

**BOARD BILL NO.183 CS      INTRODUCED BY ALDERWOMAN PHYLLIS YOUNG**

1    An Ordinance adopting the International Building Code, 2009 Edition with changes, including  
2    Appendix Chapters E, F, G, H, I and J as the Building Code of the City of Saint Louis; repealing  
3    Ordinance 66790, which adopted the 2003 International Building Code; and containing a penalty  
4    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 66790 approved August 2, 2005, pertaining to the Building Code of the City of Saint  
10    Louis which adopted the 2003 International Building Code is hereby repealed.

11    ***SECTION TWO.***

12    The International Building Code, 2009, as published by the International Code Council, Inc., one  
13    copy of which is filed on record in the Office of the Register of the City of Saint Louis, being  
14    marked and designated as the International Building Code, including Appendix Chapters E, F, G, H,  
15    I and J be and is hereby adopted as 'The Building Code of the City of Saint Louis, in the State of  
16    Missouri; pursuant to this Ordinance and in conformity with Section 71.943 RSMo for the control  
17    of buildings and structures as herein provided; and that each and all of the regulations, provisions,  
18    penalties, conditions and terms of said International Building Code are hereby referred to, adopted  
19    and made a part hereto, as if fully set out in this ordinance with the additions, insertions, deletions  
20    and changes prescribed in Section Three of this ordinance.

21    ***SECTION THREE.***

22    That the International Building Code, 2009, is amended and changed in the following respects:

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

2  
3 *Add new Chapter 1 to read as follows:*

4  
5 **CHAPTER 1**  
6 **ADMINISTRATION**

7  
8 **SECTION 101**  
9 **GENERAL**

10  
11 **101.1 Title.** These regulations shall be known as the Building Code of the City of Saint Louis,  
12 hereinafter referred to as "this code."

13  
14 **101.2 Scope.** The provisions of this code shall control matters concerning grading, excavation, new  
15 construction, or the alteration, addition, repair, replacement, removal, demolition, location, change  
16 of occupancy, use and maintenance of all buildings, structures or premises, floating structures  
17 (which are supported partially or entirely by water and are permanently moored at one location) in  
18 the City of Saint Louis; except as such matters are otherwise provided for in the Charter of the City  
19 of Saint Louis, or other ordinances, or statutes, or in the rules and regulations authorized for  
20 promulgation under the provisions of this code.

21 **Exceptions:**

- 22 1. Detached one- and two-family dwellings and multiple family dwellings  
23 (townhouses) not more than three stories above grade plane in height with a separate  
24 means of egress and their accessory structures shall comply with the International  
25 Residential Code.  
26 2. Existing buildings undergoing repair, alterations or additions and change of  
27 occupancy shall be permitted to comply with the International Existing Building Code  
28 when the Licensed Design Professional declares on the construction documents that the  
29 design was completed entirely using the International Existing Building Code.  
30

31 **101.2.1 Appendices.** Appendix Chapters E, F, G, H, I and J are specifically adopted.  
32

33 **101.3 Intent.** The purpose of this code is to establish the minimum requirements to safeguard the  
34 public health, safety and general welfare through structural strength, means of egress facilities,  
35 stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and  
36 property from fire and other hazards attributed to the built environment and to provide a reasonable  
37 level of safety to fire fighters and emergency responders during emergency operations.  
38

39 **101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.7 and referenced  
40 elsewhere in this code shall be considered part of the requirements of this code to the prescribed  
41 extent of each such reference.  
42

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1 **101.4.1 Gas.** The provisions of the International Fuel Gas Code shall apply to the installation of gas  
2 piping from the point of delivery, gas appliances and related accessories as covered in this code.  
3 These requirements apply to gas piping systems extending from the point of delivery to the inlet  
4 connections of appliances and the installation and operation of residential and commercial gas  
5 appliances and related accessories.  
6

7 **101.4.2 Mechanical.** The provisions of the International Mechanical Code shall apply to the  
8 installation, alteration, repair, and replacement of mechanical systems, including equipment,  
9 appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-  
10 conditioning and refrigeration systems, incinerators, and other energy-related systems.  
11

12 **101.4.3 Plumbing.** The provisions of the Uniform Plumbing Code as adopted by the City of Saint  
13 Louis shall apply to the installation, alteration, repair and replacement of plumbing systems,  
14 including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a  
15 water or sewage system and all aspects of a medical gas system.  
16

17 **101.4.4 Property maintenance.** The provisions of the International Property Maintenance Code  
18 shall apply to existing structures and premises; equipment and facilities; light, ventilation, space  
19 heating, sanitation, life and fire safety, hazards; responsibility of owners, operators and occupants;  
20 and occupancy of existing premises and structures.  
21

22 **101.4.5 Fire prevention.** The provisions of the International Fire Code shall apply to matters  
23 affecting or relating to structures, processes and premises from the hazard of fire and explosion  
24 arising from the storage, handling or use of structures, materials or devices; from conditions  
25 hazardous to life, property of public welfare in the occupancy of structures or premises; and from the  
26 construction, extension , repair, alteration or removal of fire suppression and alarm systems or fire  
27 hazards in the structure or on the premises from occupancy or operation.  
28

29 **101.4.6 Energy.** The provisions of the International Energy Conservation Code shall apply to all  
30 matters governing the design and construction of buildings for energy efficiency.  
31

32 **101.4.7 Electrical.** The Provisions of The National Electrical Code as adopted by the City of Saint  
33 Louis shall apply to the installation of electrical systems, including alterations, repairs, replacement,  
34 equipment, appliances, fixtures, fittings and appurtenances thereto.  
35

36 **SECTION 102**  
37 **APPLICABILITY**  
38

39 **102.1 General.** Where, in any specific case, different sections of this code specify different  
40 materials, methods of construction or other requirements, the most restrictive shall govern. Where  
41 there is a conflict between a general requirement and a specific requirement, the specific requirement  
42 shall be applicable.

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1  
2 **102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of  
3 local, state or federal law.

4  
5 **102.3 Application of references.** References to chapter or section numbers, or to provisions not  
6 specifically identified by number, shall be construed to refer to such chapter, section or provision of  
7 this code.

8  
9 **102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be  
10 considered part of the requirements of this code to the prescribed extent of each such reference.  
11 Where differences occur between provisions of this code and referenced standards, the provisions of  
12 this code shall apply. Reference standards shall be permitted to be updated by rule making authority  
13 of the building official.

14  
15 **102.5 Partial invalidity.** In the event any part or provision of this code is held to be illegal or void,  
16 this shall not have the effect of making void or illegal any of the other parts or provisions.

17  
18 **102.6 Existing structures.** The legal occupancy of any structure existing on the date of the adoption  
19 of this code shall be permitted to continue without change, except as is specifically covered in this  
20 code, International Existing Building Code, the International Property Maintenance Code or the  
21 International Fire Code, or as deemed necessary by the building official for the general safety and  
22 welfare of the occupants and the public.

23  
24 **102.7 Matters not provided for.** Any requirements that are essential for structural, fire or sanitary  
25 safety of an existing or proposed building or structure, or for the safety of the occupants thereof, and  
26 which are not specifically provided for by this code, shall be determined by the building official.

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

32  
33 **102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure shall  
34 conform to that required for a new structure without requiring the existing structure to comply with  
35 all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall  
36 not cause an existing structure to become unsafe or adversely affect the performance of the building.

37  
38 **102.8 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 building code  
40 or other regulations shall apply whenever they conflict. However, the building official shall not be  
41 the enforcement officer for such other ordinances or regulations unless specified in said ordinances  
42 or regulations.

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1 **102.9 Buildings, structures or premises partly within city limits.** When a building, structure or  
2 premises is constructed partly within the City and partly within County Limits, the Building  
3 Commissioner shall be authorized to enter into agreements with the adjoining code jurisdictions to  
4 avoid duplications of inspections, fees and permits.  
5

6 **102.10 Restrictions.** No building or structure shall be constructed, extended, repaired, removed,  
7 altered or occupied in violation of these provisions, except for repairs as defined in Section 105.2.2,  
8 and except further that the raising, lowering or moving of a building or structure as a unit  
9 necessitated by a change in legal grade or widening of a street shall be permitted, provided the  
10 building or structure is not otherwise altered or its occupancy changed. Political subdivisions of the  
11 State of Missouri, including but not limited to, the Board of Education, Metropolitan Sewer District,  
12 the Saint Louis Housing Authority, Saint Louis Police Department, Metro, Planned Industrial  
13 Expansion, Land Clearance Redevelopment Authority, Land Reutilization Authority, Saint Louis  
14 Development Corporation and the Regional Convention and Sports Complex Authority are covered  
15 under the provisions of this code for all property within the city limits.

