

1 An Ordinance adopting the International Residential Code, 2009 edition with changes, including
2 Appendix Chapters E, F, G, H, J, K and M, as the Residential Code of the City of Saint Louis;
3 repealing Ordinance 66789, which adopted the 2003 International Residential Code; and
4 containing a penalty clause, a savings clause and an emergency clause.

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

6

7 ***SECTION ONE.***

8

9 Ordinance 66789 approved August 2, 2005, pertaining to the Residential Code of the City of
10 Saint Louis which adopted the 2003 International Residential Code is hereby repealed.

11 ***SECTION TWO.***

12 The International Residential Code, 2009, as published by the International Code Council, Inc., one
13 copy of which is on file in the Office of the Register of the City of Saint Louis, being marked and
14 designated as the International Residential Code, including Appendix Chapters E, F, G, H, J, K and
15 M, is hereby adopted as the Residential Code of the City of Saint Louis, in the State of Missouri;
16 pursuant to the Ordinance and in conformity with Section 71.943 RSMo for the regulating the
17 design, construction, quality of materials, erection, installation, alteration, repair, location,
18 relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and
19 townhouses not more than three stories in height and providing for the issuance of permits and
20 collection of fees therefor; and each of the regulations, provisions, conditions and terms of such
21 control of buildings and structures as herein provided; and that each and all of the regulations,
22 provisions, penalties, conditions and terms of said Residential Code are hereby referred to, adopted

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1 and made a part hereto, as if fully set out in this ordinance with the additions, insertions, deletions
2 and changes prescribed in Section Three of this ordinance.

3 **SECTION THREE.**

4 That the International Residential Code, 2009, is amended and changed in the following respects:

5
6 *Delete Chapter 1 as published in its entirety.*

7
8 *Add new Chapter 1 to read as follows:*

9
10 **CHAPTER 1**
11 **SCOPE AND ADMINISTRATION**

12
13 **SECTION R101**
14 **GENERAL**

15
16 **R101.1 Title.** These regulations shall be known as the Residential Code for One- and Two-Family
17 Dwellings of the City of Saint Louis, hereinafter referred to herein as "this code."

18
19 **R101.2 Scope.** The provisions of the International Residential Code for One- and Two-Family
20 Dwellings shall apply to the grading, excavation, new construction, alteration, movement,
21 enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition
22 of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not
23 more than three (3) stories in height with a separate means of egress and their accessory structures.

24 **Exceptions:**

- 25 1. Live/work units complying with the requirements of Section 419 of the International
26 Building Code shall be permitted to be built as one- and two-family dwellings or
27 townhouses. Fire suppression required by Section 419.5 of the International Building Code
28 when constructed under the International Residential Code for One- and Two-Family
29 Dwellings shall conform to Section 903.3.1.3 of the International Building Code.
30 2. Existing buildings undergoing repair, alteration or additions, and change of occupancy shall
31 be permitted to comply with the International Existing Building Code.

32
33 **R101.2.1 Appendices.** Appendix Chapters E, F, G, H, J, K and M are specifically adopted.

34
35 **R101.3 Intent.** The purpose of this code is to establish the minimum requirements to safeguard the
36 public health, safety and general welfare through structural strength, means of egress facilities,
37 stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and
38 property from fire and other hazards attributed to the built environment and to provide a reasonable

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1 level of safety to fire fighters and emergency responders during emergency operations.
2

3 **R101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.6 and
4 referenced elsewhere in this code shall be considered part of the requirements of this code to the
5 prescribed extent of each such reference.
6

7 **R101.4.1 Gas.** The provisions of the International Fuel Gas Code shall apply to the installation
8 of gas piping from the point of delivery, gas appliances and related accessories as covered in this
9 code. These requirements apply to gas piping systems extending from the point of delivery to
10 the inlet connections of appliances and the installation and operation of residential and
11 commercial gas appliances and related accessories.
12

13 **R101.4.2 Mechanical.** The provisions of the International Mechanical Code shall apply to the
14 installation, alteration, repair, and replacement of mechanical systems, including equipment,
15 appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-
16 conditioning and refrigeration systems, incinerators, and other energy-related systems.
17

18 **R101.4.3 Plumbing.** The provisions of the Uniform Plumbing Code as adopted by the City of
19 Saint Louis shall apply to the installation, alteration, repair and replacement of plumbing
20 systems, including equipment, appliances, fixtures, fittings and appurtenances, and where
21 connected to a water or sewage system and all aspects of a medical gas system.
22

23 **R101.4.4 Property maintenance.** The provisions of the International Property Maintenance
24 Code shall apply to existing structures and premises; equipment and facilities; light, ventilation,
25 space heating, sanitation, life and fire safety, hazards; responsibility of owners, operators and
26 occupants; and occupancy of existing premises and structures.
27

28 **R101.4.5 Fire prevention.** The provisions of the International Fire Code shall apply to matters
29 affecting or relating to structures, processes and premises from the hazard of fire and explosion
30 arising from the storage, handling or use of structures, materials or devices; from conditions
31 hazardous to life, property of public welfare in the occupancy of structures or premises; and
32 from the construction, extension, repair, alteration or removal of fire suppression and alarm
33 systems or fire hazards in the structure or on the premises from occupancy or operation.
34

35 **R101.4.6 Energy.** The provisions of the International Energy Conservation Code shall apply to
36 all matters governing the design and construction of buildings for energy efficiency.
37
38

39 **SECTION R102**
40 **APPLICABILITY**
41

42 **R102.1 General.** Where, in any specific case, different sections of this code specify different

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1 materials, methods of construction or other requirements, the most restrictive shall govern. Where
2 there is a conflict between a general requirement and a specific requirement, the specific requirement
3 shall be applicable.
4

5 **R102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of
6 local, state or federal law.
7

8 **R102.3 Application of references.** References to chapter or section numbers, or to provisions not
9 specifically identified by number, shall be construed to refer to such chapter, section or provision of
10 this code.
11

12 **R102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be
13 considered part of the requirements of this code to the prescribed extent of each such reference.
14 Where differences occur between provisions of this code and referenced codes and standards, the
15 provisions of this code shall apply. Reference standards shall be permitted to be updated by rule
16 making authority of the building official.
17

18 **R102.5 Partial invalidity.** In the event any part or provision of this code is held to be illegal or
19 void, this shall not have the effect of making void or illegal any of the other parts or provisions.
20

21 **R102.6 Existing structures.** The legal occupancy of any structure existing on the date of the
22 adoption of this code shall be permitted to continue without change, except as is specifically covered
23 in this code, International Existing Building Code, the International Property Maintenance Code or
24 the International Fire Code, or as deemed necessary by the building official for the general safety
25 and welfare of the occupants and the public.
26

27 **R102.7 Matters not provided for.** Any requirements that are essential for structural, fire or
28 sanitary safety of an existing or proposed building or structure, or for the safety of the occupants
29 thereof, and which are not specifically provided for by this code, shall be determined by the building
30 official.
31

32 **R102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure
33 shall conform to that required for a new structure without requiring the existing structure to
34 comply with all of the requirements of this code, unless otherwise stated. Additions, alterations
35 or repairs shall not cause an existing structure to become unsafe or adversely affect the
36 performance of the building.
37

38 **R102.8 Other regulations.** When the provisions specified herein for public safety, health and
39 welfare are in conflict with other regulations, the most rigid requirements of either the residential
40 code or other regulations shall apply whenever they conflict. However, the building official shall
41 not be the enforcement officer for such other ordinances or regulations unless specified in said
42 ordinances or regulations.

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1
2 **R102.9 Buildings, structures or premises partly within city limits.** When a building, structure or
3 premises is constructed partly within the City and partly within County Limits, the Building
4 Commissioner shall be authorized to enter into agreements with the adjoining code jurisdictions to
5 avoid duplications of inspections, fees and permits.
6

7 **R102.10 Restrictions.** No building or structure shall be constructed, extended, repaired, removed,
8 altered or occupied in violation of these provisions, except for repairs as defined in Section 105.2.2,
9 and except further that the raising, lowering or moving of a building or structure as a unit
10 necessitated by a change in legal grade or widening of a street shall be permitted, provided the
11 building or structure is not otherwise altered or its occupancy changed. Political subdivisions of the
12 State of Missouri, including but not limited to, the Board of Education, Metropolitan Sewer District,
13 the Saint Louis Housing Authority, Saint Louis Police Department, Metro, Planned Industrial
14 Expansion, Land Clearance Redevelopment Authority, Land Reutilization Authority, Saint Louis
15 Development Corporation and the Regional Convention and Sports Complex Authority are covered
16 under the provisions of this code for all property within the city limits.

17 **Exceptions:**

- 18 1. Structures owned and occupied by the United States of America or the State of Missouri.
- 19 2. City of Saint Louis owned property located outside of the City Limits.
- 20 3. Existing building occupancies that are licensed by the State of Missouri as family child care
21 homes providing home day care, as specified in Section 310.3.
- 22 4. Structures located within cemetery boundaries which are less than one thousand (1,000)
23 square feet in area and less than twenty (20) feet in height, measured from grade to the
24 highest point.
- 25 5. Laying or relaying of railroad trackage sidings and their appurtenant signals, culverts and
26 structures.
- 27 6. A construction project located in the public right-of-way (R.O.W.).

28
29 **SECTION R103**
30 **DIVISION OF BUILDING AND INSPECTION**
31

32 **R103.1 Creation of enforcement agency.** There is hereby created the Division of Building and
33 Inspection. The Division shall consist of the following sections to include, but not be limited to:
34 Administration Section, Building Inspection Section, Central File Section, Court Section. Electrical
35 Inspection Section, Mechanical Inspection Section, Permit Section, Plan Exam Section, Plumbing
36 Inspection Section and Zoning Section.
37

38 **R103.2 Building Commissioner.** The head of the Division of Building and Inspection shall be
39 known as the Building Commissioner, in accordance with Section 15, Article 13 of the Charter of
40 the City of Saint Louis.
41

42 **R103.2.1 Appointment; qualifications.** The Building Commissioner, also herein referred to as

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1 the building official, shall be a Missouri licensed professional architect, or, a Missouri licensed
2 professional engineer, or, shall have a bachelors degree in an appropriately related field with
3 Certified Building Code Official status, or, shall have a masters degree in an appropriately
4 related field and five (5) years experience in building code enforcement at a senior management
5 level. The Building Commissioner shall be appointed by the Director of Public Safety, and shall
6 possess any one of the above necessary qualifications.
7

8 **R103.3 Organization.** The building official shall appoint such numbers of architects, engineers,
9 technical assistants, inspectors and other employees such as clerks, typists and cashiers, as shall be
10 necessary for the administration of the codes governed by this ordinance, and as authorized by the
11 building official in conformance with Civil Service qualifications and regulations. The building
12 official shall be permitted to delegate appropriate subordinates to act in the exercise of the duties of
13 this code, and they also shall be designated as building officials. The building official is authorized
14 to designate employees as needed who shall exercise all the powers of the building official during
15 the temporary absence or disability of the building official.
16

17 **R103.4 Restriction of employees.** An official or employee connected with the Division of
18 Building and Inspection, except one whose only connection is that of a member of the Board of
19 Building Appeals, shall not be engaged in or directly or indirectly connected with the furnishing of
20 labor, materials or appliances for the construction, alteration or maintenance of a building, or the
21 preparation of construction documents thereof, unless that person is the owner of the building, or a
22 first degree relative of the owner of the building; nor shall such officer or employee engage in any
23 work which conflicts with official duties or with the interests of the Division of Building and
24 Inspection.
25

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

29 **R103.5 Relief from personal responsibility.** The building official or employee charged with the
30 enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable
31 personally, and is hereby relieved from all personal liability for any damage accruing to persons or
32 property as a result of any act required or permitted in the discharge of official duties. Any suit
33 instituted against any employee because of an act performed by that person in the lawful discharge
34 of duties and under the provisions of this code shall be defended by the City of Saint Louis City
35 Counselor's Office until the final termination of the proceedings. The building official or any
36 subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is
37 instituted in pursuance of the provisions of this code; and any employee of the Division of Building
38 and Inspection, acting in good faith and without malice, shall be free from liability for acts
39 performed under any of its provisions or by reason of any act or omission in the performance of
40 official duties in connection therewith.

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

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1 **R103.6 Official records.** An official record shall be kept of all business and activities of the
2 department specified in the provisions of this code, and all such records shall be open to public
3 inspection at all appropriate times.

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

9 Further, whenever any person, firm or corporation requests a comprehensive historical
10 investigation of the Division of Building and Inspection records relating to building or occupancy
11 permits, an application fee of twenty-five dollars (\$25) shall be charged, as specified in Section
12 108.2.1, in addition to all other fees as provided in other sections of this code.

13
14
15 **SECTION R104**
16 **DUTIES AND POWERS OF THE BUILDING OFFICIAL**
17

18 **R104.1 General.** The building official is hereby authorized and directed to enforce the provisions
19 of this code. The building official shall have the authority to render interpretations of this code and
20 adopt policies and procedures in order to clarify the application of its provisions. Such
21 interpretations, policies and procedures shall be in conformance with the intent and purpose of this
22 code. Such policies and procedures shall not have the effect of waiving requirements specifically
23 provided for in this code.

24
25 **R104.1.1 Rule making authority.** The Building Commissioner shall have authority as
26 necessary in the interest of public health, safety and general welfare, to adopt and promulgate
27 rules and regulations to interpret and implement the provisions of this code to secure the intent
28 thereof, and to designate requirements applicable because of local climatic or other conditions.
29 Such rules shall not have the effect of waiving structural or fire performance requirements
30 specifically provided for in this code or violating accepted engineering practice involving public
31 safety.

32
33 **R104.1.2 Accepted engineering practice.** In the absence of provisions not specifically
34 contained in this code or approved rules, the regulations, specifications and standards listed in
35 Chapter 43, Referenced Standards, shall be deemed to represent accepted engineering practice in
36 respect to the material, equipment, system or method of construction therein specified.

