.1 Special occupancies. Where the occupancy of an existing building or part of an existing building is changed, the mechanical systems and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of the City of Saint Louis Mechanical Code regardless of whether a change of occupancy group is involved:

1. Hazardous locations
2. Commercial garages, repair and storage
3. Aircraft hangars
4. Gasoline dispensing and service stations
5. Bulk storage plants
6. Spray application, dipping and coating processes

7. Health care facilities
8. Places of assembly
9. Theaters, audience areas of motion picture and television studios and similar locations
10. Motion picture and television studios and similar locations
11. Motion picture projectors
12. Agricultural buildings

809.2 Unsafe conditions. Where the occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected, without requiring that all parts of the electrical system be brought up to the requirements of the City of Saint Louis Mechanical Code.

809.3 Change in use. Whenever a change in use group occurs, the building or part of a building in which the change occurs shall be retrofitted to comply with the requirements of the City of Saint Louis Mechanical Code.

Change Section 810 to read as follows:

SECTION 810 PLUMBING

810.1 Unsafe conditions. Where the occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected, without requiring that all parts of the plumbing systems be brought up to the requirements of the City of Saint Louis Plumbing Code as amended.

810.2 Change in use. Whenever a change in use group occurs, the building or part of a building in which the change occurs shall be retrofitted to comply with the requirements of the City of Saint Louis Plumbing Code as amended.

Change Section 812.5 to read as follows:

812.5 Accessibility. Existing buildings or portions thereof that undergo a change of occupancy classification shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with the *International Building Code*.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, where loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.
7. Accessible toilets shall be provided. Where full compliance is not possible, a single fixture unisex, accessible bathroom shall be permitted.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of use group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Change of use group or occupancy that incorporate any alterations or additions shall comply with this Section and Sections 506.1 and 506.2 as applicable.

Exceptions:

1. Type B dwelling units required by Section 1107.5.4 of the *International Building Code* are not required to be provided in existing buildings and facilities.
2. Waivers as provided for in Section 506.5 and 506.6

**CHAPTER 9
ADDITIONS**

Change Section 906.1 to read as follows:

906.1 Minimum requirements. Additions to existing buildings or structures may be made to such buildings or structures without making the entire building or structure comply with the requirements of the *International Building Code*. The addition shall conform to the requirements of the *International Building Code* as they relate to new construction only.

Add Sections 907 thru 909 to read as follows:

**SECTION 907
ELECTRICAL**

907.1 Minimum requirements. Additions to existing buildings or structures may be made to such buildings or structures without requiring that the entire building or structure comply with the requirements of the City of Saint Louis Electrical Code as amended. The addition shall conform to the requirements of the City of Saint Louis Electrical Code as amended. The addition of fixtures, equipment or appliances shall not increase loads on the electrical service unless the service is upgraded in accordance with the City of Saint Louis Electrical Code as amended to accommodate the increased load.

**SECTION 908
MECHANICAL**

908.1 Minimum requirements. Additions to existing buildings or structures may be made to such buildings or structures without requiring that the entire building or structure comply with the requirements of the City of Saint Louis Mechanical Code as amended. The addition shall conform to the requirements of the City of Saint Louis Mechanical Code as amended. The addition of fixtures, equipment or appliances shall not increase loads on any mechanical system unless the system is upgraded in accordance with the City of Saint Louis Mechanical Code as amended to accommodate the increased load.

**SECTION 909
PLUMBING**

909.1 Minimum requirements. Additions to existing buildings or structures may be made to such buildings or structures without requiring that the entire building or structure comply with the requirements of the City of Saint Louis Plumbing Code as amended. The addition shall conform to the requirements of the City of Saint Louis Plumbing Code as amended. The addition of fixtures, equipment or appliances shall not increase loads on any plumbing system unless the system is upgraded in accordance with the City of Saint Louis Plumbing Code as amended to accommodate the increased load.

**CHAPTER 10
HISTORIC BUILDINGS**

Change Section 1005.15 to read as follows:

1005.15 Accessibility requirements. The provisions of Section 812.5 shall apply to buildings and facilities designated as historic structures that undergo a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 1005.1.1 through 1005.1.5 for that element shall be permitted.

Exception: Waivers as provided for in Section 506.5 and 506.6

**CHAPTER 11
RELOCATED OR MOVED BUILDINGS**

**CHAPTER 12
COMPLIANCE ALTERNATIVES**

1201.2 Applicability. Structures existing prior to the date of adoption of this code, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 10. The provisions of Sections 1201.2.1 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or I.

Add Section 1202 to read as follows:

**SECTION 1202
CULTURAL RESOURCES**

1202.1 Preservation Board permit requirements: When the ordinances of the Cultural Resources Office of the Planning and Urban Design Agency (CRO) require a permit for items for which this code does not require a permit, applications shall be permitted to be taken by the Building Division and processed solely to the Cultural Resources Office. Both the Building Commissioner and the Cultural Resources Office Director are authorized to place stop work orders. Any appeals or court actions resulting from such citations, applications or permits shall have technical and aesthetic testimony from the Preservation Board and the staff of the Cultural Resources Office.

1202.2 Cultural Resources Office denial: Unless overruled by the Building Commissioner as a result of an emergency situation, or the Planning and Urban Design Commission, a denial from the Preservation Board shall be the final denial; no further notice from the code official shall be required to any person.

**CHAPTER 13
CONSTRUCTION SAFEGUARDS**

Change Section 1301.5 to read as follows:

1301.5 Facilities required. Sanitary facilities shall be provided during construction or demolition activities in accordance with the City of Saint Louis Plumbing Code as amended listed in Chapter 14.

SECTION FOUR....PENALTY CLAUSE

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter, extend, repair, remove, demolish, use or occupy any building, structure or premises or equipment regulated by this code in violation of an approved construction document or directive of the code official or the Board of Building Appeals, or of a permit or certificate issued under the provisions of this code, and shall, upon conviction thereof, be punished by a fine of not more than five hundred dollars, or by imprisonment not exceeding ninety days, or both such fine and imprisonment. Each day that a violation continues shall constitute a separate and distinct offense.

SECTION FIVESAVING CLAUSE

That nothing in this Ordinance or in the City of Saint Louis Electrical 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 Two 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....EMERGENCY CLAUSE

This being an ordinance necessary for the immediate preservation of the public safety, it is hereby declared to be an

emergency measure and shall become effective immediately upon its approval by the Mayor.

SECTION SEVEN....CODIFIED

It is the intent of the Board of Aldermen that Section Two of this ordinance be codified in the Revised Code of the City of Saint Louis.

Approved: August 1, 2005