16 **Exceptions:**

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

28 **SECTION 103**  
29 **DIVISION OF BUILDING AND INSPECTION**  
30

31 **103.1 Creation of enforcement agency.** There is hereby created the Division of Building and  
32 Inspection. The Division shall consist of the following sections to include, but not be limited to:  
33 Administration Section, Building Inspection Section, Central File Section, Court Section. Electrical  
34 Inspection Section, Mechanical Inspection Section, Permit Section, Plan Exam Section, Plumbing  
35 Inspection Section and Zoning Section.  
36

37 **103.2 Building commissioner.** The head of the Division of Building and Inspection shall be  
38 known as the Building Commissioner, in accordance with Section 15, Article 13 of the Charter of  
39 the City of Saint Louis.  
40

41 **103.2.1 Appointment; qualifications.** The Building Commissioner, also herein referred to as the  
42 building official, shall be a Missouri licensed professional architect, or, a Missouri licensed

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

7 **103.3 Organization.** The building official shall appoint such numbers of architects, engineers,  
8 technical assistants, inspectors and other employees such as clerks, typists and cashiers, as shall be  
9 necessary for the administration of the codes governed by this ordinance, and as authorized by the  
10 building official in conformance with Civil Service qualifications and regulations. The building  
11 official shall be permitted to delegate appropriate subordinates to act in the exercise of the duties of  
12 this code, and they also shall be designated as building officials. The building official is authorized  
13 to designate employees as needed who shall exercise all the powers of the building official during  
14 the temporary absence or disability of the building official.  
15

16 **103.4 Restriction of employees.** An official or employee connected with the Division of  
17 Building and Inspection, except one whose only connection is that of a member of the Board of  
18 Building Appeals, established under the provisions of Section 112, shall not be engaged in or  
19 directly or indirectly connected with the furnishing of labor, materials or appliances for the  
20 construction, alteration or maintenance of a building, or the preparation of construction  
21 documents thereof, unless that person is the owner of the building, or a first degree relative of  
22 the owner of the building; nor shall such officer or employee engage in any work which conflicts  
23 with official duties or with the interests of the Division of Building and Inspection.  
24 Further, no Building Division employee shall be employed by or serve as an employee of any  
25 other division within the city service unless a formal request is made by the Building  
26 Commissioner to and approved by the appointing authority of that division.  
27

28 **103.5 Relief from personal responsibility.** The building official or employee charged with the  
29 enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable  
30 personally, and is hereby relieved from all personal liability for any damage accruing to persons or  
31 property as a result of any act required or permitted in the discharge of official duties. Any suit  
32 instituted against any employee because of an act performed by that person in the lawful discharge  
33 of duties and under the provisions of this code shall be defended by the City of Saint Louis City  
34 Counselor's Office until the final termination of the proceedings. The building official or any  
35 subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is  
36 instituted in pursuance of the provisions of this code; and any employee of the Division of Building  
37 and Inspection, acting in good faith and without malice, shall be free from liability for acts  
38 performed under any of its provisions or by reason of any act or omission in the performance of  
39 official duties in connection therewith.

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

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1 **103.6 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 **SECTION 104**  
15 **DUTIES AND POWERS OF BUILDING OFFICIAL**  
16

17 **104.1 General.** The building official is hereby authorized and directed to enforce the provisions of  
18 this code. The building official shall have the authority to render interpretations of this code and  
19 adopt policies and procedures in order to clarify the application of its provisions. Such  
20 interpretations, policies and procedures shall be in compliance with the intent and purpose of this  
21 code. Such policies and procedures shall not have the effect of waiving requirements specifically  
22 provided for in this code.

23  
24 **104.1.1 Rule making authority.** The Building Commissioner shall have authority as necessary in  
25 the interest of public health, safety and general welfare, to adopt and promulgate rules and  
26 regulations to interpret and implement the provisions of this code to secure the intent thereof, and to  
27 designate requirements applicable because of local climatic or other conditions. Such rules shall not  
28 have the effect of waiving structural or fire performance requirements specifically provided for in  
29 this code or violating accepted engineering practice involving public safety.

30  
31 **104.1.2 Accepted engineering practice.** In the absence of provisions not specifically contained in  
32 this code or approved rules, the regulations, specifications and standards listed in Chapter 35,  
33 Referenced Standards, shall be deemed to represent accepted engineering practice in respect to the  
34 material, equipment, system or method of construction therein specified.

35  
36 **104.2 Applications and permits.** The building official shall receive applications, review  
37 construction documents, issue or deny permits for the erection, alteration, demolition, moving or  
38 occupancy of buildings, structures or premises, inspect the premises for which such permits have  
39 been issued, and enforce compliance with the provisions of this code.

40  
41  
42 **104.2.1 Preliminary meeting.** When requested by the permit applicant, the building official shall

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1 meet with the permit applicant to discuss plans for the proposed work or change of occupancy prior  
2 to the application for a permit in order to establish the specific applicability of the provisions of this  
3 code.

4  
5 **104.2.1.1 Building evaluation.** The building official is authorized to require an existing building to  
6 be investigated and evaluated by a licensed design professional based on the circumstances agreed  
7 upon at the preliminary meeting. The design professional shall notify the building official if any  
8 potential nonconformance with the provisions of this code is identified.

9  
10 **104.3 Notices and orders.** The building official shall issue all necessary notices or orders to insure  
11 compliance with this code.

12  
13 **104.4 Inspections.** The building official shall make all of the required inspections, or the building  
14 official shall have the authority to accept reports of inspection by approved agencies or licensed  
15 design professionals. Reports of such inspections shall be in writing and certified by a responsible  
16 officer of such approved agency or by the responsible licensed design professional. The building  
17 official is authorized to engage such expert opinion as deemed necessary to report upon unusual  
18 technical issues that arise, subject to the approval of the appointing authority. The owner shall  
19 provide such special inspections as are required by the building official.

20  
21 **104.5 Identification.** The building official shall carry proper identification when inspecting  
22 buildings, structures or premises in the performance of duties under this code.

23  
24 **104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this  
25 code, or where the building official has reasonable cause to believe that there exists in a structure or  
26 upon a premises a condition which is contrary to or in violation of this code which makes the  
27 structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the  
28 structure or premises at reasonable times to inspect or perform the duties imposed by this code,  
29 provided that if such structure be occupied that credentials be presented to the occupant and entry  
30 requested. If such structure or premises be unoccupied, the building official shall first make a  
31 reasonable effort to locate the owner or other person having charge or control of the structure or  
32 premises and request entry. If entry is refused, the building official shall recourse to the remedies  
33 provided by law to secure entry.

34  
35 **104.6.1 Disasters.** In the event of a disaster such as windstorm, tornado, flood, fire, earthquake,  
36 bomb blast or explosion, the building official is hereby authorized to enter and inspect structures  
37 within the affected area, subject to constitutional restrictions on unreasonable searches and seizures.  
38 When, in the opinion of the building official, there is imminent danger to an unsafe condition, the  
39 building official shall take emergency measures in accordance with this code. If the building official  
40 determines, after inspection, that a structure is unfit, the building official shall declare it a public  
41 nuisance, cause a report to be prepared and notify the affected parties in accordance with this code.

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1 **104.6.1.1 Post-disaster inspections.** The building official is authorized to deputize Missouri  
2 Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri  
3 State Emergency Management Agency (SEMA) to conduct emergency post-disaster safety  
4 evaluations of buildings.