37
38 **R104.2 Applications and permits.** The building official shall receive applications, review
39 construction documents, issue or deny permits for the erection, alteration, demolition, moving or
40 occupancy of buildings, structures or premises, inspect the premises for which such permits have
41 been issued, and enforce compliance with the provisions of this code.

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1 **R104.2.1 Preliminary meeting.** When requested by the permit applicant, the building official
2 shall meet with the permit applicant to discuss plans for the proposed work or change of
3 occupancy prior to the application for a permit in order to establish the specific applicability of
4 the provisions of this code.

5
6 **R104.3 Notices and orders.** The building official shall issue all necessary notices or orders to
7 insure compliance with this code.

8
9 **R104.4 Inspections.** The building official is authorized to make all of the required inspections, or
10 the building official shall have the authority to accept reports of inspection by approved agencies or
11 individuals. Reports of such inspections shall be in writing and certified by a responsible officer of
12 such approved agency or by the responsible individual. The building official is authorized to engage
13 such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject
14 to the approval of the appointing authority. The owner shall provide such special inspections as are
15 required by the building official.

16
17 **R104.5 Identification.** The building official shall carry proper identification when inspecting
18 structures or premises in the performance of duties under this code.

19
20 **R104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this
21 code, or where the building official has reasonable cause to believe that there exists in a structure or
22 upon a premises a condition which is contrary to or in violation of this code which makes the
23 structure or premises unsafe, dangerous or hazardous, the building official or designee is authorized
24 to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this
25 code, provided that if such structure be occupied that credentials be presented to the occupant and
26 entry requested. If such structure or premises be unoccupied, the building official shall first make a
27 reasonable effort to locate the owner or other person having charge or control of the structure or
28 premises and request entry. If entry is refused, the building official shall recourse to the remedies
29 provided by law to secure entry.

30
31 **R104.6.1 Disasters.** In the event of a disaster such as windstorm, tornado, flood, fire,
32 earthquake, bomb blast or explosion, the building official is hereby authorized to enter and
33 inspect structures within the affected area, subject to constitutional restrictions on unreasonable
34 searches and seizures. When, in the opinion of the building official, there is imminent danger of
35 an unsafe condition, the building official shall take emergency measures in accordance with this
36 code. If the building official determines, after inspection, that a structure is unfit, the building
37 official shall declare it a public nuisance, cause a report to be prepared and notify the affected
38 parties in accordance with this code.

39
40 **R104.6.1.1 Post-disaster inspections.** The building official is authorized to deputize
41 Missouri Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors
42 certified by the Missouri State Emergency Management Agency (SEMA) to conduct

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1 emergency post-disaster safety evaluations of buildings.

2
3 **R104.7 Liability.** The building official, member of the Board of Building Appeals or employee
4 charged with the enforcement of this code, while acting for the City of Saint Louis in good faith and
5 without malice in the discharge of the duties required by this code or other pertinent law or
6 ordinance, shall not thereby be rendered liable personally, and is hereby relieved from personal
7 liability for any damage accruing to persons or property as a result of any act or by reason of an act
8 or omission in the discharge of official duties. Any suit instituted against an officer or employee
9 because of an act performed by that officer or employee in the lawful discharge of duties and under
10 the provisions of this code shall be defended by the City of Saint Louis City Counselor's Office until
11 the final termination of the proceedings. The building official or any subordinates shall not be liable
12 for cost or judgement in any action, suit or proceeding that is instituted in pursuance of the
13 provisions of this code; and any employee of the Division of Building and Inspection, acting in good
14 faith and without malice, shall be free from liability for acts performed under any of its provisions or
15 by reason of any act or omission in the performance of official duties in connection therewith.

16 The above protection shall also extend to former employees for work performed during their
17 period of employment with the City of Saint Louis.
18

19 **R104.8 Approved materials and equipment.** Materials, equipment and devices approved by the
20 building official shall be constructed and installed in accordance with such approval.
21

22 **R104.8.1 Used materials and equipment.** The use of used materials which meet the requirements
23 of this code for new materials is permitted. Used equipment and devices shall not be reused unless
24 they have been reconditioned, tested and placed in good and proper working condition and approved
25 by the building official.
26

27 **R104.9 Modifications.** Wherever there are practical difficulties involved in carrying out provisions
28 of this code, the building official shall have the authority to grant modifications for individual cases,
29 upon application of the owner or owner's representative, provided the building official shall first
30 find that special individual reason makes the strict letter of this code impractical and the
31 modification is in compliance with the intent and purpose of this code and that such modification
32 does not lessen health, life and fire safety requirements or structural. The details of action granting
33 modifications shall be recorded and entered in the files of the Division of Building and Inspection.
34

35 **R104.9.1 Areas prone to flooding.** The building official shall not grant modifications related to
36 areas prone to flooding without the granting of a variance to such provisions by the Board of
37 Building Appeals.
38

39 **R104.10 Alternative materials, design and methods of construction and equipment.** The
40 provisions of this code are not intended to prevent the installation of any material or to prohibit any
41 design or method of construction not specifically prescribed by this code, provided any such
42 alternative has been approved. An alternative material, design or method of construction shall be

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1 approved where the building official finds that the proposed design is satisfactory and complies with
2 the intent of the provisions of this code, and that the material, method or work offered is, for the
3 purpose intended, at least the equivalent of that prescribed in this code in quality, strength,
4 effectiveness, fire resistance, durability and safety.

5
6 **R104.10.1 Research reports.** Supporting data, where necessary to assist in the approval of
7 materials or assemblies not specifically provided for in this code, shall consist of valid research
8 reports from approved sources.

9
10 **R104.10.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this
11 code, or evidence that a material or method does not conform to the requirements of this code, or in
12 order to substantiate claims for alternative materials or methods, the building official shall have the
13 authority to require tests as evidence of compliance to be made at no expense to the jurisdiction.
14 Test methods shall be as specified in this code or by other recognized test standards. In the absence
15 of recognized and accepted test methods, the building official shall approve the testing procedures.
16 Tests shall be performed by an approved agency. Reports of such tests shall be retained by the
17 building official for the period required for the retention of public records.

18
19 **R104.10.3 Research and investigations.** The building official shall require that sufficient
20 technical data be submitted to substantiate the proposed use of any material or assembly, and if it is
21 determined that the evidence submitted is satisfactory proof of performance for the use intended, the
22 building official shall approve its use subject to the requirements of this code. The costs of all tests,
23 reports and investigations required under these provisions shall be paid by the applicant or owner.

24
25
26 **SECTION R105**
27 **PERMITS**
28

29 **R105.1 Required.** Any owner who intends to perform site grading, excavate, construct, enlarge,
30 alter, make non-ordinary repairs to, move or demolish a building, or structure; or change the
31 occupancy of a building, structure or premises from one use group to another; or to change to a
32 prohibited use; or to cause any such work to be done, or to use explosives for blasting in connection
33 with demolition, excavation, construction or other building operation, shall first make application to
34 the building official and obtain the required permit.

35 **Exception:** No permit shall be issued to repair any building or structure condemned in
36 accordance with Section 119 or 120 of the International Building Code if such building or
37 structure is included in an executed contract for demolition between the City of Saint Louis and
38 a demolition contractor.

39
40 **R105.1.1 Preservation Board permit requirements.** When the ordinances of the Cultural
41 Resources Office (CRO) of the Planning and Urban Design Agency (PUDA) require a permit for
42 items for which this code does not require a permit, applications shall be permitted to be taken

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1 by the Building Division and processed solely to the Cultural Resources Office. Both the
2 Building Commissioner and the Cultural Resources Office Director are authorized to place stop
3 work orders. Any appeals or court actions resulting from such citations, applications or permits
4 shall have technical and aesthetic testimony from the Preservation Board and the staff of the
5 Cultural Resources Office.
6

7 **R105.1.2 Cultural Resources Office denial.** Unless overruled by the Building Commissioner
8 as a result of an emergency situation, or the Planning and Urban Design Commission, a denial
9 from the Preservation Board shall be the final denial; no further notice from the building official
10 shall be required to any person.
11

12 **105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be
13 deemed to grant authorization for any work to be done in any manner in violation of the provisions
14 of this code or any other laws or ordinances of the City of Saint Louis. Permits shall not be required
15 for the following.

16 **Exceptions:**

- 17 1. Work involving repair of Flood, Earthquake or other Natural Disaster damage.
- 18 2. A Flood Plain Development Permit is still required to be obtained if the site is located in the
19 flood plain areas defined by FEMA.
- 20 3. Ordinary repairs or minor work to buildings and structures, which fall under the purview of
21 the Cultural Resource Office requiring a “Cultural Resource Office Only” permits.
- 22 01. Tuckpointing, ordinary and/or minor repair to exterior masonry, exterior painting and similar
23 repair and or finish work;
- 24 02. New aluminum, steel, fiber cement, hardboard, and vinyl exterior siding with no change to
25 existing openings. Replacement of twenty-five percent (25%) or less of the wall sheathing;
- 26 03. Application of pre-finished aluminum, steel, vinyl or other like materials on soffits, fascia
27 boards, rake boards and overhangs;
- 28 04. Repair or replacement of existing gutters and above grade portions of downspouts;
- 29 05. Roof covering replacement with like material; Replacement of twenty-five percent (25%) or less
30 of the roof sheathing;
- 31 06. Replacement or repair of exterior and/or interior doors and/or frames, provided the fire rating,
32 when applicable, is maintained, and no modification is made to the opening;
- 33 07. Replacement or repair of existing windows and frames, whenever no modification is made to the
34 opening; installation of storm windows and doors, whenever no modification is made to the
35 opening; glazing and glass replacement;
- 36 08. Awnings installed on up to four-family dwellings which do not project over property lines, and
37 not over forty (40) square feet in projected area;
- 38 09. Sidewalks and driveways;
- 39 10. Exterior ramps, stairs, and/or steps, which are on grade and not more than twelve (12) inches
40 above adjacent grade, not attached to the structure, and within residential property lines;
- 41 11. Paved areas for up to four-family dwellings on the same lot as the primary structure, without
42 roofs, covers or enclosures;

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- 1 12. Resealing and/or restriping of an existing paved parking lot, provided the restriping done
2 matches the existing configuration and the number of spaces remain the same;
- 3 13. Concrete patio slabs or wooden patios/decks which rest directly on the ground or a rock base,
4 provided that they are not covered by a roof or canopy, not supported by any type of permanent
5 foundation and a maximum of twelve (12) inches above adjacent grade;
- 6 14. Miscellaneous site work, landscaping, gardens, shrubbery and planting boxes, excavation or fill
7 that does not create a permanent change in property elevation of more than six (6) inches along
8 property lines, block drainage or create erosion or damage to adjacent properties;
- 9 15. Small detached accessory buildings, such as utility/storage/tool sheds, cabanas, play houses, etc.,
10 one hundred twenty (120) square feet in area or less and less than twelve (12) feet in height,
11 provided such accessory buildings maintain the setbacks required by the Zoning Ordinance.
12 This does not include accessory buildings having unique uses such as barbeque and/or smoke
13 houses, storage of fuel or other hazardous material having fuel fired equipment, and other uses
14 that present an increased fire hazard or nuisance to adjoining property. A permit is required for
15 all buildings housing these types of uses exceeding fifty (50) square feet in area;
- 16 16. Residential accessory structures such as arbors, garden trellises and other minor structures,
17 provided such structures maintain the setbacks required by the Zoning Ordinance;
- 18 17. Swings and other backyard playground equipment including basketball goals and standards
19 accessory to up to four-family dwellings;
- 20 18. Replacement of existing fencing, same height, material and location, except when enclosing
21 swimming pools, hot tubs or spas;
- 22 19. Retaining walls eighteen (18) inches or less in height above lowest adjacent grade;
- 23 20. Non-dish radio or television antennae twelve (12) feet or less in height, mounted on the ground,
24 not in the front yard area, attached to, or on the roof of a building. Dish antennas two (2) feet in
25 diameter or less installed on grade or on the roof, provided such antennae maintain the setbacks
26 required by the Zoning Ordinance, and comply with Section 3108.6.1;
- 27 21. Tents smaller than one thousand (1,000) square feet, or those used for private family events on
28 the same lot as the owner's residence;
- 29 22. Statues on private property, erected on grade, not attached to or part of a building or structure;
- 30 23. Above-ground swimming pools, hot tubs and spas placed on a slab. Also, in-ground swimming
31 pools with less than twenty-four (24) inches water depth with a surface area of less than two
32 hundred fifty (250) square feet. All pools, hot tubs and spas shall maintain the setbacks required
33 by the Zoning Ordinance.
- 34 24. Relining, repairing, patching an/or shotcreting existing swimming pool walls or floors, provided
35 required minimum water depths under diving boards, if present, are maintained;
- 36 25. Ordinary and/or minor repairs to exterior cantilevered balconies, stairways and fire escapes such
37 as patching or replacing small areas of treads, risers and platform surfaces, repairing and/or
38 replacing small areas of handrail and guardrail panels, etc. as long as it does not effect the
39 structural components of the exterior cantilevered balcony, stairway or fire escape;
- 40 26. Interior painting, floor sanding and refinishing, floor tile or carpeting, replacement of flooring
41 with like material, application of wall paper and other wall covering material, moveable cases,
42 counters and partitions, and cabinet installation, counter tops and similar finish work;

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- 1 27. Plaster patching and/or gypsum board replacement not exceeding twenty-five percent (25%) of
- 2 the total wall or ceiling area of a room or space provided the fire rating and moisture resistance
- 3 is maintained and no modifications are made;
- 4 28. Wall paneling of any type when applied directly to existing room wall surfaces;
- 5 29. Ceiling tile of any type, other than foam plastic, when applied directly to existing ceiling
- 6 surfaces, except when within assembly rooms with more than three hundred (300) occupants,
- 7 institutional rooms or spaces, mercantile spaces exceeding three thousand (3,000) square feet.
- 8 Replacement of lay-in acoustical ceiling panels with like materials in a room or space and a
- 9 maximum of five hundred (500) square feet;
- 10 30. Nonfixed and moveable fixtures, cases, racks, counters and partitions not over five (5) feet nine
- 11 (9) inches in height;
- 12 31. Installation of battery-operated smoke detectors;
- 13 32. Foundations and floor slab repair such as patching/filling of crack of up to one-fourth (1/4) inch
- 14 in walls and three-eighth (3/8) inch in slabs, waterproofing, etc., provided the building is
- 15 otherwise structurally sound and plumb.