5  
6 **104.7 Liability.** The building official, member of the Board of Building Appeals or employee  
7 charged with the enforcement of this code, while acting for the jurisdiction in good faith and  
8 without malice in the discharge of the duties required by this code or other pertinent law or  
9 ordinance, shall not thereby be rendered liable personally, and is hereby relieved from personal  
10 liability for any damage accruing to persons or property as a result of any act or by reason of an  
11 act or omission in the discharge of official duties. Any suit instituted against an officer or  
12 employee because of an act performed by that officer or employee in the lawful discharge of  
13 duties and under the provisions of this code shall be defended by the City of Saint Louis City  
14 Counselor’s Office until the final termination of the proceedings. The building official or any  
15 subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is  
16 instituted in pursuance of the provisions of this code; and any employee of the Division of  
17 Building and Inspection, acting in good faith and without malice, shall be free from liability for  
18 acts performed under any of its provisions or by reason of any act or omission in the  
19 performance of official duties in connection therewith.

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

22  
23 **104.8 Approved materials and equipment.** Materials, equipment and devices approved by the  
24 building official shall be constructed and installed in accordance with such approval.

25  
26 **104.8.1 Used materials and equipment.** The use of used materials which meet the requirements of  
27 this code for new materials is permitted. Used equipment and devices shall not be reused unless  
28 they have been reconditioned, tested and placed in good and proper working condition and approved  
29 by the building official.

30  
31 **104.9 Modifications.** Wherever there are practical difficulties involved in carrying out provisions  
32 of this code, the building official shall have the authority to grant modifications for individual cases,  
33 upon application of the owner or owner’s representative, provided the building official shall first  
34 find that special individual reason makes the strict letter of this code impractical and the  
35 modification is in compliance with the intent and purpose of this code and that such modification  
36 does not lessen health, accessibility, life and fire safety, or structural requirements. The details of  
37 action granting modifications shall be recorded and entered in the files of the Division of Building  
38 and Inspection.

39  
40 **104.9.1 Areas prone to flooding.** The building official shall not grant modifications related to areas  
41 prone to flooding without the granting of a variance to such provisions by the Board of Building  
42 Appeals.

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1 **104.10 Alternative materials, design and methods of construction and equipment.** The  
2 provisions of this code are not intended to prevent the installation of any material or to prohibit any  
3 design or method of construction not specifically prescribed by this code, provided any such  
4 alternative has been approved. An alternative material, design or method of construction shall be  
5 approved where the building official finds that the proposed design is satisfactory and complies with  
6 the intent of the provisions of this code, and that the material, method or work offered is, for the  
7 purpose intended, at least the equivalent of that prescribed in this code in quality, strength,  
8 effectiveness, fire resistance, durability and safety.

9  
10 **104.10.1 Research reports.** Supporting data, where necessary to assist in the approval of materials  
11 or assemblies not specifically provided for in this code, shall consist of valid research reports from  
12 approved sources.

13  
14 **104.10.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this  
15 code, or evidence that a material or method does not conform to the requirements of this code, or in  
16 order to substantiate claims for alternative materials or methods, the building official shall have the  
17 authority to require tests as evidence of compliance to be made at no expense to the jurisdiction.  
18 Test methods shall be as specified in this code or by other recognized test standards. In the absence  
19 of recognized and accepted test methods, the building official shall approve the testing procedures.  
20 Tests shall be performed by an approved agency. Reports of such tests shall be retained by the  
21 building official for the period required for the retention of public records.

22  
23 **104.10.3 Research and investigations.** The building official shall require that sufficient technical  
24 data be submitted to substantiate the proposed use of any material or assembly, and if it is  
25 determined that the evidence submitted is satisfactory proof of performance for the use intended, the  
26 building official shall approve its use subject to the requirements of this code. The costs of all tests,  
27 reports and investigations required under these provisions shall be paid by the applicant or owner.

28  
29 **104.11 Annual report.** The Building Commissioner shall submit to the Director of Public Safety a  
30 written annual report.

31  
32 **SECTION 105**  
33 **PERMITS**  
34

35 **105.1 Required.** Any owner who intends to perform site grading, excavate, construct, enlarge, alter,  
36 make non-ordinary repairs to, move or demolish a building, or structure; or change the occupancy of  
37 a building, structure or premises from one use group to another; or to change to a prohibited use; or  
38 to cause any such work to be done, or to use explosives for blasting in connection with demolition,  
39 excavation, construction or other building operation, shall first make application to the building  
40 official and obtain the required permit.

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

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1  
2 **105.1.1 Preservation Board permit requirements.** When the ordinances of the Cultural Resources  
3 Office (CRO) of the Planning and Urban Design Agency (PUDA) require a permit for items for  
4 which this code does not require a permit, applications shall be permitted to be taken by the Building  
5 Division and processed solely to the Cultural Resources Office. Both the Building Commissioner  
6 and the Cultural Resources Office Director are authorized to place stop work orders. Any appeals or  
7 court actions resulting from such citations, applications or permits shall have technical and aesthetic  
8 testimony from the Preservation Board and the staff of the Cultural Resources Office.  
9

10 **105.1.2 Cultural Resources Office denial.** Unless overruled by the Building Commissioner as a  
11 result of an emergency situation, or the Planning and Urban Design Commission, a denial from the  
12 Preservation Board shall be the final denial; no further notice from the building official shall be  
13 required to any person.  
14

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

19 **Exceptions:**

- 20 1. Work involving repair of Flood, Earthquake or other Natural Disaster damage.
- 21 2. A Flood Plain Development Permit is still required to be obtained if the site is located in the  
22 flood plain areas defined by FEMA.
- 23 3. Ordinary repairs or minor work to buildings and structures, which fall under the purview of  
24 the Cultural Resource Office requiring a “Cultural Resource Office Only” permits.
- 25 01. Tuckpointing, ordinary and/or minor repair to exterior masonry, exterior painting and similar  
26 repair and or finish work;
- 27 02. New aluminum, steel, fiber cement, hardboard, and vinyl exterior siding with no change to  
28 existing openings. Replacement of twenty-five percent (25%) or less of the wall sheathing;
- 29 03. Application of pre-finished aluminum, steel, vinyl or other like materials on soffits, fascia  
30 boards, rake boards and overhangs;
- 31 04. Repair or replacement of existing gutters and above grade portions of downspouts;
- 32 05. Roof covering replacement with like material; Replacement of twenty-five percent (25%) or  
33 less of the roof sheathing;
- 34 06. Replacement or repair of exterior and/or interior doors and/or frames, provided the fire  
35 rating, when applicable, is maintained, and no modification is made to the opening;
- 36 07. Replacement or repair of existing windows and frames, whenever no modification is made to  
37 the opening; installation of storm windows and doors, whenever no modification is made to the  
38 opening; glazing and glass replacement;
- 39 08. Awnings installed on up to four-family dwellings which do not project over property lines,  
40 and not over forty (40) square feet in projected area;
- 41 09. Sidewalks and driveways;
- 42 10. Exterior ramps, stairs, and/or steps, which are on grade and not more than twelve (12) inches

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- 1 above adjacent grade, not attached to the structure, and within residential property lines;
- 2 11. Paved areas for up to four-family dwellings on the same lot as the primary structure, without
- 3 roofs, covers or enclosures;
- 4 12. Resealing and/or restriping of an existing paved parking lot, provided the restriping done
- 5 matches the existing configuration and the number of spaces remain the same;
- 6 13. Concrete patio slabs or wooden patios/decks which rest directly on the ground or a rock base,
- 7 provided that they are not covered by a roof or canopy, not supported by any type of permanent
- 8 foundation and a maximum of twelve (12) inches above adjacent grade;
- 9 14. Miscellaneous site work, landscaping, gardens, shrubbery and planting boxes, excavation
- 10 or fill that does not create a permanent change in property elevation of more than six (6)
- 11 inches along property lines, block drainage or create erosion or damage to adjacent
- 12 properties;
- 13 15. Small detached accessory buildings, such as utility/storage/tool sheds, cabanas, play
- 14 houses, etc., one hundred twenty (120) square feet in area or less and less than twelve (12)
- 15 feet in height, provided such accessory buildings maintain the setbacks required by the
- 16 Zoning Ordinance. This does not include accessory buildings having unique uses such as
- 17 barbeque and/or smoke houses, storage of fuel or other hazardous material having fuel fired
- 18 equipment, and other uses that present an increased fire hazard or nuisance to adjoining
- 19 property. A permit is required for all buildings housing these types of uses exceeding fifty
- 20 (50) square feet in area;
- 21 16. Residential accessory structures such as arbors, garden trellises and other minor structures,
- 22 provided such structures maintain the setbacks required by the Zoning Ordinance;
- 23 17. Swings and other backyard playground equipment including basketball goals and standards
- 24 accessory to up to four-family dwellings;
- 25 18. Replacement of existing fencing, same height, material and location, except when enclosing
- 26 swimming pools, hot tubs or spas;
- 27 19. Retaining walls eighteen (18) inches or less in height above lowest adjacent grade;
- 28 20. Non-dish radio or television antennae twelve (12) feet or less in height, mounted on the
- 29 ground, not in the front yard area, attached to, or on the roof of a building. Dish antennas two
- 30 (2) feet in diameter or less installed on grade or on the roof, provided such antennae maintain the
- 31 setbacks required by the Zoning Ordinance, and comply with Section 3108.6.1;
- 32 21. Tents smaller than one thousand (1,000) square feet, or those used for private family events
- 33 on the same lot as the owner's residence;
- 34 22. Statues on private property, erected on grade, not attached to or part of a building or
- 35 structure;
- 36 23. Above-ground swimming pools, hot tubs and spas placed on a slab. Also, in-ground
- 37 swimming pools with less than twenty-four (24) inches water depth with a surface area of less
- 38 than two hundred fifty (250) square feet. All pools, hot tubs and spas shall maintain the setbacks
- 39 required by the Zoning Ordinance.
- 40 24. Relining, repairing, patching an/or shotcreting existing swimming pool walls or floors,
- 41 provided required minimum water depths under diving boards, if present, are maintained;
- 42 25. Ordinary and/or minor repairs to exterior cantilevered balconies, stairways and fire escapes

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1 such as patching or replacing small areas of treads, risers and platform surfaces, repairing and/or  
2 replacing small areas of handrail and guardrail panels, etc. as long as it does not effect the  
3 structural components of the exterior cantilevered balcony, stairway or fire escape;

4 26. Interior painting, floor sanding and refinishing, floor tile or carpeting, replacement of  
5 flooring with like material, application of wall paper and other wall covering material, moveable  
6 cases, counters and partitions, and cabinet installation, counter tops and similar finish work;

7 27. Plaster patching and/or gypsum board replacement not exceeding twenty-five percent (25%)  
8 of the total wall or ceiling area of a room or space provided the fire rating and moisture  
9 resistance is maintained and no modifications are made;

10 28. Wall paneling of any type when applied directly to existing room wall surfaces;

11 29. Ceiling tile of any type, other than foam plastic, when applied directly to existing ceiling  
12 surfaces, except when within assembly rooms with more than three hundred (300) occupants,  
13 institutional rooms or spaces, mercantile spaces exceeding three thousand (3,000) square feet.  
14 Replacement of lay-in acoustical ceiling panels with like materials in a room or space and a  
15 maximum of five hundred (500) square feet;

16 30. Nonfixed and moveable fixtures, cases, racks, counters and partitions not over five (5) feet  
17 nine (9) inches in height;

18 31. Installation of battery-operated smoke detectors;

19 32. Foundations and floor slab repair such as patching/filling of crack of up to one-fourth (1/4)  
20 inch in walls and three-eighth (3/8) inch in slabs, waterproofing, etc., provided the building is  
21 otherwise structurally sound and plumb.  
22

23 **105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in  
24 an emergency situation, the permit application shall be submitted within the next working  
25 business day to the building official.

26 **105.2.2 Repairs.** Application or notice to the building official is not required for ordinary  
27 repairs to structures, replacement of lamps or the connection of approved portable electrical  
28 equipment to approved permanently installed receptacles. Such repairs shall not include the  
29 cutting away of any wall, partition or portion thereof, the removal or cutting of any structural  
30 beam or load bearing support, or the removal or change of any required means of egress, or  
31 rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs  
32 include addition to, alteration of, replacement or relocation of any standpipe, fire suppression or  
33 detection system, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar  
34 piping, electric wiring or mechanical or other work affecting public health or general safety.  
35

36 **105.2.3 Public service agencies.** A permit shall not be required for the installation, alteration or  
37 repair of generation, transmission, distribution, metering or other related equipment that is under  
38 the ownership and control of public service agencies by established right.  
39

40  
41 **105.2.4 Structural damage building repair.** Repairs to buildings that are determined by the  
42 building official to have sustained moderate or serious structural damage due to property

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1 maintenance neglect, improper alterations, fire, earthquake, wind, flood or other natural disasters,  
2 shall require a building permit with construction documents prepared, sealed, signed and dated by a  
3 Missouri licensed design professional.

4  
5 **105.2.4.1 Condemned for occupancy or condemned for demolition building repair.** Repairs to  
6 buildings that are determined by the building official to be condemned for occupancy or condemned  
7 for demolition shall require a building permit with construction documents prepared, sealed, signed  
8 and dated by a Missouri licensed design professional.

9  
10 **105.2.5 Maintenance.** All buildings, structures or premises, and all parts thereof, both existing and  
11 new, shall be maintained in a safe and sanitary condition. All service equipment, means of egress,  
12 devices and safeguards which are required by this code in a building, structure or premises, or which  
13 were required by a previous statute in a building or structure, when erected, altered or repaired, shall  
14 be maintained in good working order.

15  
16 **105.2.6 Owner responsibility.** The owner(s) or the owner's agent shall be responsible for the safe  
17 and sanitary maintenance of the building, structure or premises and its means of egress facilities at  
18 all times.

19  
20 **105.3 By whom application is made.** Application for a permit shall be made by the owner or  
21 lessee of the building or structure, or agent of either, or by the Missouri licensed design professional  
22 employed in connection with the proposed work. The full names, addresses and telephone number  
23 of the owner, lessee, and applicant shall be stated in the application. Every application should have  
24 a local contact person listed. Demolition and occupancy permit applications, when applied for by  
25 anyone other than the owner of record, shall be accompanied by a notarized letter of authorization or  
26 other documentation from the owner of record granting permission to apply.

27  
28 **105.3.1 Application for permit.** To obtain a permit, the applicant shall first file an application on a  
29 form furnished by the Division of Building and Inspection for that purpose. Such application shall:

- 30 1. Identify and describe the work to be covered by the permit for which the application is made.
- 31 2. Describe the land on which the proposed work is to be done by legal description, street  
32 address or similar description that will readily identify and definitely locate the proposed  
33 building or work.
- 34 3. Indicate the use and occupancy for which the proposed work is intended.
- 35 4. Be accompanied by construction documents and other information as required by Section  
36 107.
- 37 5. State the valuation of the proposed work.
- 38 6. Be signed by the applicant, or the applicant's authorized agent.
- 39 7. Give such other data and information as required by the building official.

40  
41 **105.3.2 Action on application.** The building official shall examine or cause to be examined  
42 applications for permits and amendments thereto. If the application or the construction

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1 documents do not conform to the requirements of all pertinent laws, the building official shall  
2 reject such application in writing, stating the reasons therefore. If the building official is  
3 satisfied that the proposed work conforms to the requirements of this code and all City of Saint  
4 Louis laws and ordinances applicable thereto, the building official shall issue a permit. The  
5 building official shall rely upon other City agencies to review for compliance with their  
6 ordinance requirements.

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

20  
21 **105.3.3 Time limitation of application.** An application for a permit for any proposed work  
22 shall be deemed to have been abandoned six (6) months after date of filing, unless such  
23 application has been pursued in good faith or a permit has been issued; except that the building  
24 official is authorized to grant one or more extensions of time for additional periods not  
25 exceeding ninety (90) days each if the building official deems that there is reasonable cause and  
26 if a written request is received from the applicant for the extension prior to the expiration date.

27  
28 **105.3.4 Time limitation on approval.** An application for a permit for any proposed work shall  
29 have been deemed to have been abandoned three (3) months after the approval date of the  
30 Building official. A notice of abandonment shall be sent to the applicant of record two (2)  
31 weeks prior to the abandonment date. Should the permit still not have been issued after these  
32 two (2) weeks, the permit application shall be abandoned.