16
17 **R105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed
18 in an emergency situation, the permit application shall be submitted within the next working
19 business day to the building official.

20
21 **R105.2.2 Repairs:** Application or notice to the building official is not required for ordinary
22 repairs to structures, replacement of lamps or the connection of approved portable electrical
23 equipment to approved permanently installed receptacles. Such repairs shall not include the
24 cutting away of any wall, partition or portion thereof, the removal or cutting of any structural
25 beam or load bearing support, or the removal or change of any required means of egress, or
26 rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs
27 include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage,
28 drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work
29 affecting public health or general safety.

30
31 **R105.2.3 Public service agencies.** A permit shall not be required for the installation, alteration
32 or repair of generation, transmission, distribution, metering or other related equipment that is
33 under the ownership and control of public service agencies by established right.

34
35 **R105.2.4 Structural damage building repair:** Repairs to buildings that are determined by the
36 building official to have sustained moderate or serious structural damage due to property
37 maintenance neglect, improper alterations, fire, earthquake, wind, flood or other natural
38 disasters, shall require a building permit with construction documents prepared, sealed and
39 signed by a Missouri licensed design professional.

40
41 **R105.2.4.1 Condemned for occupancy or condemned for demolition building repair.**

42 Repairs to buildings that are determined by the building official to be condemned for

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1 occupancy or condemned for demolition shall require a building permit with construction
2 documents prepared, sealed and signed by a Missouri licensed design professional.

3
4 **R105.2.5 Maintenance:** All buildings, structures or premises, and all parts thereof, both
5 existing and new, shall be maintained in a safe and sanitary condition. All service equipment,
6 means of egress, devices and safeguards which are required by this code in a building, structure
7 or premises, or which were required by a previous statute in a building or structure, when
8 erected, altered or repaired, shall be maintained in good working order.

9
10 **R105.2.6 Owner responsibility:** The owner(s) or the owner's agent shall be responsible for the
11 safe and sanitary maintenance of the building, structure or premises and its means of egress
12 facilities at all times.

13
14 **R105.3 By whom application is made.** Application for a permit shall be made by the owner or
15 lessee of the building or structure, or agent of either, or by the Missouri licensed design professional
16 employed in connection with the proposed work. The full names, addresses and telephone number
17 of the owner, lessee, and applicant shall be stated in the application. Every application should have
18 a local contact person listed. Demolition and occupancy permit applications, when applied for by
19 anyone other than the owner of record, shall be accompanied by a notarized letter of authorization or
20 other documentation from the owner of record granting permission to apply.

21
22 **R105.3.1 Application for permit.** To obtain a permit, the applicant shall first file an application
23 on a form furnished by the Division of Building and Inspection for that purpose. Such
24 application shall:

- 25 1. Identify and describe the work to be covered by the permit for which application is made.
- 26 2. Describe the land on which the proposed work is to be done by legal description, street
27 address or similar description that will readily identify and definitely locate the proposed
28 building or work.
- 29 3. Indicate the use and occupancy for which the proposed work is intended.
- 30 4. Be accompanied by construction documents and other information as required in Section
31 R106.1.
- 32 5. State the valuation of the proposed work.
- 33 6. Be signed by the applicant, or the applicant's authorized agent.
- 34 7. Give such other data and information as required by the building official.

35
36 **R105.3.2 Action on application.** The building official shall examine or cause to be examined
37 applications for permits and amendments thereto. If the application or the construction
38 documents do not conform to the requirements of all pertinent laws, the building official shall
39 reject such application in writing, stating the reasons therefore. If the building official is
40 satisfied that the proposed work conforms to the requirements of this code and laws and
41 ordinances applicable thereto, the building official shall issue a permit. The building official
42 shall rely upon other City agencies to review for compliance with their ordinance requirements.

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1
2 **105.3.2.1 Substantially improved or substantially damaged existing buildings in areas**
3 **prone to flooding.** For applications for reconstruction, rehabilitation, addition, or other
4 improvement of existing buildings or structures located in an area prone to flooding, the
5 building official shall examine or cause to be examined the construction documents and shall
6 prepare a finding with regard to the value of the proposed work. For buildings that have
7 sustained damage of any origin, the value of the proposed work shall include the cost to
8 repair the building or structure to its pre-damage condition. If the building official finds that
9 the value of the proposed work equals or exceeds fifty percent (50%) of the market value of
10 the building or structure before the damage has occurred or the improvement is started, the
11 finding shall be provided to the Board of Appeals for a determination of substantial
12 improvement or substantial damage. Applications determined by the Board of Appeals to
13 constitute substantial improvement or substantial damage shall meet the requirements of this
14 code.

15
16 **R105.3.3 Time limitation of application.** An application for a permit for any proposed work
17 shall be deemed to have been abandoned six (6) months after the date of filing, unless such
18 application has been pursued in good faith or a permit has been issued; except that the building
19 official is authorized to grant one or more extensions of time for additional periods not
20 exceeding ninety (90) days each if the building official deems that there is reasonable cause and
21 if a written request is received from the applicant for the extension prior to the expiration date.
22

23 **R105.3.4 Time limitation on approval.** An application for a permit for any proposed work shall
24 have been deemed to have been abandoned three (3) months after the approval date of the
25 building official. A notice of abandonment shall be sent to the applicant of record two (2) weeks
26 prior to the abandonment date. Should the permit still not have been issued after these two (2)
27 weeks, the permit application shall be abandoned.

28 Applicants who have a record of abandoned permit applications shall be required on all
29 future permits to pay the application fee and the full permit fee upon application until such time
30 as the abandoned permits have been reapplied for, approved, permit fees and possible
31 surcharges paid.
32

33 **R105.4 Validity of permit.** The issuance or granting of a permit shall not be construed to be a
34 permit for, or an approval of, any violation of any of the provisions of this code or of any other
35 ordinance of the City of Saint Louis. Permits presuming to give authority to violate or cancel the
36 provisions of this code or other ordinances shall not be valid. The issuance of a permit based on
37 construction documents and other data shall not prevent the building official from requiring the
38 correction of errors in the construction documents and other data. The building official is also
39 authorized to prevent occupancy or use of a structure where in violation of this code or any other
40 ordinance of the City of Saint Louis.

41
42 **R105.5 Expiration.** All permits shall be issued in the name of the property owner of record for a

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1 period of six (6) months unless noted otherwise. Permits shall be permitted to be extended for
2 additional six (6) month periods if work is progressing and a written request from the owner for the
3 extension is received by the building official prior to the expiration of each permit. Any permit
4 issued shall become invalid if the authorized work is not commenced within six (6) months after
5 issuance of the permit, or if the authorized work is suspended or abandoned for a period of six (6)
6 months after the time of commencing the work; except that the building official shall be permitted to
7 grant one (1) or more extensions of time for additional periods not exceeding six (6) months each if
8 the building official deems that there is reasonable cause, and if a written request is received from
9 the owner for the extension prior to the expiration date. No permit shall be extended if, after six (6)
10 months from issuance of said permit, no work has begun and the Board of Aldermen has passed an
11 ordinance that would make all or part of the work thereon illegal or unlawful.

12 Permits shall also be abandoned upon written request from the property owner of record, or if
13 circumstances require, the Missouri licensed design professional.

14 **Exception:** Permits for demolition of buildings or structures or repair of buildings or structures
15 condemned in accordance with either Section 119 or Section 120 of the International Building
16 Code and other work specifically identified by the building official, when in the best interests of
17 the public, shall become invalid after thirty (30) days unless otherwise approved. The building
18 official shall be permitted to grant one (1) or more extensions of time for additional periods not
19 exceeding thirty (30) days each after receiving a written request from the owner explaining the
20 reasons for failing to commence or for suspending work.

21
22 **R105.6 Suspension or revocation.** The building official is authorized to suspend or revoke a
23 permit issued under the provisions of this code whenever the permit is issued in error or on the basis
24 of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or
25 any of the provisions of this code.

1
2 **R105.6.1 Revocation of permits.** The building official shall be permitted to revoke a permit or
3 approval issued under the provisions of this code in case of any false statement or
4 misrepresentation of fact in the application or on the construction documents on which the
5 permit or approval was based. The building official shall be permitted to revoke or suspend a
6 permit upon discovery of substantial non-compliance with this code or any applicable city
7 ordinance. Permits shall be revoked for non-payment of fees.
8

9 **R105.6.2 Revocation of permits for repeat offenders:** The building official shall revoke any
10 permit or certificate associated with a building, structure or premises when an owner(s) is
11 convicted by a court of competent jurisdiction twice within a twelve (12) month period of being
12 in violation of the same code provision on the same building, structure or premises.
13

14 **R105.7 Placement of permit.** A true copy of the building permit shall be kept on the site of
15 operations, open to inspection during the entire time of prosecution of the work and until the
16 completion of the same.
17

18 **R105.8 Responsibility.** It shall be the duty of every person who performs work for the installation
19 or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code
20 is applicable, to comply with this code.
21

22 **105.9 Notice of start:** At least twenty-four (24) hours notice of start of work under a building
23 permit shall be given to the building official.
24

25 **R105.10 Compliance with permit.** All work shall conform to the approved application and the
26 approved construction documents for which the permit has been issued and any approved
27 amendments to the approved application or the approved construction documents. Any addition to
28 or alteration of approved construction documents shall be approved in advance by the code official,
29 as evidenced by the issuance of a new or amended permit.
30

31
32 **SECTION R106**
33 **SUBMITTAL DOCUMENTS**
34

35 **R106.1 Construction documents:** The application for the permit shall be accompanied by at least
36 five (5) complete sets of construction drawings, one (1) set of project specifications, one (1) set of
37 structural calculations, one (1) set of the geotechnical (soils) report and one set of site or building
38 photographs, with sufficient clarity and detailed dimensions to show the nature and character of the
39 work to be performed. The minimum size of any sheet shall be 8½" x 11" and the maximum size of
40 any sheet shall be 36" x 48". When quality of materials is essential for conformity to this code,
41 specific information shall be given to establish such quality and this code shall not be cited, or the
42 term "legal" or its equivalent be used as a substitute for specific information. Construction

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1 documents containing the words "not for construction", "preliminary", "review set", or their
2 equivalent, shall not be accepted for application. Construction documents marked with contractors
3 "take-off" notations shall not be accepted for application.

4 Any person who renders architectural services in connection with the construction, remodeling
5 or repairing of any privately owned dwelling house or for a multiple family dwelling house, flat or
6 apartment containing not more than two (2) families, and who indicates on any drawings,
7 specifications, estimates, reports or other documents furnished in connection with such services that
8 the person is not a licensed architect, is exempted.

9 Any person who renders architectural services in connection with the remodeling or repairing of
10 any privately owned dwelling house or for a multiple family dwelling house, flat or apartment
11 containing not more than four (4) families, and who indicates on any drawings, specifications,
12 estimates, reports or other documents furnished in connection with such services that the person is
13 not a licensed architect, is exempted.

14 If the construction documents for single family or multiple family dwelling units are prepared by
15 a Missouri licensed architect, that architect must seal, sign and date the construction documents as
16 required by Chapter 327 of the Revised Statutes of the State of Missouri.

17 A Missouri licensed professional engineer cannot render architectural services or seal, sign and
18 date construction documents for any residential project. This could be interpreted as the unlawful
19 practice of architecture by a Missouri licensed professional engineer. A Missouri licensed
20 professional engineer may prepare seal, sign and date architectural work which is incidental
21 (insignificant, minor, etc.) to the engineering work (and vice versa.) This determination shall be
22 made on a case by case basis depending upon the full scope of the project.

23 All construction documents prepared by a Missouri Licensed Design Professional shall bear an
24 original embossed or wet ink seal, original ink signature and the date the documents were sealed by
25 the Missouri licensed design professional.

26 **Exception:** The building official is authorized to waive the submission of construction
27 documents and other data not required to be prepared by a licensed design professional if it is
28 found that the nature of the work applied for is such that review of construction documents is not
29 necessary to obtain compliance with this code.

30
31 **R106.1.1 Information on construction documents.** Construction documents shall be drawn
32 and dimensioned upon suitable material. Construction documents shall be of sufficient clarity to
33 indicate the location, nature and extent of the work proposed and show in detail that it will
34 conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as
35 determined by the building official.

36
37 **R106.1.1.1 Fire protection construction drawings.** Construction drawings for the fire
38 protection system(s) shall be submitted to show conformance with this code and the
39 construction documents and shall be approved prior to the start of system installation. Shop
40 drawings shall contain all information as required by the referenced installation standards in
41 **Chapter 9 of the International Building Code.**

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1 **R106.1.1.2 Manufacturer’s installation instructions.** Manufacturer’s installation
2 instructions, as required by this code, shall be available on the job site at the time of
3 inspection.
4

5 **R106.1.2 Means of egress.** The construction documents shall show in sufficient detail the
6 location, construction, size and character of all portions of the means of egress in compliance
7 with the provisions of this code.
8

9 **R106.1.3 Information for construction in areas prone to flooding.** For buildings and
10 structures in flood hazard areas as established by Table R301.2(1), construction documents shall
11 include:

- 12 1. Delineation of flood hazard areas, floodway boundaries, and flood zones, and the design
13 flood elevation, as appropriate;
- 14 2. The elevation of the proposed lowest floor, including basement; in areas of shallow flooding
15 (AO zones), the height of the proposed lowest floor, including basement, above the highest
16 adjacent grade;
- 17 3. The elevation of the bottom of the lowest horizontal structural member in coastal high
18 hazard areas (V zone); and
- 19 4. If design flood elevations are not included on the community’s Flood Insurance Rate Map
20 (FIRM), the building official and the applicant shall obtain and reasonably utilize any design
21 flood elevation and floodway data available from other sources.
22

23 **R106.1.4 Exterior wall envelope.** Construction documents for all buildings shall describe the
24 exterior wall envelope in sufficient detail to determine compliance with this code. The
25 construction documents shall provide details of the exterior wall envelope as required, including
26 flashing, intersections with dissimilar materials, corners, end details, control joints, intersections
27 at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around
28 openings.