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

37  
38 **105.3.5 Action on application for permit to use explosives.** When it is deemed proper, safe  
39 and advisable, the building official shall, upon receipt of application, issue permits for the use of  
40 explosives for blasting in connection with demolition, excavation, construction or other building  
41 operations. Without such permit, the use of explosives for the above-mentioned purposes is  
42 hereby prohibited. Additional permits shall be required under the International Fire Code.

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1  
2 **105.3.7 Information on the permit.** The building official shall issue all permits required by this  
3 code on an approved form furnished for that purpose. The permit shall contain a general  
4 description of the operation or occupancy and its location and any other information required by  
5 the building official. Issued permits shall bear the signature of the building official or other  
6 approved legal authorization.  
7

8 **105.3.8 Validity of permit.** The issuance or granting of a permit shall not be construed to be a  
9 permit for, or an approval of, any violation of any of the provisions of this code or of any other  
10 ordinance of the City of Saint Louis. Permits presuming to give authority to violate or cancel the  
11 provisions of this code or other ordinances of the City of Saint Louis shall not be valid. The  
12 issuance of a permit based on construction documents and other data shall not prevent the  
13 building official from requiring correction of errors in the documents or other data.  
14

15 **105.4 Validity of permit.** The issuance or granting of a permit shall not be construed to be a permit  
16 for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of  
17 the City of Saint Louis. Permits presuming to give authority to violate or cancel the provisions of  
18 this code or other ordinances shall not be valid. The issuance of a permit based on construction  
19 documents and other data shall not prevent the building official from requiring the correction of  
20 errors in the construction documents and other data. The building official is also authorized to  
21 prevent occupancy or use of a structure where in violation of this code or any other ordinance of the  
22 City of Saint Louis.  
23

24 **105.5 Expiration.** All permits shall be issued in the name of the property owner of record for a  
25 period of six (6) months unless noted otherwise. Permits shall be permitted to be extended for  
26 additional six (6) month periods if work is progressing and a written request from the owner for the  
27 extension is received by the building official prior to the expiration of each permit. Any permit  
28 issued shall become invalid if the authorized work is not commenced within six (6) months after  
29 issuance of the permit, or if the authorized work is suspended or abandoned for a period of six (6)  
30 months after the time of commencing the work; except that the building official shall be permitted to  
31 grant one (1) or more extensions of time for additional periods not exceeding six (6) months each if  
32 the building official deems that there is reasonable cause, and if a written request is received from  
33 the owner for the extension prior to the expiration date. No permit shall be extended if, after six (6)  
34 months from issuance of said permit, no work has begun and the Board of Aldermen has passed an  
35 ordinance that would make all or part of the work thereon illegal or unlawful.

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

38 **Exception:** Permits for demolition of buildings or structures or repair of buildings or structures  
39 condemned in accordance with either Section 119 or Section 120, and other work specifically  
40 identified by the building official, when in the best interests of the public, shall become invalid  
41 after thirty (30) days unless otherwise approved. The building official shall be permitted to grant  
42 one (1) or more extensions of time for additional periods not exceeding thirty days each after

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1 receiving a written request from the owner explaining the reasons for failing to commence or for  
2 suspending work.

3  
4 **105.6 Suspension or revocation.** The building official is authorized to suspend or revoke a permit  
5 issued under the provisions of this code whenever the permit is issued in error or on the basis of  
6 incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any  
7 of the provisions of this code.

8 **105.6.1 Revocation of permits.** The building official shall be permitted to revoke a permit or  
9 approval issued under the provisions of this code in case of any false statement or  
10 misrepresentation of fact in the application or on the construction documents on which the  
11 permit or approval was based. The building official shall be permitted to revoke or suspend a  
12 permit upon discovery of substantial non-compliance with this code or any applicable city  
13 ordinance. Permits shall be revoked for non-payment of fees.

14  
15 **105.6.2 Revocation of permits for repeat offenders.** The building official shall revoke any  
16 permit or certificate associated with a building, structure or premises when an owner(s) is  
17 convicted by a court of competent jurisdiction twice within a twelve (12) month period of being  
18 in violation of the same code provision on the same building, structure or premises.

19  
20 **105.7 Placement of permit.** A true copy of the building permit shall be kept on the site of  
21 operations, open to inspection during the entire time of prosecution of the work and until the  
22 completion of the same.

23  
24 **105.8 Responsibility.** It shall be the duty of every person who performs work for the installation or  
25 repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code is  
26 applicable, to comply with this code.

27  
28 **105.9 Notice of start.** At least twenty-four (24) hours notice of start of work under a building  
29 permit shall be given to the building official.

30  
31 **105.10 Compliance with permit.** All work shall conform to the approved application and the  
32 approved construction documents for which the permit has been issued and any approved  
33 amendments to the approved application or the approved construction documents. Any addition to  
34 or alteration of approved construction documents shall be approved in advance by the code official,  
35 as evidenced by the issuance of a new or amended permit.

36  
37  
38 **SECTION 106**  
39 **FLOOR AND ROOF DESIGN LOADS**

40  
41 **106.1 Live loads posted.** Where the live loads for which each floor or portion thereof of a  
42 commercial or industrial building is or has been designed to exceed fifty (50) pounds per square

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1 foot, such design live loads shall be conspicuously posted by the owner in that part of each story in  
2 which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

3  
4 **106.2 Issuance of certificate of occupancy.** A certificate of occupancy required by section 111  
5 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

6  
7 **106.3 Restrictions on loading.** It shall be unlawful to place, or cause or permit to be placed, on  
8 any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this  
9 code.

10  
11 **SECTION 107**  
12 **SUBMITTAL DOCUMENTS**  
13

14 **107.1 Construction Documents.** The application for the permit shall be accompanied by at least  
15 five (5) complete sets of construction drawings, one (1) set of project specifications, one (1) set of  
16 structural calculations, one (1) set of the geotechnical (soils) report and one (1) set of site or building  
17 photographs, with sufficient clarity and detailed dimensions to show the nature and character of the  
18 work to be performed. The minimum size of any sheet shall be 8½" x 11" and the maximum size of  
19 any sheet shall be 36" x 48". When quality of materials is essential for conformity to this code,  
20 specific information shall be given to establish such quality and this code shall not be cited, or the  
21 term "legal" or its equivalent be used as a substitute for specific information. Construction  
22 documents containing the words "not for construction", "preliminary", "review set", or their  
23 equivalent, shall not be accepted for application. Construction documents marked with contractors  
24 "take-off" notations shall not be accepted for application.

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

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

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

40 **Exception:** The building official is authorized to waive the submission of construction  
41 documents and other data not required to be prepared by a licensed design professional if it is  
42 found that the nature of the work applied for is such that review of construction documents is not

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1 necessary to obtain compliance with this code.  
2

3 **107.1.1 Information on construction documents.** Construction documents shall be drawn and  
4 dimensioned upon suitable material. Construction documents shall be of sufficient clarity to  
5 indicate the location, nature and extent of the work proposed and show in detail that it will  
6 conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as  
7 determined by the building official.  
8

9 **107.1.1.1 Fire protection and alarm construction drawings.** Construction drawings for  
10 the fire protection and alarm system(s) shall be submitted to show conformance with this  
11 code and the construction documents and shall be approved prior to the start of system  
12 installation. Shop drawings shall contain all information as required by the referenced  
13 installation standards in Chapter 9.  
14

15 **107.1.1.2 Manufacturer's installation instructions.** Manufacturer's installation  
16 instructions, as required by this code, shall be available on the job site at the time of  
17 inspection.  
18

19 **107.1.2 Means of egress.** The construction documents shall show in sufficient detail the  
20 location, construction, size and character of all portions of the means of egress in compliance  
21 with the provisions of this code. In other than occupancies in Groups R-2, R-3, as applicable in  
22 Section 101.2, and I-1, the construction documents shall designate the number of occupants to be  
23 accommodated on every floor, and in all rooms and spaces.  
24

25 **107.1.3 Information for construction in areas prone to flooding.** For buildings and structures  
26 in flood hazard areas as established by Table R301.2(1), construction documents shall include:

- 27 1. Delineation of flood hazard areas, floodway boundaries, and flood zones, and the design  
28 flood elevation, as appropriate;
- 29 2. The elevation of the proposed lowest floor, including basement; in areas of shallow flooding  
30 (AO zones), the height of the proposed lowest floor, including basement, above the highest  
31 adjacent grade;
- 32 3. The elevation of the bottom of the lowest horizontal structural member in coastal high  
33 hazard areas (V zone); and
- 34 4. If design flood elevations are not included on the community's Flood Insurance Rate Map  
35 (FIRM), the building official and the applicant shall obtain and reasonably utilize any design  
36 flood elevation and floodway data available from other sources.  
37

38 **107.1.4 Exterior wall envelope.** Construction documents for all buildings shall describe the  
39 exterior wall envelope in sufficient detail to determine compliance with this code. The  
40 construction documents shall provide details of the exterior wall envelope as required, including  
41 flashing, intersections with dissimilar materials, corners, end details, control joints, intersections  
42 at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around

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1 openings.