29 The construction drawings shall include manufacturing installation instructions that provide
30 supporting documentation that the proposed penetration and opening details described in the
31 construction documents maintain the weather resistance of the exterior wall envelope. The
32 supporting documentation shall fully describe the exterior wall system which was tested, where
33 applicable, as well as the test procedure used.
34

35 **R106.2 Site plan:** The construction documents submitted with the application for permit shall be
36 accompanied by a site plan showing to scale the size and location of new construction and existing
37 structures on the site, distances from lot lines, the established street grades and the proposed finished
38 grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be
39 drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan
40 shall show construction to be demolished and the location and size of existing structures and
41 construction that are to remain on the site or plot. The building official is authorized to waive or
42 modify the requirements for a site plan when the application for permit is for alteration or repair or

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1 when otherwise warranted.
2

3 **R106.2.1 Change in site plan.** A lot shall not be changed, increased or diminished in area from
4 that shown on the official site plan, until a revised site plan is resubmitted showing such changes
5 accompanied by proof that the documents have been filed in the Recorder of Deeds Office and
6 approved under the Zoning Code of the City of Saint Louis; except that such revised site plan
7 will not be required if the change is caused by reason of an official street or alley opening, street
8 widening or other public improvement.
9

10 **R106.3 Examination of documents.** The building official shall examine or cause to be examined
11 the construction documents for code compliance.
12

13 **R106.3.1 Approval of construction documents:** The building official shall stamp three (3)
14 sets of construction documents "APPROVED", and at least one (1) set of such approved
15 construction documents shall be retained by the building official and one (1) set shall be kept at
16 the building site, open to the inspection of the building official or an authorized representative at
17 all reasonable times. If additional "APPROVED" sets are required by the applicant, a charge
18 shall be made as listed in Table R108.3.1.
19

20 **R106.3.2 Previous approvals.** This code shall not require changes in the construction
21 documents, construction or designated occupancy of a building or structure for which a lawful
22 permit has been heretofore issued or otherwise lawfully authorized, and the construction of
23 which has been actively prosecuted in good faith within one hundred eighty (180) days after the
24 effective date of this ordinance and has not been abandoned. When the codes adopted by the
25 City of Saint Louis change from one edition to another, the work shall be permitted to be
26 completed under the codes in effect when the permit for said work was originally issued.
27

28 **R106.3.2.1 Code transition.** Unless requirements imposed by Federal law or State statute
29 have changed, permits applied for within six (6) months of the effective date of this
30 ordinance shall be permitted to be reviewed and approved under the former building code if
31 there is written evidence of a preliminary plan exam review of the project under the former
32 code. The cover sheet of the construction documents shall show under which code the
33 project was designed.
34

35 **R106.3.3 Phased approval.** The building official is authorized to issue a permit for the
36 construction of foundations or any other part of a building or structure before the construction
37 documents for the whole building or structure have been submitted, provided that adequate
38 information and detailed statements have been filed complying with pertinent requirements of
39 this code. The holder of such permit for the foundation or other parts of a building or structure
40 shall proceed at the holder's own risk with the building operation and without assurance that a
41 permit for the entire structure will be granted.
42

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1 **R106.3.4 Design professional in responsible charge.**
2

3 **R106.3.4.1 General.** When it is determined that documents be prepared by a Missouri
4 licensed design professional, the building official shall be authorized to require the owner to
5 engage and designate on the building permit application a Missouri licensed design
6 professional who shall act as the Missouri licensed design professional in responsible charge.

7 If the circumstances require, the owner shall designate a substitute Missouri licensed design
8 professional in responsible charge who shall perform the duties required of the original
9 Missouri licensed design professional in responsible charge. The building official shall be
10 notified in writing by the owner if the Missouri licensed design professional in responsible
11 charge is changed or is unable to continue to perform the duties.

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

15 Where structural observation is required by Section 1710 of the International Building
16 Code, the inspection program shall name the individual or firms who are to perform
17 structural observation and describe the stages of construction at which structural observation
18 is to occur. See also duties specified in Section 1704 of the International Building Code.
19

20 **R106.3.4.2 Deferred submittals.** For the purposes of this section, deferred submittals are
21 defined as those portions of the design that are not submitted at the time of the application
22 and that are to be submitted to the building official within a specified period.

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

26 Submittal documents for deferred submittal items shall be submitted to the Missouri
27 licensed design professional in responsible charge who shall review them and forward them
28 to the building official with a notation indicating that the deferred submittal documents have
29 been reviewed and that they have been found to be in general conformance with the design
30 of the building. The deferred submittal items shall not be installed until their design and
31 submittal documents have been approved by the building official.
32

33 **R106.3.4.3 Engineering details.** The building official shall require to be filed adequate
34 details of structural, plumbing, mechanical and electrical work, including computations,
35 loadings and structural analysis, and other essential technical data. All construction
36 documents shall bear an original embossed or wet ink seal, original ink signature and the
37 date the documents were sealed by the Missouri licensed design professional responsible for
38 the design as required by State Statute. Properly sealed, signed and dated calculations shall
39 be permitted to be accepted by the building official as complying with the conditions of this
40 code without the need to verify the calculations or their engineering analysis.
41

42 **R106.4 Amended construction documents.** Work shall be installed in accordance with the

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1 approved construction documents, and any changes made during construction that are not in
2 compliance with the approved construction documents shall be resubmitted for approval as an
3 amended set of construction documents.
4

5
6 **SECTION R107**
7 **TEMPORARY STRUCTURES AND USES**
8

9 **R107.1 General.** The building official is authorized to issue a permit for temporary structures and
10 temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for
11 more than one hundred eighty (180) days. The building official is authorized to grant extensions for
12 demonstrated cause.
13

14 **R107.2 Conformance.** Temporary construction and uses shall conform to the structural strength,
15 fire safety, means of egress, light, ventilation and sanitary requirements of this code as necessary to
16 insure the public health, safety and general welfare.
17

18 **R107.3 Temporary power.** The building official is authorized to give permission to temporarily
19 supply and use power in part of an electric installation before such installation has been fully
20 completed and the final certificate of completion has been issued. The part covered by the
21 temporary certificate shall comply with the requirements specified for temporary lighting, heat or
22 power in the City of Saint Louis Electrical Code.
23

24 **R107.4 Termination of approval:** The building official is hereby authorized to terminate such
25 permit for a temporary structure or use and to order the temporary structure or use to be
26 discontinued.
27

28 **SECTION R108**
29 **FEEES**
30

31 **R108.1 General.** No permit, certificate or inspection report, as required by the provisions of this
32 code, shall be released or issued until the fees listed in this section have been paid to the City of
33 Saint Louis, as collected by the building official or designated representative; nor shall an
34 amendment to a permit be released until the additional fees have been paid. In collecting said fees,
35 the building official is authorized to accept personal checks as payment; however, non-payment by
36 said checking account shall be considered as a violation of this code and is cause for suspension or
37 revocation of permits, certificates or reports issued or released for such personal check payment. If a
38 permit is suspended or revoked for non-payment of a fee, or for insufficient funds, an additional
39 twenty-five dollars (\$25) shall be collected to cover administrative costs.
40

41 **R108.1.1 Fees other than herein prescribed.** The payment of fees listed in this section shall
42 not relieve the applicant or holder of any permit or any certificate of occupancy from the

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1 payment of other fees which shall be prescribed by law or ordinance for water taps, sewer
2 connections, plumbing permits, mechanical permits, electrical permits, sprinkler permits, fire
3 alarm permits, or fees for inspections or other privileges or requirements, both within and
4 without the jurisdiction of the Division of Building and Inspection.
5

6 **R108.2 Schedule of permit fees.** Fees for permits for construction shall be as established as
7 follows:
8

9 **R108.2.1 Application fee.** An application fee is an administrative charge made for processing
10 permit applications or preparing a Certificate of Flood Plain Status or conducting a Building
11 Line Survey, and shall be the fee as listed in Table R108.3.1.
12

13 **R108.2.2 New construction and additions.** The building permit fee for new construction and
14 additions will be based on the total estimated cost of construction, and shall be charged at the
15 rate listed in Table R108.3.1 for new construction and additions. For the purpose of determining
16 a fee, total construction costs shall include all costs for normal site preparation including
17 grading, excavation and backfill, structural work, plumbing work, mechanical work, electrical
18 work, interior and exterior finishes, overhead and profit, engineering and architectural fees. The
19 following shall be permitted to be excluded from total construction costs: the cost to install
20 sprinkler, standpipe and fire alarm systems; or signs.
21

22 **R108.2.3 Miscellaneous structures and site work.** The fee for a permit for, including but not
23 limited to, retaining wall, fences and site-work (including parking lots) shall be based on the
24 estimated total cost of the construction at the rate listed in Table R108.3.1.
25

26 **R108.2.4 Alterations and repairs.** The fee for a permit for alterations or repairs to a building
27 or structure shall be based on the estimated total cost of said alterations or repairs and shall be
28 charged at the rate listed in Table R108.3.1.
29

30 **R108.2.5 Moving of buildings.** The fee for a permit to move a building or structure from one
31 lot to another, or to a new location on the same lot, shall be as listed in Table R108.3.1. In the
32 event that a building or structure is to be moved from a point within the City of Saint Louis to a
33 point outside the city, the fee for the moving permit shall be based on the estimated total cost of
34 restoration of the original site to a safe and satisfactory condition plus that portion of the moving
35 cost which covers the journey to the city limits. In the event that a building or structure is to be
36 moved from the outside of the City of Saint Louis to a point inside the city limits, the fee for the
37 moving permit shall be based on the estimated total cost of the portion of the journey from the
38 city limits to the site of re-erection.
39

40 **R108.2.5.1 New foundations.** Before any building or structure is moved to a new
41 foundation, it shall be required, in addition to a moving permit, that a building permit be
42 obtained for the construction of said new foundation; the fee for the permit for said

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1 foundation shall be as listed in accordance with Table R108.3.1. In addition, all additional
2 electrical, mechanical and plumbing permits shall be obtained.
3

4 **R108.2.6 Amending permits.** After a permit has been issued and an amendment is applied for,
5 the fee shall be as follows:

- 6 1. For each and every amendment which involves additional work not originally applied for
7 to complete the entire project, the fee shall be the appropriate fee for the additional work
8 contemplated as usually calculated, the fee for the special demolition fund, lead
9 remediation fund plus the application fee. These fees shall be as listed in Table
10 R108.3.1.
- 11 2. For each and every amendment not involving additional work, a minimum fee as listed in
12 Table R108.3.1 shall apply even though the project dollar value or building volume
13 should remain the same or decrease. To this shall be added the application fee.
14

15 **R108.2.7 Special demolition fund.** There shall be an additional fee charged on all building
16 permits based on the total estimated cost of construction, and shall be charged at the rate listed in
17 Table R108.3.1 for the special demolition fund.
18

19 **R108.2.8 Lead remediation fund.** There shall be an additional fee charged on all building
20 permits based on the total estimated cost of construction, and shall be charged at the rate listed in
21 Table R108.3.1 for the special lead remediation fund.
22

23 **R108.2.9 Vacant building registration fee.** A semiannual registration fee of two hundred
24 dollars (\$200) shall be charged to the owner of any parcel of residential property improved by a
25 residential structure, or commercial property improved by a structure containing multiple
26 dwelling units, which is vacant and has been vacant for at least six (6) months, and which is
27 violation of this code.
28

29 **R108.2.10 Fee for duplicate copy.** Any person requesting a copy of an building permit,
30 occupancy permit or certificate of inspection issued under this code, or the holder of any permit
31 for similar purpose issued by the building official under any previous code or ordinance, can
32 obtain a duplicate or re-issued copy of said permit for a fee of one dollar (\$1) per copy. This fee
33 is listed in Table R108.3.1.
34

35 **R108.2.11 Fee for occupancy permit:** Fees for the issuance of an occupancy permit shall be as
36 listed in Table R108.3.1. There shall be no charge for the issuance of the original occupancy
37 permit upon completion of construction in accordance with the building permit for new buildings
38 or buildings hereafter altered with construction costs exceeding thirty thousand dollars
39 (\$30,000).
40

41 **R108.2.11.1 Fee for temporary or partial occupancy permit:** The fee for a temporary or
42 partial occupancy permit shall be as listed in Table R108.3.1.

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1
2 **R108.2.11.2 Fee for changing the name on an occupancy permit.** Any person requesting
3 a re-issuance of an occupancy permit issued under this code or under any previous code or
4 ordinance due to a change of name, can obtain a re-issued copy of said permit for a fee of
5 five dollars (\$5) per copy. This fee is listed in Table R108.3.1.
6

7 **R108.2.12 Fee for approving additional sets of construction documents.** Any person requesting
8 additional sets of approved construction documents issued under this code or under any previous
9 code or ordinance shall be charged a fee of one dollar (\$1) per page. This fee is listed in Table
10 R108.3.1.
11

12 **R108.3 Fee tables.** The building official shall cause to be collected all fees as listed in Table
13 R108.3.1 and elsewhere in this code.
14

15 **R108.3.1 Fee schedule.** Table R108.3.1 contains fees for permits for new construction and
16 additions, permits for miscellaneous structures, permits for alterations and repairs to existing
17 buildings, moving of building permits, demolition permits, addendums to permit, the special
18 demolition fund, special inspections and occupancy permits.
19

20 **R108.3.2 Building permit valuations.** The applicant for a building permit shall provide a total
21 estimated cost of construction for the project at the time of application. For the purpose of
22 determining fees, total construction costs shall include all costs for normal site preparation
23 including grading, excavation and backfill, structural work, interior and exterior finishes,
24 plumbing work, mechanical work and electrical work. The following shall be permitted to be
25 excluded from total construction costs: the cost to install sprinkler, standpipe and fire alarm
26 systems or signs.

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

33 Final costs shall be determined by the building official, if necessary, by multiplying the total
34 floor area of the project in square feet by an appropriate square foot cost rate, or by using the
35 current ICC Building Valuation Data Report for New Construction, Additions, Alterations,
36 Repairs or Rehabilitation.
37

<p>Table R108.3.1 BUILDING PERMIT FEES FOR STRUCTURES AND INSPECTIONS FEES</p>
--

Item	Fee	Minimum Fee	Section	Remarks & Requirements
APPLICATION FEE; or Building Line Survey	\$ 25.00		R108.2.1	An administrative charge made for processing applications.
Certificate of Flood Plain Status	\$ 10.00		R108.2.1	
PERMIT FOR NEW CONSTRUCTION AND ADDITIONS	\$6.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	R108.2.2	
MISCELLANEOUS STRUCTURES PERMIT - Structures such as retaining walls, parking lots, fences, etc.	\$6.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	R108.2.3	For all structures, devices, appurtenances and equipment requiring permits & not otherwise provided for by this code.
PERMIT FOR ALTERATIONS & REPAIRS TO AN EXISTING BUILDING	\$6.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	R108.2.4	
MOVING OF BUILDING PERMIT Within City Limits	\$1.00/\$100 of estimated cost or fraction thereof	\$ 15.00	R108.2.5	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	\$6.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	R108.2.5.1	
ADDENDUM PERMIT Amendment which involves additional dollars in project cost.	\$6.00/\$1000 of estimated increased cost or fraction thereof	\$ 25.00	R108.2.6	
Amendment which involves decrease or no increase in project cost.	\$ 25.00	\$ 25.00		
SPECIAL DEMOLITION	\$2.00/\$1,000		R108.2.7	Special fund approved by the voters.

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Table R108.3.1 BUILDING PERMIT FEES FOR STRUCTURES AND INSPECTIONS FEES				
Item	Fee	Minimum Fee	Section	Remarks & Requirements
FUND	of estimated cost or fraction thereof			
LEAD REMEDIATION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		R108.2.8	Special fund approved by Ordinance 64699.
VACANT BUILDING REGISTRATION FEE	\$200.00 Semi-annually		R108.2.9	Special fee established by Ordinance 64678.
DUPLICATE COPY OF BUILDING PERMIT, OCCUPANCY PERMIT OR CERTIFICATE OF INSPECTION	\$ 1.00 per copy		R108.2.10	
APPLICANT REQUEST FOR OCCUPANCY PERMIT	\$80.00 \$20.00/each additional unit in same structure		R108.2.11 R108.2.11.1	When units are inspected on the same site inspection.
RE-ISSUANCE OF OCCUPANCY PERMIT DUE TO NAME CHANGE	\$ 5.00 per copy		R108.2.11.2	
COST FOR APPROVING ADDITIONAL SETS OF CONSTRUCTION DOCUMENTS	\$1.00 per page		R108.2.12	

1
2 **R108.4 Work started surcharge fees schedule.** In case any work for which a permit is required
3 by this code is substantially started or proceeded with prior to obtaining said permit, the total normal
4 fees applicable shall be increased by the amount as listed in Table R108.5. The payment of said
5 surcharge fee shall not relieve any persons from fully complying with the requirements of this code
6 for performance or execution of the work, nor from other penalties prescribed by law.
7

**Table R108.4
SCHEDULE FOR SURCHARGE FEES**

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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

1
2 **R108.5 Related fees.** The payment of fees for the construction, alteration, removal or demolition
3 for work done in connection with or concurrently with the work authorized by a building permit
4 shall not relieve the applicant or holder of the permit from the payment of other fees that are
5 prescribed by law.

6
7 **R108.6 Fees non-refundable.** The fee for a permit based upon an estimated cost that is higher than
8 later claimed by the applicant shall not be a basis for refund. When construction does not occur, or
9 only partially occurs, fees collected are not refundable.

10 **R108.7 Fees waived for disaster related permits.** In the event of a tornado, earthquake, flood, or
11 any other disaster of such magnitude to activate the City Emergency Management Agency, the
12 Building Commissioner is authorized to waive all permit fees normally collected by the Division of
13 Building and Inspection for repairs, reconstruction, demolition, plumbing, mechanical or electrical
14 work, or any other similar permits required by this Division to correct the damage caused by the
15 heretofore mentioned disaster. These permit fees shall be permitted to be waived for a period not to
16 exceed six (6) months, or as otherwise determined by the Building Commissioner.

17
18
19 **SECTION R109**
20 **INSPECTIONS**
21

22 **R109.1 General.** Construction or work for which a permit is required shall be subject to inspection
23 by the building official and such construction or work shall remain accessible and exposed for
24 inspection purposes until approved. Approval as a result of an inspection shall not be construed to
25 be an approval of a violation of the provisions of this code or of other ordinances of the City of Saint
26 Louis. Inspections presuming to give authority to violate or cancel the provisions of this code or of
27 other ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to
28 remain accessible and exposed for inspection purposes. Neither the building official nor the City of
29 Saint Louis shall be liable for expenses entailed in the removal or replacement of any material
30 required to allow inspection.

31
32 **R109.2 Preliminary inspection.** Before issuing a permit, the building official is authorized to

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1 examine or cause to be examined buildings, structures and sites for which an application has been
2 filed.

3
4 **R109.2.1 Notice to begin work.** It shall be the responsibility of the holder of a permit to notify
5 the building official when work is ready for the various inspections required by the terms of the
6 permit or the approved rules. Such notice shall be given within a reasonable time before the
7 inspection is desired, but in no event shall the notice be less than the working day before. Notice
8 given on a Friday or on a day prior to a legal holiday shall not constitute notice for inspection on
9 a Saturday, Sunday or holiday, unless arrangements have been made under approved rules for
10 overtime inspection on such days. Before giving such notice the holder of the permit shall first
11 test the work and satisfy themselves that it conforms to the approved construction documents
12 and the requirements of this code.
13

14 **R109.3 Required inspections.** The building official, upon notification, shall make the inspections
15 set forth in Sections R109.3.1 through R109.3.10. No work shall be done on any part of the building
16 or structure beyond the point indicated in each successive inspection without first obtaining the
17 approval of the building official or authorized representative. Approval shall be given only after an
18 inspection has been requested and made of each successive step in the construction phase and all
19 code requirements or corrections are completed, as indicated by each of the inspections required.
20 There shall be a final inspection and approval of all buildings completed before occupancy, as
21 described in Section 110 of this code. Failure to obtain a final inspection before occupancy will
22 constitute a violation of the building code, subject to the penalties as set forth in Section Four.
23 Reinforcing steel or structural framework of any part of a building or structure shall not be covered
24 or concealed in any manner without first obtaining the approval of the building official. The
25 building official, upon notification from a permit holder or agent, in accordance with the rules of
26 procedure listed on the permit and posted in the office of the building official, shall make the
27 following inspections, and shall either approve that section or portion of the construction as
28 completed, or shall notify the permit holder or agent that they have failed to comply with the law.
29

30 **R109.3.1 Footing or foundation inspection.** Footing and foundation inspections shall be made
31 after excavation for footings are complete and any required reinforcing steel is in place. For
32 concrete foundations, any required forms shall be in place prior to inspection. Materials for the
33 foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM
34 C 94, the concrete need not be on the job. The owner is solely responsible for the correct
35 location of the foundation on the site.
36

37 **R109.3.1.1 Soil inspection.** A soil inspection is to be made after excavation for the building
38 or structure is complete and trenches for footings, column pads, spread footings, or other
39 types of footings are ready for concrete. No concrete is to be poured prior to this inspection.
40

41 **R109.3.1.2 Pier inspection.** Where special foundations are required such as drilled and
42 poured-in-place concrete piers, driven piles of all types, caissons, and other extraordinary

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1 types, the building official shall make at least one (1) inspection and more if the size of the
2 job warrants it.
3

4 **R109.3.2 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections
5 shall be made after in-slab or under-floor reinforcing steel and building service equipment,
6 conduit, piping accessories and other ancillary equipment items are in place, but before any
7 concrete is placed or floor sheathing installed, including the subfloor.
8

9 **R109.3.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor,
10 including basement, and prior to further vertical construction, the elevation certificate required in
11 Section 1612.5 of the International Building Code shall be submitted to the building official.
12

13 **R109.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or
14 sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be
15 concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are
16 approved.
17

18 **R109.3.5 Lath or gypsum board inspection.** Lath and gypsum board inspections shall be
19 made after lathing and gypsum board, interior and exterior, is in place, but before any plaster is
20 applied or before gypsum board joints and fasteners are taped and finished.

21 **Exception:** Gypsum board that is not part of a fire resistive assembly or a shear assembly.
22

23 **R109.3.5.1 Covering work.** It shall be a violation of this code to cover prior to inspection
24 any work required to be inspected under the provisions of a permit, the approved rules, or
25 this code, regardless of any penalties for such violation. The building official shall be
26 permitted to require the holder of the permit to uncover any such work for inspection, and
27 the cost of uncovering such work and of replacing the cover after the work has been
28 satisfactorily inspected, shall be borne by the holder of the permit.
29

30 **R109.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-
31 rated assemblies shall not be concealed from view until inspected and approved.
32

33 **R109.3.7 Energy efficiency inspections.** Inspections shall be made to determine compliance
34 with Chapter 11 and shall include, but not be limited to, inspections for: envelope insulation *R*
35 and *U* value, fenestration *U* value, duct system *R* value, and HVAC and water heating equipment
36 efficiency.
37

38 **R109.3.8 Other inspections.** In addition to the inspections specified above, the building official
39 is authorized to make or require other inspections of any construction work to ascertain
40 compliance with the provisions of this code and other laws that are enforced by the Division of
41 Building and Inspection.
42

1 **R109.3.8.1 Approved inspection agencies.** The building official shall accept reports of
2 approved inspection agencies provided such agencies satisfy the requirements as to
3 qualifications and reliability.
4

5 **R109.3.8.2 Plant inspection.** Where required by the provisions of this code or by the
6 approved rules, materials or assemblies shall be inspected at the point of manufacture or
7 fabrication.
8

9 **R109.3.8.3 Evaluation and follow-up services.** Prior to the approval of a closed
10 prefabricated assembly and issuance of a building permit, the building official shall require
11 the submittal of an evaluation report of each prefabricated assembly, indicating the complete
12 details of the assembly, including a description of the assembly and its components, the basis
13 upon which the assembly is being evaluated, test results and similar information, and other
14 data as necessary for the building official to determine conformance with this code.
15 Acceptable reports shall be permitted to come from: The State of Missouri Public Service
16 Commission or ICC Evaluation Services.

17 **R109.3.8.3.1 Evaluation service.** The building official shall designate the evaluation
18 service of an approved agency as the evaluation agency, and review such agency's
19 evaluation report for adequacy and conformance to this code.
20

21 **R109.3.8.3.2 Follow-up inspection.** Except where all assemblies and subassemblies,
22 service equipment and accessories are readily accessible for complete inspection at the
23 site without disassembly or dismantling, the building official shall conduct the frequency
24 of in-plant inspections as necessary to reasonably assure conformance to the approved
25 evaluation report, or shall designate an approved independent inspection agency to
26 conduct such inspections. The inspection agency shall furnish the building official with
27 the follow-up inspection manual and a written report of inspections upon request, and the
28 product shall have an identifying label permanently affixed to the product indicating that
29 factory inspections have been performed.
30

31 **R109.3.8.3.3 Test and inspection records.** All required tests and inspection records
32 shall be accessible to the building official or quality assurance agency at all times during
33 the fabrication of the unit or subassembly and the erection of the building; or such
34 records as the building official designates shall be filed with the building official.
35

36 **R109.3.8.3.4 Inspection reports.** All inspection reports shall be in writing and shall be
37 certified by the licensed authority, or responsible officer of the service, or the individual
38 when expert inspection services are accepted. An identifying label or stamp permanently
39 fixed to the product indicating that factory inspection has been made shall be accepted in
40 lieu of the aforesaid inspection report in writing if the intent or meaning of such
41 identifying label or stamp is properly substantiated.
42

1 **R109.3.9 Special Inspections.** For special inspections, see Section 1704 of the International
2 Building Code.

3
4 **R109.3.10 Final inspection.** The final inspection shall be made after all work required by the
5 building permit is completed.

6 Upon completion of the building or structure, and before issuance of the occupancy permit as
7 required in Section R110, a final inspection shall be made. All violations of the approved
8 construction documents and permit shall be noted and the holder of the permit shall be notified
9 of the discrepancies. The building official shall be permitted to issue a temporary or partial
10 occupancy permit for a specific period of time. Failure to comply with the conditions shall cause
11 revocation of the permit.

12
13 **R109.4 Inspection agencies.** The building official is authorized to accept reports of approved
14 inspection agencies, provided such agencies satisfy the requirements as to qualifications and
15 reliability.

16 **R109.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly
17 authorized agent to notify the building official when work is ready for inspection. It shall be the
18 duty of the permit holder to provide access to and means for inspection of such work for any
19 inspections that are required by this code.

20
21 **R109.5.1 Action on notice.** Upon receipt of notice that work is ready for inspection, the
22 building official shall inspect, or cause to be inspected, the work as soon as reasonably
23 practicable. However, failure of the building official to make a prompt inspection shall not be
24 deemed justification for covering work without inspection when such work is required under the
25 terms of the permit to be inspected before being covered.

26
27 **R109.6 Approval required.** Work shall not be done beyond the point indicated in each successive
28 inspection without first obtaining the approval of the building official. The building official, upon
29 notification, shall make the requested inspections and shall either indicate the portion of the
30 construction that is satisfactory as completed, or shall notify the permit holder or an agent of the
31 permit holder wherein the same fails to comply with this code. Any portions that do not comply
32 shall be corrected and such portion shall not be covered or concealed until authorized by the building
33 official.

34
35 **R109.7 Periodic inspections.** The building official shall, if deemed necessary, make or cause to be
36 made such periodic inspections of buildings, structures, devices, appurtenances, and uses as are
37 required by and in the intervals prescribed by Table R109.7. In order to provide a uniform workload
38 throughout the year, the building official shall be permitted to alter the intervals between periodic
39 inspections as required to meet staffing levels.