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

7  
8 **107.2 Site plan.** The construction documents submitted with the application for permit shall be  
9 accompanied by a site plan showing to scale the size and location of new construction and existing  
10 structures on the site, distances from lot lines, the established street grades and the proposed finished  
11 grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be  
12 drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan  
13 shall show construction to be demolished and the location and size of existing structures and  
14 construction that are to remain on the site or plot. The building official is authorized to waive or  
15 modify the requirements for a site plan when the application for permit is for alteration or repair or  
16 when otherwise warranted.

17  
18 **107.2.1 Change in site plan.** A lot shall not be changed, increased or diminished in area from  
19 that shown on the official site plan, until a revised site plan is resubmitted showing such changes  
20 accompanied by proof that the documents have been filed in the Recorder of Deeds Office and  
21 approved under the Zoning Code of the City of Saint Louis; except that such revised site plan  
22 will not be required if the change is caused by reason of an official street or alley opening, street  
23 widening or other public improvement.

24  
25 **107.3 Examination of documents.** The building official shall examine or cause to be examined the  
26 construction documents for code compliance.

27  
28 **107.3.1 Approval of construction documents.** The building official shall stamp three (3) sets of  
29 construction documents "APPROVED", and at least one (1) set of such approved construction  
30 documents shall be retained by the building official and one (1) set shall be kept at the building site,  
31 open to the inspection of the building official or an authorized representative at all reasonable times.  
32 If additional "APPROVED" sets are required by the applicant, a charge shall be made as listed in  
33 Table 109.3.1.

34  
35  
36 **107.3.2 Previous approvals.** This code shall not require changes in the construction documents,  
37 construction or designated occupancy of a building or structure for which a lawful permit has been  
38 heretofore issued or otherwise lawfully authorized, and the construction of which has been actively  
39 prosecuted in good faith within one hundred eighty (180) days after the effective date of this  
40 ordinance and has not been abandoned. When the codes adopted by the City of Saint Louis change  
41 from one edition to another, the work shall be permitted to be completed under the codes in effect  
42 when the permit for said work was originally issued.

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1  
2 **107.3.2.1 Code transition.** Unless requirements imposed by Federal law or State statute have  
3 changed, permits applied for within six (6) months of the effective date of this ordinance shall be  
4 permitted to be reviewed and approved under the former building code if there is written evidence of  
5 a preliminary plan exam review of the project under the former code. The cover sheet of the  
6 construction documents shall show under which code the project was designed.  
7

8 **107.3.3 Phased approval.** The building official is authorized to issue a permit for the construction  
9 of foundations or any other part of a building or structure before the construction documents for the  
10 whole building or structure have been submitted, provided that adequate information and detailed  
11 statements have been filed complying with pertinent requirements of this code. The holder of such  
12 permit for the foundation or other parts of a building or structure shall proceed at the holder's own  
13 risk with the building operation and without assurance that a permit for the entire structure will be  
14 granted.

15 **107.3.4 Design professional in responsible charge.**  
16

17 **107.3.4.1 General.** When it is determined that documents be prepared by a Missouri licensed design  
18 professional, the building official shall be authorized to require the owner to engage and designate  
19 on the building permit application a Missouri licensed design professional who shall act as the  
20 Missouri licensed design professional in responsible charge. If the circumstances require, the owner  
21 shall designate a substitute Missouri licensed design professional in responsible charge who shall  
22 perform the duties required of the original Missouri licensed design professional in responsible  
23 charge. The building official shall be notified in writing by the owner if the Missouri licensed  
24 design professional in responsible charge is changed or is unable to continue to perform the duties.  
25

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

29 Where structural observation is required by Section 1710, the inspection program shall  
30 name the individual or firms who are to perform structural observation and describe the  
31 stages of construction at which structural observation is to occur. See also duties specified in  
32 Section 1704.

33 **107.3.4.2 Deferred submittals.** For the purposes of this section, deferred submittals are defined as  
34 those portions of the design that are not submitted at the time of the application and that are to be  
35 submitted to the building official within a specified period.

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

39 Submittal documents for deferred submittal items shall be submitted to the Missouri  
40 licensed design professional in responsible charge who shall review them and forward them  
41 to the building official with a notation indicating that the deferred submittal documents have  
42 been reviewed and that they have been found to be in general conformance with the design

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1 of the building. The deferred submittal items shall not be installed until their design and  
2 submittal documents have been approved by the building official.

3  
4 **107.3.4.3 Engineering details.** The building official shall require to be filed adequate  
5 details of structural, plumbing, mechanical and electrical work, including computations,  
6 loadings and structural analysis, and other essential technical data. All construction  
7 documents shall bear an original embossed or wet ink seal, original ink signature and the  
8 date the documents were sealed by the Missouri licensed design professional responsible for  
9 the design as required by State Statute. Properly sealed, signed and dated calculations shall  
10 be permitted to be accepted by the building official as complying with the conditions of this  
11 code without the need to verify the calculations or their engineering analysis.

12  
13 **107.4 Amended construction documents.** Work shall be installed in accordance with the  
14 approved construction documents, and any changes made during construction that are not in  
15 compliance with the approved construction documents shall be resubmitted for approval as an  
16 amended set of construction documents.

17  
18 **SECTION 108**  
19 **TEMPORARY STRUCTURES AND USES**

20  
21 **108.1 General.** The building official is authorized to issue a permit for temporary structures and  
22 temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for  
23 more than one hundred eighty (180) days. The building official is authorized to grant extensions for  
24 demonstrated cause.

25  
26 **108.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire  
27 safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as  
28 necessary to insure the public health, safety and general welfare.

29  
30 **108.3 Temporary power.** The building official is authorized to give permission to temporarily  
31 supply and use power in part of an electric installation before such installation has been fully  
32 completed and the final certificate of completion has been issued. The part covered by the  
33 temporary certificate shall comply with the requirements specified for temporary lighting, heat or  
34 power in the City of Saint Louis Electrical Code.

35  
36 **108.4 Termination of approval.** The building official is hereby authorized to terminate such  
37 permit for a temporary structure or use and to order the temporary structure or use to be  
38 discontinued.

39  
40 **108.5 Temporary concession trailer.** A temporary concession trailer is a concession trailer that is  
41 in operation and/or service less than one hundred eighty (180) days per year. A building permit is  
42 required for concession trailers over two hundred (200) square feet in area. Concession trailers over

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1 two hundred (200) square feet must be placed on and anchored to a permanent concrete footing and  
2 foundation system. The applicant shall furnish a letter of support from the alderman and the  
3 neighborhood organization where the temporary concession trailer is located. The applicant shall  
4 also furnish a contract or notarized letter from the primary business and complete an incidental  
5 occupation waiver in the Zoning Section, Room 400 City Hall.

6 **Exception:**

7 A temporary concession trailer of wood frame or steel construction two hundred (200)  
8 square feet or less in area and twelve (12) feet or less in height is permitted to be installed  
9 above grade in strict accordance with the trailer manufacturers instructions and  
10 recommendations.

11 **SECTION 109**

12 **FEES**

13 **109.1 General.** No permit, certificate or inspection report, as required by the provisions of this  
14 code, shall be released or issued until the fees listed in this section have been paid to the City of  
15 Saint Louis, as collected by the building official or designated representative; nor shall an  
16 amendment to a permit be released until the additional fees have been paid. In collecting said fees,  
17 the building official is authorized to accept personal checks as payment; however, non-payment by  
18 said checking account shall be considered as a violation of this code and is cause for suspension or  
19 revocation of permits, certificates or reports issued or released for such personal check payment. If a  
20 permit is suspended or revoked for non-payment of a fee, or for insufficient funds, an additional  
21 twenty-five dollars (\$25) shall be collected to cover administrative costs.