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TABLE R109.7
PERIODIC INSPECTION OF STRUCTURES

Item	Period between inspections
Exterior Cantilevered Balconies, Stairways and Fire Escapes.	3 years

1
2 **R109.7.1 Professional inspection.** The building official shall require owners to supply
3 inspection reports by Missouri licensed design professionals for any building, structure,
4 appurtenance, or device when, in the building official's opinion, it is necessary to insure proper
5 public safety, health and welfare.
6

7 **R109.8 Authority to enter.** The building official shall have the authority to enter at any reasonable
8 hour any building, structure or premises in the City of Saint Louis for which a permit has been
9 issued but has not received a certificate of occupancy in accordance with Section R110 to enforce
10 the provisions of this code or any other code or ordinance of the City of Saint Louis. No person
11 shall accompany a building official onto a premises in the performance of their duty unless
12 otherwise invited onto said premises by the owner or the owner's representative.

13 For all other structures or premises, when the building official has reasonable cause to believe
14 that a code violation exists, the building official is authorized to enter the building, structure or
15 premises at reasonable times to inspect subject to constitutional restrictions on unreasonable
16 searches and seizures. If entry is refused or not obtained, the building official is authorized to
17 pursue recourse as provided by law.
18
19

SECTION R110
CERTIFICATE OF OCCUPANCY

20
21
22
23 **R110.1 Use and occupancy.** No building, structure or premises shall be used or occupied, and no
24 change in the existing occupancy classification of a building, structure, premise or portion thereof
25 shall be made until the building official has issued an occupancy permit therefore as provided herein.

26 Issuance of an occupancy permit shall not be construed as an approval of a violation of the
27 provisions of this code or of other ordinances of the jurisdiction. Failure to have an occupancy
28 permit approved and issued by the building official is a violation, and both the occupant and owner
29 shall be subject to a penalty, as set forth in Section Four. Each day that a violation continues shall
30 constitute a separate offense.
31

32 **R110.1.1 Posting notice.** It shall be the duty of the building official to post a notice on any
33 building, structure or portion thereof when it is found that an occupancy permit is required
34 before any occupancy shall be permitted to occur. This notice shall remain in plain sight and

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1 removal of same shall constitute a separate offense and shall be subject to a penalty as set forth
2 in Section Four.
3

4 **R110.2 Temporary or partial occupancy permits.** Upon the request of an owner or an owner's
5 representative, a temporary or partial occupancy permit shall be permitted to be issued for a
6 building, structure or premises, provided that no conditions exist which endanger life, public safety
7 or welfare. Temporary or partial occupancy permits shall be permitted to be subject to conditions.
8

9 **R110.3 Certificate of substantial completion.** Upon the request of the design professional of
10 record, the building official shall be permitted to issue a Certificate of Substantial Completion for a
11 building, structure or premises before the entire work covered by the building permit has been
12 completed, provided there are no conditions existing which would endanger public safety, health or
13 welfare. Certificates of Substantial Completion shall be permitted to be subject to conditions. The
14 owner can occupy or utilize the work or designated portion thereof for the use for which it is
15 intended provided a partial occupancy permit has been applied for and issued by the building
16 official.

17 **R110.4 Contents of the occupancy permit.** When a building, structure or premises is entitled
18 thereto, the building official shall issue an occupancy permit within a reasonable period of time. The
19 occupancy permit shall certify compliance with the provisions of this code and the purpose for
20 which the building, structure or premises will be used. The occupancy permit shall specify the use
21 group in accordance with the provisions of Chapter 3; the type of construction as defined in Chapter
22 6; and any special stipulations and conditions of the building permit. Any building, structure or
23 premises for which an occupancy permit has been issued shall be permitted to be reinspected to
24 confirm compliance with this code and the Zoning Ordinance.
25

26 **R110.5 By whom application is made.** An application for an occupancy permit shall be made by
27 the owner of record of the building, structure or premises. If an occupancy permit application is
28 made by any person other than the owner of record, a notarized letter, or some other proof, must be
29 presented granting permission from the owner of record to the applicant to apply for the occupancy
30 permit for the stated use. The full names, addresses and telephone numbers of the owner, lessor and
31 applicant shall be stated. If the building is owned by a corporation, said notarized permission letter,
32 or other proof, shall be signed by an officer or registered agent of that corporation. If the applicant
33 for the occupancy permit is a corporation, an officer, registered agent, or other responsible person of
34 that corporation shall sign the application stating their position with said corporation.
35

36 **R110.6 Posting of occupancy permit; responsibilities.** It shall be the duty or responsibility of the
37 operator of every business to display a copy of a legally issued occupancy permit pertaining to the
38 actual business in effect on the premises. It shall be the duty of the Saint Louis Police Department to
39 enforce the provisions of this section. When the building official is informed of or suspects any
40 violation of this code, it shall be the duty of the holder of an occupancy permit to allow the building
41 official to inspect the building, structure or premises, or any portion thereof. Violation of this
42 section shall result in revocation of said occupancy permit, and shall be subject to penalties as set

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1 forth in Section Four.
2

3 **R110.7 Occupancy permit application abandonment.** Occupancy permit applications shall be
4 abandoned sixty (60) days after initial application if, in the opinion of the building official, the
5 occupancy permit has not been diligently pursued.

6 **Exception:** Those buildings acquired from Land Reutilization Authority, in which case said
7 occupancy permit applications shall be abandoned one hundred eighty (180) days after initial
8 application was filed.
9

10 **R110.8 Revocation.** The building official is authorized to, in writing, suspend or revoke an
11 occupancy permit or certificate of substantial completion issued under the provisions of this code
12 whenever the permit is issued in error, or on the basis of incorrect information supplied, or where it
13 is determined that the building or structure or portion thereof is in violation of any ordinance or
14 regulation or any of the provisions of this code.
15

16 **SECTION R111**
17 **SERVICE UTILITIES**
18

19 **R111.1 Connection of service utilities.** No person shall make connections from a utility, source of
20 energy, fuel or power to any building or system that is regulated by this code for which a permit is
21 required, until released by the building official.
22

23 **R111.2 Temporary connection.** The building official shall have the authority to authorize and
24 approve the temporary connection of the building or system to the utility source of energy, fuel or
25 power.
26

27 **R111.3 Authority to disconnect service utilities.** The building official shall have the authority to
28 authorize disconnection of utility service to the building, structure or system regulated by this code
29 and the referenced codes and standards set forth in Section R102.4 in case of emergency where
30 necessary to eliminate an immediate hazard to life or property or when such utility connection has
31 been made without the approval required by Section R111.1 or R111.2. The building official shall
32 notify the serving utility, and wherever possible the owner and occupant of the building, structure or
33 service system of the decision to disconnect prior to taking such action if not notified prior to
34 disconnection. The owner or occupant of the building, structure or service system shall be notified
35 in writing, as soon as practical thereafter.
36
37

38 **SECTION R112**
39 **BOARD OF BUILDING APPEALS**
40

41 **R112.1 General.** Any person aggrieved by a decision of the building official may appeal said
42 decision to the Board of Building Appeals.

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1
2 **R112.2 Appeals to stay proceedings; exceptions.** Appeals shall stay all proceedings in
3 furtherance of the action appealed from, unless the building official or fire official whichever shall
4 be the case, certifies to the Board of Building Appeals, after the notice of appeal has been filed, that
5 by reason of the facts stated in the certificate, a stay would, in their opinion, cause imminent peril to
6 life or property. Proceedings shall not be stayed other than by restraining order.
7

8
9 **SECTION R113**
10 **VIOLATIONS**
11

12 **R113.1 Unlawful acts:** It shall be unlawful for any person, firm or corporation to grade for,
13 excavate for, erect, construct, alter, extend, repair, move, remove, demolish or occupy any building,
14 structure or premises, or equipment regulated by this code, or cause same to be done, in conflict
15 with, or in violation of the provisions of this code or any decision or order of the Board of Building
16 Appeals.
17

18 **R113.2 Notice of violation:** The building official is authorized to serve a notice of violation or
19 order on the owner, as shown in the records of the City of Saint Louis Assessor's Office, or person
20 responsible for the grading, excavating, erection, construction, alteration, extension, repair, moving,
21 removal, demolition, or occupancy of a building, structure or premises in violation of the provisions
22 of this code, or in violation of a detail statement or construction documents approved thereunder, or
23 in violation of a permit or certificate issued under the provisions of this code. Such order shall direct
24 the discontinuance of the illegal action or condition and the abatement of the violation. Such notice
25 shall be permitted to be served by the United States mail. Posting of the premises shall also
26 constitute notice. It shall be a violation of this code for any person to remove any such notice,
27 lawfully posted pursuant to this code, unless otherwise ordered by the building official.
28

29 **R113.2.1 Investigation of records.** Upon the receipt of a written request from the owner of the
30 property, or the real estate agent for the property, or the attorney, architect or engineer
31 representing the owner of the property, the Permit Section Supervisor shall ask the various
32 Building Division sections for copies of any existing violation letters concerning the property. If
33 the request is not on the owner's letterhead, a notarized authorization from the owner must be
34 submitted.

35 The response letter written by the permit section supervisor shall list any known violations
36 and must contain the following statement: "This letter does not certify that there are no actual
37 existing violations of the ordinances for which the Division of Building and Inspection is
38 responsible. To determine if there are any violations of any ordinances, an application for an
39 occupancy permit must be filed in accordance with Section R110.5 of this code and the
40 subsequent inspections completed. This letter does certify there are no existing letters of
41 violation on record other than those attached herein. There will be a twenty-five dollar (\$25) fee
42 charged for this service. Five (5) working days will be allowed to respond to this request."

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1
2 **R113.3 Prosecution of violation:** If the notice of violation is not complied with in the time
3 prescribed by such notice, the building official is authorized to request the legal counsel of the City
4 of Saint Louis to institute the appropriate proceeding at law or in equity to restrain, correct or abate
5 such violation, or to require the removal or termination of the unlawful occupancy of the building,
6 structure or premises in violation of the provisions of this code or of the order or direction made
7 pursuant thereto.
8

9 **R113.4 Violation penalties.** Any person who violates a provision of this code or fails to comply
10 with any of the requirements thereof or who erects, constructs, alters or repairs a building or
11 structure in violation of the approved construction documents or directive of the building official, or
12 of a permit or certificate issued under the provisions of this code, shall be subject to penalties as
13 prescribed by law.

14 **R113.5 Abatement of violation:** The imposition of penalties as set forth in Section Four shall not
15 preclude the legal officer of the City of Saint Louis from instituting appropriate action to prevent
16 unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a
17 building, structure or premises, or to stop an illegal act, conduct business or use of a building or
18 structure on or about any premises.
19
20

21 **SECTION R114**
22 **STOP WORK ORDER**
23

24 **R114.1 Authority.** Whenever the building official finds any work regulated by this code being
25 performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner,
26 the building official is authorized to issue a stop work order.
27

28 **R114.2 Issuance.** The work order shall be in writing and shall be given to the owner of the property
29 involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work
30 order, the cited work shall immediately cease. The stop work order shall state the reason for the
31 order, and the conditions under which the cited work will be permitted to resume.
32

33 **R114.3 Emergencies.** When an emergency exists, the fire official shall not be required to give a
34 written notice prior to stopping the work.
35

36 **R114.4 Unlawful continuance.** Any person who shall continue any work in or about the building,
37 structure or premises after having been served with a stop work order, except such work as they are
38 directed to perform to remove a violation or unsafe condition, shall, upon conviction thereof, be
39 subject to the penalties as set forth in Section Four. Each day that a violation continues shall
40 constitute a separate and distinct offense.
41
42

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**SECTION R115
PROFESSIONAL ARCHITECTURAL AND
ENGINEERING SERVICES**

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R115.1 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.

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R115.1.1 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 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.

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R115.1.2 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.

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R115.1.3 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.

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1
2 **R115.1.4 Reproduction of sealed documents.** Construction documents sealed by a Missouri
3 licensed design professional, shall not be reproduced for anyone, other than the owner, without
4 the expressed written permission of Missouri licensed design professional who sealed said
5 documents, or as ordered by a court of law.
6

7 **R115.2 Special professional services.** When applications are filed for unusual designs or
8 magnitude of construction which require construction document review or inspection services
9 beyond the capacity of the building official's staff, or where code reference standards in Chapter 35
10 require special architect or engineer inspections, the building official shall be permitted to require
11 the owner to retain a properly qualified Missouri licensed design professional to perform the services
12 necessary for code compliance in addition to that provided in Section 116.1.2. This project
13 representative shall keep daily records and submit reports as required by the building official. Upon
14 completion of the work, the Missouri licensed design professional shall file a final report indicating
15 whether or not all required inspections were performed and listing pertinent deviations from the
16 building code requirements or from the approved construction documents and the source of authority
17 for such deviations.
18

19 **R115.2.1 Building permit requirement.** The necessity for special professional services shall
20 be determined prior to issuance of the building permit, unless waived to a later date by the
21 building official. Refusal by the applicant to provide such services as required by the building
22 official shall result in the denial of the permit.
23

24 **R115.2.2 Fees and costs.** All fees and costs related to the performance of special inspection
25 services shall be borne by the owner.
26

27 **R115.2.3 Visits to site.** When so directed by the building official, or when required by the
28 special inspection provisions of this code, the Missouri licensed design professional shall make
29 visits to the site at intervals appropriate to the stage of the construction to observe the progress
30 and the quality of the work; to observe construction components requiring controlled materials
31 or construction, as specified in Chapter 44, Referenced Standards; and to determine if the work
32 is proceeding in accordance with the construction documents approved for the building permit.
33 The Missouri licensed design professional shall periodically submit reports to the building
34 official showing the results of such periodic visits.
35
36

37 **SECTION R116**
38 **WORKMANSHIP**
39

40 **R116.1 General.** All work shall be conducted, installed and completed in a neat, workmanlike and
41 acceptable manner so as to secure the results intended by this code.
42

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Modify SECTION R202 DEFINITIONS by the addition or changing of definitions to read as follows:

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

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.

REGISTERED DESIGN PROFESSIONAL - *same as* **LICENSED DESIGN PROFESSIONAL.**

Change Table R 301.2 (1) to read as follows:

1

**TABLE R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^a	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^b	ICE SHIELD UNDER-LAYMENT REQUIRED ^c	FLOOD HAZARDS ^b	AIR FREEZING INDEX ^d	MEAN ANNUAL TEMP ^e
	Speed ^d (mph)	Topographic effects ^e		Weathering ^a	Frost Line Depth ^b	Termite ^c					
20	90	NO	C	Severe	30 inches	Moderate to Heavy	2° F	Not Required	July 17, 1979	1500 days	54° F

2 No Change to Notes.

3

4

5 *Change Table R302.1 to read as follows:*

**TABLE R302.1
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure form both sides	≤ 3 feet
	(Not fire-resistance rated)	0 hours	> 3 feet
Projections	(Fire-resistance rated)	1 hour on the underside	≥ 2 feet to 3 feet
	(Not fire-resistance rated)	0 hours	3 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	3 feet
Penetrations	All	Comply with Section R317.3	< 3 feet
		None required	3 feet

6 For SI: 1 foot = 304.8 mm.

7 N/A = Not Applicable.

8

9

10 *Change Section 302.2 to read as follows:*

11 **R302.2 Townhouses.** Each townhouse shall be considered a separate building and shall be
 12 separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for
 13 exterior walls.

14 **Exceptions:**

- 15 1. A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119
 16 or UL263 is permitted for townhouses protected by a residential fire sprinkler system if such
 17 walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the
 18 common wall. The wall shall be rated for fire exposure from both sides and shall extend to

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1 and be tight against exterior walls and the underside of the roof sheathing. Electrical
2 installations shall be installed in accordance with the City of Saint Louis Electrical Code.
3 Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

- 4 2. A common 2-hour fire-resistance-rated-wall assembly tested in accordance with ASTM
5 E119 or UL263 is permitted for townhouses not protected by a residential fire sprinkler
6 system if such walls do not contain plumbing or mechanical equipment, ducts or vents in the
7 cavity of the common wall. The wall shall be rated for fire exposure from both sides and
8 shall extend to and be tight against exterior walls and the underside of the roof sheathing.
9 Electrical installations shall be installed in accordance with the City of Saint Louis Electrical
10 Code. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

11
12 *Add Section R303.1.1 to read as follows:*

13 **R303.1.1 Light and ventilation in unfinished basements.** Glass area in unfinished basements
14 shall not be less than two percent (2%) of the floor area served. One half (½) of this area must
15 be available for unobstructed ventilation with screens included.

16
17
18 *Change Section R303.3 to read as follows:*

19 **R303.3 Bathrooms.** Bathrooms, water closet compartments and other similar rooms shall be
20 provided with aggregate glazing area in windows of not less than three (3) square feet, one-half of
21 which must be operable.

22 **Exception:** The glazed areas shall not be required where artificial light and a mechanical
23 *ventilation* system are provided. The minimum ventilation rates shall be fifty (50) cubic feet per
24 minutes for intermittent ventilation or twenty (20) cubic feet per minute for continuous
25 ventilation. Ventilation air from the space shall be exhausted directly to the outside or to an attic
26 gable vent or ventilated soffit

27
28
29 *Change Section R 303.4.2 to read as follows:*

30 **R303.4.2 Exhaust Openings.** Exhaust air shall not be directed below six (6) feet and eight (8)
31 inches onto a walkway.

32
33
34 *Add Section R303.9 to read as follows:*

35 **R303.9 Kitchen exhaust.** All kitchens shall have mechanical exhaust above or adjacent to the
36 cooking range.

37
38 *Change Section R305.1 to read as follows:*

39 **R305.1 Minimum height.** Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and
40 portions of basements containing these spaces shall have a ceiling height of not less than seven (7)
41 feet.

42 **Exceptions:**

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- 1 1. For rooms with sloped ceilings, at least fifty percent (50%) of the required floor area of the
2 room must have a ceiling height of at least seven (7) feet and no portion of the required floor
3 area may have a ceiling height of less than five (5) feet.
- 4 2. Bathrooms shall have a minimum ceiling height of six (6) feet eight (8) inches at the center
5 of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above
6 fixtures shall be such that the fixture is capable of being used for its intended purpose. A
7 shower or tub equipped with a showerhead shall have a minimum ceiling height of six (6)
8 feet eight (8) inches above a minimum area thirty (30) inches by thirty (30) inches at the
9 showerhead.
- 10 3. Beams and girders spaced not less than four (4) feet on center may project not more than six
11 (6) inches below the required ceiling height.

12
13
14 *Add Sections R306.5 and R306.6 to read as follows:*

15 **R306.5 Hose bibb.** Every dwelling shall provide one outside frost-proof hose bibb. Hose bibbs
16 shall be protected from backflow in accordance with the City of Saint Louis Plumbing Code.

17
18 **R306.6 Floor Drain.** Floor drains shall be installed in the following areas and the floor shall slope
19 toward the floor drains: in common laundry facilities in multi-family buildings within 15 feet and in
20 the same room as a hot water heater or water heater boiler, within fifteen (15) feet and in the same
21 room as backflow devices which have in their design the capacity of a discharge, within fifteen (15)
22 feet and in the same room as a boiler.

23
24
25 *Add Section R307.3 to read as follows:*

26 **R307.3 Threshold Drain.** All wheelchair accessible roll-in showers shall be supplied, in addition to
27 the shower drain, with a threshold drain outside the shower within five (5) feet of the shower drain.
28 The waste-line of the threshold drain shall be connected to the shower drain waste pipe above the
29 trap.

30
31
32 *Add Sections R310.6 and R310.7 to read as follows:*

33 **R310.6 Alterations and additions.** All unfinished areas and reconfigured space converted to
34 sleeping rooms and unfinished basement spaces being converted to habitable space shall have
35 emergency escape and rescue openings.

36
37 **R310.7 Bathrooms in unfinished basements.** Bathrooms or bathroom rough-ins shall not be
38 permitted within unfinished basements on new construction unless an emergency escape and rescue
39 opening is provided to allow for future conversion to habitable space.

40
41
42 *Change Section R311.3.2 to read as follows:*

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1 **R311.3.2 Floor elevations for other exterior doors.** Doors other than the required egress door
2 shall be provided with landing or floors not more than 7 ¾ inches below the top of the threshold.

3 **Exception:** A landing is not required where a stairway of four (4) or fewer risers is located on
4 the exterior side of the door, provided the door does not swing over the stairway.
5
6

7 *Change Sections R311.7.4.1 thru R311.7.4.2 to read as follows:*

8 **R311.7.4.1 Riser Height.** The maximum riser height shall be eight-and-one-quarter (8¼) inches.
9 The riser shall be measured vertically between leading edges of the adjacent treads. The greatest
10 riser height within any flight of stairs shall not exceed the smallest by more than three-eighths ()
11 inch.
12

13 **R311.7.4.2 Tread depth.** The minimum tread depth shall be nine (9) inches. The tread depth shall
14 be measured horizontally between the vertical planes of the foremost projection of the adjacent
15 treads and at a right angle to the treads leading edge. The greatest tread depth within any flight of
16 stairs shall not exceed the smallest by more than three-eighths () inch. Consistently shaped winders
17 at the walkline shall be allowed within the flight of stairs as rectangular treads and do not have to be
18 within three-eighths () inch of the rectangular tread depth.

19 Winder treads shall have a minimum tread depth of nine (9) inches measured between the
20 vertical planes of the foremost projection of adjacent treads at the intersection of the walkline.
21 Winder treads shall have a minimum tread depth of six (6) inches at any point. Within any flight of
22 stairs, the greater winder tread depth at the twelve (12) inch walk line shall not exceed the smallest
23 by more than three-eighths () inch.
24
25

26 *Change Section R312.3 to read as follows:*

27 **R312.3 Opening limitations.** Required guards shall not have openings from the walking surface to
28 the required guard height which allow passage of a sphere four (4) inches in diameter. Guards shall
29 not have an ornamental pattern that would provide a ladder effect.

30 **Exceptions:**

- 31 1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail
32 of a guard, shall not allow passage of a sphere six (6) inches in diameter.
- 33 2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere
34 four and three-eighths (4 3/8) inches in diameter.
35

36 *Change Sections R313.1 To R313.2.1 to read as follow:*

37 **R313.1 Townhouse automatic fire sprinkler systems.** A builder of townhouse units shall offer to
38 any purchaser on or before the time of entering into the purchase contract the option, at the
39 purchaser's cost, to install or equip fire sprinklers in the townhouse unit. No purchaser of such a
40 townhouse unit shall be denied the right to choose or decline to install a fire sprinkler system in such
41 townhouse being purchased.

42 **Exception:** An automatic residential fire sprinkler system shall not be required when additions

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1 or alterations are made to existing townhouses that do not have an automatic residential fire
2 sprinkler system installed.

3
4 **R313.1.1 Design and installation.** Automatic fire sprinkle systems for townhouses shall be
5 installed in accordance with the City of Saint Louis Plumbing Code.
6

7 **R313.2 One- and two-family dwellings automatic fire systems.** A builder of single family
8 dwellings or residences or multi-unit dwellings of four (4) or fewer units shall offer to any purchaser
9 on or before the time of entering into the purchase contract the option, at the purchaser's cost, to
10 install or equip fire sprinklers in the dwelling, residence or unit. No purchaser of such a single
11 family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to
12 install a fire sprinkler system in such dwelling or residence being purchased.

13 **Exception:** An automatic residential fire sprinkler system shall not be required for additions or
14 alterations to existing buildings that are not already provided with an automatic residential
15 sprinkler system.
16

17 **R313.2.1 Design and installation.** Automatic residential fire sprinkler systems shall be designed
18 and installed in accordance with the City of Saint Louis Plumbing Code or NFPA 13D.
19
20

21 *Change Section R319.1 to read as follows:*

22 **R319.1 Premises identification.** Approved numbers or addresses shall be provided for all new
23 buildings in such a position as to be plainly visible and legible from the street or road fronting the
24 property. These numbers shall contrast with their background. Address numbers shall be Arabic
25 numerals or alphabet letters. Numbers shall be a minimum of four (4) inches high with a minimum
26 stroke width of one-half (1/2) inch.

27 If there is an alley, numbers shall also be placed on the alley elevation of the premises on which
28 the house, building or structure is located. If there is a garage or carport fronting on an alley, house
29 numbers shall also be placed on the alley elevation of the garage or carport.
30

31 *Change Section R323.1.7 to read as follows:*

32 **R323.1.7 Protection of water supply and sanitary sewer systems.** New and replacement water
33 supply systems shall be designed to minimize or eliminate infiltration of flood waters into the
34 systems in accordance with the provisions of the City of Saint Louis Plumbing Code. New and
35 replacement sanitary sewer systems shall be designed to minimize or eliminate infiltration of
36 floodwaters into systems and discharge from systems into floodwaters in accordance with the City of
37 Saint Louis Plumbing Code.
38
39

40 *Delete Sections 322.3 thru 322.3.6.*
41
42

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1 *Change Section R403.1.4.1 to read as follows:*

2 **R403.1.4.1 Frost protection.** Except where otherwise protected from frost, foundation walls, piers
3 and other permanent supports of buildings and structures shall be protected from frost by one (1) or
4 more of the following methods:

- 5 1. Extend thirty (30) inches minimum below finished grade;
- 6 2. Constructing in accordance with Section R403.3;
- 7 3. Constructing in accordance with ASCE 32-01; and
- 8 4. Erecting on solid rock.

9 **Exception:**

10 Freestanding accessory structures with an area of two hundred (200) square feet or less and
11 an eave height of twelve (12) feet or less shall not be required to be protected.
12
13

14 *Change Section R404.1.2 to read as follows:*

15 **R404.1.2 Concrete foundation walls.** Concrete foundation walls that support light-frame walls
16 shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI
17 332 or PCA 100. Concrete foundation walls that support above-grade concrete walls that are within
18 the applicability limits of Section R611.2 shall be designed and constructed in accordance with the
19 provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support
20 above-grade concrete walls that are not within the applicability limits of Section R611.2 shall be
21 designed and constructed in accordance with the provisions of ACI 318, ACI 332 or PCA 100. When
22 ACI 318, ACI 332, PCA 100 or the provisions of this section are used to design concrete foundation
23 walls, project drawings, typical details and specifications are not required to bear the seal of the
24 architect or engineer responsible for design, unless otherwise required by the state law of the
25 jurisdiction having authority.
26

27 *Change Section R 404.1.2.2 to read as follows:*

28 **R404.1.2.2 Reinforcement for foundation walls.** Concrete foundation walls shall be
29 laterally supported at the top and bottom. Horizontal reinforcement shall be provided in
30 accordance with Table R404.1.2(1). Vertical reinforcement shall be provided in accordance
31 with Table R404.1.2(2), R404.1.2 (3), R404.1.2(4), R404.1.2(5), R404.1.2(6), R404.1.2(7) or
32 R404.1.2(8). Vertical reinforcement for flat basement walls retaining four (4) feet or more of
33 unbalanced backfill is permitted to be determined in accordance with Table R404.1.2(9). For
34 basement walls supporting above-grade concrete walls, vertical reinforcement shall be the
35 greater of that required by Tables R404.1.2(2) through R404.1.2(8) or by Section R611.6 for
36 the abovegrade wall. In buildings assigned to Seismic Design Category D₀, D₁ or D₂,
37 concrete foundation walls shall also comply with Section R404.1.4.2.

38 **Exceptions:**

- 39 1. Where unstable soil or ground water conditions do not exist, plain concrete
40 foundation walls may be constructed a minimum of eight (8) inches thick where the
41 wall height from the top of the footing to the top of the wall does not exceed eight (8)
42 feet and when the unbalanced backfill height from the top of the basement slab to the

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1 finished grade immediately adjacent to the wall does not exceed seven (7) feet. A
2 minimum of two (2) No. 4 horizontal reinforcing bars shall be provided in the top
3 and bottom of plain concrete foundation walls. A minimum of two (2) No. 5
4 reinforcing bars shall be provided around all window and door openings in plain
5 concrete foundation and basement walls. Bars shall extend a minimum twenty-four
6 24 inches beyond the corners of the openings.