22  
23 **109.1.1 Fees other than herein prescribed.** The payment of fees listed in this section shall not  
24 relieve the applicant or holder of any permit or any certificate of occupancy from the payment of  
25 other fees which shall be prescribed by law or ordinance for water taps, sewer connections,  
26 plumbing permits, mechanical permits, electrical permits, sprinkler permits, fire alarm permits,  
27 erection of signs and display structures, or fees for inspections or other privileges or  
28 requirements, both within and without the jurisdiction of the Division of Building and  
29 Inspection.

30  
31 **109.1.2 City of Saint Louis, Department of the President, Board of Public Service projects.**  
32 Building permit fees shall be waived for contractors working in facilities located within the city  
33 limits, owned and occupied by the City of Saint Louis. Only projects which are paid for by the  
34 Department of the President, Board of Public Service out of general revenue funds and bid and  
35 contract let by the Department of the President, Board of Public Service, and inspected by the  
36 Department of the President, Board of Public Service shall be exempt from the payment of fees.  
37 This shall not relieve the applicant from applying for and obtaining a building permit. These  
38 five requirements shall apply to building permits only. These requirements shall not apply to  
39 Demolition, Plumbing, Mechanical, Electrical and Fire Protection Systems permits. Demolition  
40 permits, Plumbing permits, Mechanical permits, Electrical permits and Fire Protection Systems  
41 permits shall be applied for and paid for by the appropriate contractor.

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1  
2 **109.2 Schedule of permit fees.** Fees for permits for construction shall be as established as  
3 follows:

4  
5 **109.2.1 Application fee.** An application fee is an administrative charge made for processing  
6 permit applications or preparing a Certificate of Flood Plain Status or conducting a Building  
7 Line Survey, and shall be the fee as listed in Table 109.3.1.  
8

9 **109.2.2 New construction and additions.** The building permit fee for new construction and  
10 additions will be based on the total estimated cost of construction, and shall be charged at the  
11 rate listed in Table 109.3.1 for new construction and additions. For the purpose of determining a  
12 fee, total construction costs shall include all costs for normal site preparation including grading,  
13 excavation and backfill, structural work, interior and exterior finishes, plumbing work,  
14 mechanical work, electrical work, overhead and profit, engineering and architectural fees. The  
15 following shall be permitted to be excluded from total construction costs: the cost to install  
16 sprinkler, standpipe and fire alarm systems; or signs.  
17

18 **109.2.3 Miscellaneous structures and site work.** The fee for a permit for, including but not  
19 limited to, the construction of towers, retaining walls, floating structures, parking lots, outdoor  
20 pay telephone, fences, awnings, signs, etc. shall be based on the total estimated cost of the  
21 construction at the rate listed in Table 109.3.1.  
22

23 **109.2.4 Alterations and repairs.** The fee for a permit for alterations or repairs to a building or  
24 structure shall be based on the total estimated cost of said alterations or repairs and shall be  
25 charged at the rate listed in Table 109.3.1.  
26

27 **109.2.5 Tanks, devices, etc.** The fee for a permit for the installation of a tank, device,  
28 equipment or other structure or facility shall be as listed in Table 109.3.1.  
29

30 **109.2.6 Tents, amusement booths.** The fee for a permit for the construction, installation or  
31 erection of a tent or amusement booth shall be as listed in Table 109.3.1. This shall include all  
32 those for private parties, picnics, carnivals, circuses or traveling exhibitions.  
33

34 **109.2.7 Moving of buildings.** The fee for a permit to move a building or structure from one lot  
35 to another, or to a new location on the same lot, shall be as listed in Table 109.3.1. In the event  
36 that a building or structure is to be moved from a point within the City of Saint Louis to a point  
37 outside the city, the fee for the moving permit shall be based on the total estimated cost of  
38 restoration of the original site to a safe and satisfactory condition plus that portion of the moving  
39 cost which covers the journey to the city limits. In the event that a building or structure is to be  
40 moved from the outside of the City of Saint Louis to a point inside the city limits, the fee for the  
41 moving permit shall be based on the total estimated cost of the portion of the journey from the  
42 city limits to the site of re-erection.

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1  
2 **108.2.7.1 New foundations.** Before any building or structure is moved to a new foundation, it  
3 shall be required, in addition to a moving permit, that a building permit be obtained for the  
4 construction of said new foundation; the fee for the permit for said foundation shall be as listed  
5 in accordance with Table 109.3.1. In addition, all additional electrical, mechanical and  
6 plumbing permits shall be obtained.  
7

8 **109.2.8 Explosives.** The fee for a permit for the use of explosives for blasting in connection  
9 with demolition, excavation, construction or other building operations, shall be as listed in Table  
10 109.3.1. When a blasting operation consists of a series of blasts at intervals of distance, such as  
11 blasting a trench for the installation of utilities, and the extent of the blasting operations exceeds  
12 two hundred and fifty (250) feet in length, the fee for a permit shall be charged for the first two  
13 hundred and fifty (250) feet of the operation with an additional fee for each additional two  
14 hundred and fifty (250) feet or any part thereof. The fee for a permit for the use of explosives  
15 shall cover the issuance of the permit and shall also cover pre-blasting survey inspection and  
16 post-blasting survey inspection of all property within two hundred fifty feet of the blasting  
17 operation. In addition, a separate permit shall be required under the International Fire Code for  
18 the transportation, storage or use of explosives.  
19

20 **109.2.9 Amending permits.** After a permit has been issued and an amendment is applied for,  
21 the fee shall be as follows:

- 22 1. For each and every amendment which involves additional work not originally applied  
23 for to complete the entire project, the fee shall be the appropriate fee for the additional  
24 work contemplated as usually calculated, the fee for the special demolition fund, lead  
25 remediation fund plus the application fee. These fees shall be as listed in Table 109.3.1.
- 26 2. For each and every amendment not involving additional work, a minimum fee as  
27 listed in Table 109.3.1 shall apply even though the project dollar value or building  
28 volume should remain the same or decrease. To this shall be added the application fee.  
29

30 **109.2.10 Special demolition fund.** There shall be an additional fee charged on all building  
31 permits based on the total estimated cost of construction, and shall be charged at the rate listed in  
32 Table 109.3.1 for the special demolition fund.  
33

34 **109.2.11 Lead remediation fund.** There shall be an additional fee charged on all building  
35 permits based on the total estimated cost of construction, and shall be charged at the rate listed in  
36 Table 109.3.1 for the special lead remediation fund.  
37

38 **109.2.12 Vacant building registration fee.** A semiannual registration fee of two hundred  
39 dollars (\$200) shall be charged to the owner of any parcel of residential property improved by a  
40 residential structure, or commercial property improved by a structure containing multiple  
41 dwelling units, which is vacant and has been vacant for at least six (6) months, and which is  
42 violation of this code. This fee is listed in Table 109.3.1.

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1  
2 **109.2.13 Fee for duplicate copy.** Any person requesting a copy of an building permit,  
3 occupancy permit or certificate of inspection issued under this code, or the holder of any permit  
4 for similar purpose issued by the building official under any previous code or ordinance, can  
5 obtain a duplicate or re-issued copy of said permit for a fee of one dollar (\$1) per copy. This fee  
6 is listed in Table 109.3.1.

7  
8 **109.2.14 Fee for occupancy permit.** Fees for the issuance of an occupancy permit shall be as  
9 listed in Table 109.3.1. There shall be no charge for the issuance of the original occupancy  
10 permit upon completion of construction in accordance with the building permit for new buildings  
11 or buildings hereafter altered with construction costs exceeding thirty thousand dollars  
12 (\$30,000).

13  
14 **109.2.14.1 Fee for temporary or partial occupancy permit.** The fee for a temporary or  
15 partial occupancy permit shall be as listed in Table 109.3.1.