7 2. Where unstable soil or ground water conditions do not exist, plain concrete
8 foundation walls may be constructed a minimum of ten (10) inches thick where the
9 wall height from the top of the footing to the top of the wall does not exceed nine (9)
10 feet and when the unbalanced backfill height from the top of the basement slab to the
11 finished grade immediately adjacent to the wall does not exceed eight (8) feet. A
12 minimum of two (2) No. 5 reinforcing bars shall be placed horizontally in the top,
13 middle, and bottom of the foundation wall.

14 3. Where unstable soil or ground water conditions do not exist, plain concrete
15 foundation walls may be constructed a minimum of ten (10) inches thick where the
16 wall height from the top of the footing to the top of the wall does not exceed eight (8)
17 feet and when the unbalanced backfill height from the top of the basement slab to the
18 finished grade immediately adjacent to the wall does not exceed eight (8) feet. A
19 minimum of two (2) No. 5 reinforcing bars shall be placed horizontally in the top,
20 middle, and bottom of the foundation wall.

21
22
23 *Change Section R405.1 to read as follows:*

24 **R405.1 Concrete or masonry foundations.** Drains shall be provided around all concrete or
25 masonry foundations that retain earth and enclose habitable or usable spaces located below grade.
26 Drain tile, gravel or crushed stone drains, perforated pipe or other approved systems or materials
27 shall be installed at or below the area to be protected and shall discharge to an approved sump,
28 fifteen (15) inches in diameter eighteen (18) inches deep with fitted cover. A sump located in a
29 space containing a finished area shall have a sump pump and piping installed to discharge the water
30 to a separate storm (not sanitary) lateral, or if approved, to the ground surface a minimum of 6 feet
31 away from the building. Gravel or crushed stone drains shall extend at least one (1) foot beyond the
32 outside edge of the footing and six (6) inches above the top of the footing and be covered with an
33 approved filter membrane material. The top of the open joints of drain tiles shall be protected with
34 strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of
35 two (2) inches of washed gravel or crushed rock at least one sieve size larger than the tile joint
36 opening or perforation and covered with not less than six (6) inches of the same material.

37 Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved system shall be
38 placed on both the inside and the outside of foundations in areas where a high water table exists, or
39 other severe soil-water conditions exist, or water is present in the excavation. The drainage system
40 shall be discharged to an approved sump having a sump pump and piping to discharge the water to a
41 separate storm (not sanitary) lateral, or if approved, to the ground surface a minimum of six (6) feet
42 away from the building.

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1 **Exception:** A drainage system shall not be required when the foundation is installed on well-
2 drained ground or sand-gravel mixture soils according to the Unified Soil Classification System,
3 Group I Soils, as detailed in Table R405.1
4

5
6 *Change Section R502.2.2.3 to read as follows:*

7 **R502.2.2.3 Deck lateral load connection.** The lateral load connection required by Section R502.2.2
8 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be
9 installed in not less than two locations per deck, and each device shall have an allowable stress
10 design capacity of not less than 1500 pounds (6672 N).

11 **Exception:** All decks that are 100 square feet or less.
12

13
14 *Change Section R602.3 and Table R 602.3(1) to read as follows:*

15 **R602.3 Design and construction.** Exterior walls of wood-frame construction shall be designed and
16 constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3(2)
17 or in accordance with AF&PA's NDS. Components of exterior walls shall be fastened in accordance
18 with Tables R602.3(1) through R602.3(4). Structural wall sheathing shall be fastened directly to
19 structural framing members. Exterior wall coverings shall be capable of resisting the wind
20 pressures listed in Table R301.2(2) adjusted for height and exposure using Table 301.2(2) adjusted
21 for height and exposure using Table R301.2(3). Wood structural panel sheathing used for exterior
22 wall shall conform to the requirement of Table R602.3(3).

23 Studs shall be continuous from support at the sole plate to a support at the top plate to resist
24 loads perpendicular to the wall. The support shall be a foundation on floor, ceiling or roof diaphragm
25 or shall be designed in accordance with accepted engineering practice.

26 **Exceptions:**

- 27 1. Jack studs, trimmer studs and cripple studs at openings in walls that comply with Tables
28 R502.5(1) and R502.5(2).
29 2. Headers adjacent to the top plate at openings in a wall.

1 **TABLE R602.3(1)**
 2 Modify the following rows within the table to read as follows (Rows not amended by this code
 3 amendment and shown in the code as published are adopted without amendments.):
 4
 5

Other wall sheathing^h				
Item	Description of Building Materials	Description of Fastener	Spacing of Fasteners	
			Edges (inches)ⁱ	Intermediate supports^{c,e} (inches)
34	1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
35	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
36	1/2" gypsum sheathing	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S; or 1 1/8" screws, pan head or button head	7	7
37	5/8" gypsum sheathing	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S; or 1 1/4" screws, pan head or button head	7	7

6
 7
 8 *Add Section R602.10.1.1.1 to read as follows:*

9 **R602.10.1.1.1 Alternate Braced Wall Panels.** Exterior walls shall be sheathed over the
 10 entire structure with minimum 7/16" APA exterior exposure rated plywood or Oriented
 11 Strand Board (OSB). Panels shall be fastened per Table R602.10.1.2(1). Exterior corner
 12 framing shall comply with Figure 602.10.4.4(1). This alternative braced wall panel method is
 13 applicable for all buildings in Seismic Design Categories C and D and precludes any interior
 14 braced wall panel requirements.

15
 16
 17 *Change Section R603.1 to read as follows:*

18 **R603.1 General.** Elements shall be straight and free of any defects that would significantly affect
 19 structural performance. Cold formed steel wall framing members shall comply with the
 20 requirements of this section or with American Iron and Steel Institute (AISI) Standards for cold
 21 formed steel framing.

22
 23
 24 *Delete Sections 612.2 through 612.4.2 as printed:*

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1
2 *Change Section R802.10.2 to read as follows:*

3 **R802.10.2 Design.** Wood trusses shall be designed in accordance with approved engineering
4 practice. The design and manufacture of metal-plate-connected wood trusses shall comply with
5 ANSI/TPI 1. The truss design drawings shall be prepared and sealed by a Missouri Licensed
6 Professional Engineer.
7
8

9 *Change Section R905.2.8.2 to read as follows:*

10 **R905.2.8.2 Valleys.** Valley linings shall be installed in accordance with the manufacturer's
11 installation instructions before applying shingles. Valley linings of the following types shall
12 be permitted:

- 13 1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be at
14 least twenty-four (24) inches wide and of any of the corrosion-resistant metals in table
15 R905.2.8.2.
- 16 2. For open valleys, valley lining of two (2) plies of mineral surfaced roll roofing,
17 complying with ASTM D 3909 or ASTM D 6380 Class M, shall be permitted. The
18 bottom layer shall be eighteen (18) inches and the top layer a minimum of thirty-six (36)
19 inches wide.
- 20 3. For closed valleys (valley covered with shingles), valley lining of one (1) ply of smooth
21 roll roofing complying with ASTM D 6380, or two (2) plies of fifteen (15) pound felt
22 complying with ASTM D 226 Type I, ASTM D 4869 Type I or ASTM D 6757 and at
23 least thirty-six (36) inches wide or valley lining as described in Item 1 or 2 above shall
24 be permitted. Self-adhering polymer modified bitumen underlayment complying with
25 ASTM D 1970 shall be permitted in lieu of the lining material.
26
27

28 *Change Section R1006.1.1 to read as follows:*

29 **R1006.1.1 Factory-built fireplaces.** Exterior combustion air ducts for factory-built fireplaces
30 shall be a listed component of the fireplace or equivalent and shall be installed according to the
31 fireplace manufacturer's instructions.
32

33 *Delete Section N1101.9.*
34
35

36 *Change Table 1102.1 to read as follows:*

TABLE N1102.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{c,d}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^e	FLOOR R-VALUE	BASEMENT ^f WALL R-VALUE	SLAB ^g R-VALUE & DEPTH	CRAWL SPACE ^h WALL
4	0.40	0.60	NR	30	13	5/10	19	13 ⁱ	10, 2 ft	5 ^m

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For SI: 1 foot = 304.8 mm.

- a. *R*-values are minimums. *U*-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 × 6 framing cavity such that the *R*-value is reduced by R-1 or more shall be marked with the compressed batt *R*-value in addition to the full thickness *R*-value.
- b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. “15/19” means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. “15/19” shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. “10/13” means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge *R*-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
 - i. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.
- l. Unfinished basements may have a total of twenty percent (20%) of the total basement wall area exposed above the outside finished grade/ground level an un-insulated concrete foundation walls. The foundation wall area above the outside grade/ground level that may be un-insulated is determined by the formula 0.20 times the basement wall height of all walls (including insulated exterior frame walls for walkout basements and walls common to both basement and attached garages) time the perimeter of these basement walls. Exposed foundation wall area above the outside finished grade/ground level exceeding twenty percent (20%) of the total basement wall area shall be insulated with R-5 insulation. When required in unfinished areas, the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of twenty-four (24) inches below the outside finished grade when the grade is above the floor slab elevation.
- m. Naturally vented crawl space wall *R*-value may be 0.

Change Section N1102.2.3 to read as follows:

N1102.2.3 Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment which prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened and to provide a permanent means of maintaining the installed *R*-value of the loose fill insulation.

Change Section N1102.4.1 to read as follows:

N1102.4.1 Building thermal envelope. The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

- 1. Openings between window and door assemblies and their respective jambs and framing.
- 2. Utility penetrations.
- 3. Walls and ceilings separating the garage from conditioned spaces.
- 4. Behind tubs and showers on exterior walls.
- 5. Common walls between dwelling units.
- 6. Rim joists junction.
- 7. Other sources of infiltration.

Delete Section N1102.4.2.

Delete Sections N1102.4.2.1. and N1102.4.2.2

Delete Section N 1102.4.3.

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1
2 *Change Sections N1103.2.1 and N1103.2.2 to read as follows:*
3 **N1103.2.1 Insulation.** Supply ducts in attics shall be insulated to a minimum of R-4.
4
5 **N1103.2.2 Sealing.** Ducts, air handlers, filter boxes and building cavities used as ducts shall be
6 sealed. Joints and seams shall comply with Section M1601.4.
7 **Exception:** Duct sealing and tightness test is not required if the air handler and most ducts are
8 located within conditioned space.
9
10
11 *Delete Chapters 12 thru 23. Refer to the City of Saint Louis Mechanical Code*
12
13 *Delete Chapter 24. Refer to the City of Saint Louis Fuel Gas Code.*
14
15 *Delete Chapters 25 thru 32. Refer to the City of Saint Louis Plumbing Code.*
16
17 *Delete Chapters 33 thru 42. Refer to the City of Saint Louis Electrical Code.*
18
19
20 *Modify Chapter 43 by adding the following:*

IAPMO

International Association of Plumbing and Mechanical Officials
5001 E. Philadelphia Street
Ontario, CA 91761-2816

Standard reference number	Title	Referenced in code Section number
UPC-03	Uniform Plumbing Code.....	R104.1

21
22 *Change AG 101.1 to read as follows:*
23 **AG101.1 General.** Swimming pools shall comply to the requirements of this section of this code,
24 provided that these regulations shall not be applicable to any such pool less than twenty-four (24)
25 inches deep or having a surface area less than two hundred fifty (250) square feet, except where such
26 pools are permanently equipped with a water-recirculating system or involve structural materials.
27
28 *Add Sections AG101.1.1 to AG 101.1.3 to read as follows:*

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1
2 **AG101.1.1 Permits and construction documents.** A swimming pool or appurtenances thereto
3 shall not be constructed, installed, enlarged or altered until construction documents have been
4 submitted and a permit has been obtained from the building official. The approval of all
5 authorities having jurisdiction over swimming pools shall be obtained before a permit can be
6 issued.

7
8 **AG101.1.2 Construction documents.** Construction documents shall accurately show
9 dimensions and construction of the pool and appurtenances and properly establish distances to
10 lot lines, buildings, walks, fences, as well as details of the water supply system, drainage and
11 water disposal systems, and all appurtenances pertaining to the swimming pool. Detailed
12 construction drawings of structures, vertical elevations and sections through the pool showing
13 depth shall be included. All construction drawings for in-ground swimming pools shall be
14 sealed, signed and dated by a Missouri licensed design professional.

15
16 **AG101.1.3 Locations.** Swimming pools shall not encroach on any front or side yard required by
17 this code or by the governing zoning law, unless in accordance with specific rules of the City of
18 Saint Louis. A wall of a swimming pool shall not be located less than six (6) feet from any rear
19 or side property line or ten (10) feet from any street property line.

20
21 ***SECTION FOUR....PENALTY CLAUSE***

22
23 Any person who shall violate a provision of this code or shall fail to comply with any of the
24 requirements thereof, or who shall erect, construct, alter, extend, repair, remove, demolish, use or
25 occupy any building, structure or premises or equipment regulated by this code in violation of an
26 approved construction document or directive of the building official or the Board of Building
27 Appeals, or of a permit or certificate issued under the provisions of this code, and shall, upon
28 conviction thereof, be punished by a fine of not more than five hundred dollars (\$500), or by
29 imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a
30 violation continues shall constitute a separate and distinct offense.

31
32 ***SECTION FIVE....SAVINGS CLAUSE***

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

5 ***SECTION SIX....EMERGENCY CLAUSE***

6 This being an ordinance necessary for the immediate preservation of the public safety, it is hereby
7 declared to be an emergency measure and shall become effective immediately upon its approval by
8 the Mayor.

9 ***SECTION SEVEN....CODIFIED***

10 It is the intent of the Board of Aldermen that Sections Two, Three and Four of this ordinance be
11 codified in the Revised Code of the City of Saint Louis.