16  
17 **109.2.15 Fee for changing the name on an occupancy permit.** Any person requesting a re-  
18 issuance of an occupancy permit issued under this code or under any previous code or ordinance  
19 due to a change of name, can obtain a re-issued copy of said permit for a fee of five dollars (\$5)  
20 per copy. This fee is listed in Table 109.3.1.

21  
22 **109.2.16 Fee for approving additional sets of construction documents.** Any person  
23 requesting additional sets of approved construction documents issued under this code or under  
24 any previous code or ordinance shall be charged a fee of one dollar (\$1) per page. This fee is  
25 listed in Table 109.3.1.

26  
27 **109.3 Fee tables.** The building official shall cause to be collected all fees as listed in Table 109.3.1  
28 and elsewhere in this code.

29  
30 **109.3.1 Fee schedule.** Table 109.3.1 contains fees for permits for new construction and  
31 additions, permits for miscellaneous structures, permits for alterations and repairs to existing  
32 buildings, tank permits, moving of building permits, demolition permits, permits for blasting for  
33 demolition purposes, permits for blasting for construction purposes, picnics, carnivals and  
34 circuses or traveling exhibition permits, tents, amusement park devices, addendums to permit,  
35 the special demolition fund, lead remediation fund, special inspections and occupancy permits.

36  
37 **109.3.2 Building permit valuations.** The applicant for a building permit shall provide a total  
38 estimated cost of construction for the project at the time of application. For the purpose of  
39 determining fees, total construction costs shall include all costs for normal site preparation  
40 including grading, excavation and backfill, structural work, interior and exterior finishes,  
41 plumbing work, mechanical work and electrical work. The following shall be permitted to be  
42 excluded from total construction costs: the cost to install sprinkler, standpipe and fire alarm

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1 systems or signs.

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

8 Final costs shall be determined by the building official, if necessary, by multiplying the total  
9 floor area of the project in square feet by an appropriate square foot cost rate, or by using the  
10 current ICC Building Valuation Data Report for New Construction, Additions, Alterations,  
11 Repairs or Rehabilitation.  
12

**Table 109.3.1**

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

**FEES**

<b>Item</b>	<b>Fee</b>	<b>Minimum Fee</b>	<b>Section</b>	<b>Remarks &amp; Requirements</b>
APPLICATION FEE; or Building Line Survey	\$ 25.00		109.2.1	An administrative charge made for processing applications.
Certificate of Flood Plain Status	\$ 10.00		G103.9	
PERMIT FOR NEW CONSTRUCTION AND ADDITIONS	\$6.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	109.2.2	Includes Cultural Resources Only permits.
MISCELLANEOUS STRUCTURES PERMIT - Structures such as towers, retaining walls, floating structures, parking lots, outdoor pay telephone, fences, awnings, signs, etc.	\$6.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	109.2.3	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	109.2.4	
TANK PERMIT For any purpose except flammable and combustible	\$6.00/\$1000 of estimated cost	\$ 15.00	109.2.5	Permits for flammable and combustible liquids are required under the International Fire Code.

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**Table 109.3.1**

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

**FEES**

Item	Fee	Minimum Fee	Section	Remarks & Requirements
liquids	or fraction thereof			
TENT PERMIT	\$ 35.00		109.2.6	See Note a.
MOVING OF BUILDING PERMIT Within City Limits	\$ 1.00/\$100 of estimated cost or fraction thereof	\$ 15.00	109.2.7	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	109.2.7.1	
EXPLOSIVES PERMIT Blasting permit for trenching	\$ 6.00/250 lineal feet or fraction thereof	\$ 100.00	109.2.8	For construction, excavation or other building operation.
Blasting for Demolition	\$ 100.00	\$100.00	109.2.8	Includes pre and post blast survey, per building/per blast.
ADDENDUM TO PERMIT Amendment which involves additional dollars in project cost.	\$6.00/\$1000 of estimated increased cost or fraction thereof	\$ 25.00	109.2.9	
Amendment which involves decrease or no increase in	\$ 25.00	\$ 25.00		

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**Table 109.3.1**

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

**FEES**

Item	Fee	Minimum Fee	Section	Remarks & Requirements
project cost.				
SPECIAL DEMOLITION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		109.2.10	Special fund approved by the voters.
LEAD REMEDIATION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		109.2.11	Special fund approved by Ordinance 64699.
VACANT BUILDING REGISTRATION FEE	\$200.00 Semi-annually		109.2.12	Special fee established by Ordinance 64678.
DUPLICATE COPY OF BUILDING PERMIT, OCCUPANCY PERMIT OR CERTIFICATE OF INSPECTION	\$ 1.00 per copy		109.2.13	
APPLICANT REQUEST FOR OCCUPANCY PERMIT Residential.	\$80.00		109.2.14 109.2.14.1	Special Inspection fees for occupancy permits. This fee is also applicable to partial or temporary occupancy permits.
	\$20.00/each additional unit in same structure			When units are inspected on the same site inspection.
Commercial 3,500 sq. ft. or less.	\$ 80.00			
Commercial over 3,500 sq. ft.	\$160.00			
RE-ISSUANCE OF OCCUPANCY PERMIT DUE TO NAME CHANGE	\$ 5.00 per copy		109.2.15	
COST FOR APPROVING ADDITIONAL SETS OF CONSTRUCTION DOCUMENTS	\$1.00 per page		109.2.16	
DEMOLITION PERMITS- Structure volume			122.1.5	

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## Table 109.3.1

### BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS

#### FEES

Item	Fee	Minimum Fee	Section	Remarks & Requirements
Less than 10,000 cu. ft.	\$ 10.00	\$ 10.00		Based on volume of structure exclusive of basement or cellars.
10,000 cu. ft. and over	\$15.00/10,000 cu.ft. or fraction thereof	\$ 25.00		Demolition permits shall be issued for a period not to exceed thirty days.
DEMOLITION INSPECTION FEE			122.1.5	
Less than 10,000 cu. ft.	\$ 15.00	\$ 15.00		Per Site
10,000 cu. ft. or over	\$ 25.00	\$ 25.00		Per Site
Blasting for Demolition	\$ 50.00	\$ 50.00	109.2.8	Per Site
Applicant request	\$ 25.00			Related to other occupancy and use permits requested by the applicant.
Emergency and Specialty Inspection	\$ 25.00			Charge for inspection requested to be made beyond normal working hours - not to exceed \$25.00 per requested inspection.

1  
2 **Note a.** Tents smaller than one thousand (1,000) square feet. or for private family events on the same lot with the residence are  
3 exempt from obtaining a permit, but shall still meet the following conditions. The use of propane tanks or equipment in the tent  
4 requires a separate permit and inspection by the fire official. Tent permit(s) and the erection and maintenance of tents for the same lot  
5 shall not exceed a total maximum of sixty (60) days in any three hundred sixty-five (365) day period. Tent must be supported to  
6 withstand wind pressures of twenty (20) lbs. per square foot minimum . Tent must stay ten feet from tent walls to buildings and to  
7 interior lot lines. Tents for forty-nine (49) persons or less must have one (1) exit to the exterior. Tents for fifty (50) to four hundred  
8 ninety-nine (499) persons must have two (2) remote exits to the exterior. Tents for five hundred (500) to nine hundred ninety-nine  
9 (999) persons must have three (3) remote exits to the exterior. Exit and emergency lighting shall be required. Tents must stay four  
10 (4) feet minimum from interior lot lines. Tents must be supported to withstand a wind speed of ninety (90) miles per hour (mph),  
11 Exposure B. The use of propane tanks or equipment in the tent requires a separate permit and inspection by the fire official.

12 A picnic/carnival operated two and one-half (2½) days or less by a not-for-profit organization, and operated on private ground  
13 owned by and adjacent to said organization's facilities, requires no permit (except Electrical permits shall be required). If not on  
14 ground owned by or adjacent to said organization's facilities, picnic or carnival shall require an Occupancy Permit with inspections  
15 by Building and Electrical Sections. See Occupancy Permit Fees above. Further, Zoning approval must be secured before issuance of  
16 said Occupancy Permit. Picnics/carnivals operated for any length of time by a for-profit organization on private property must secure  
17 an Occupancy Permit and approval from the Zoning Section. BPS permits are required for all picnics/carnivals on City-owned  
18 property or any public right-of-way in addition to the above requirements.  
19  
20

21 **109.3.2 Sign fee schedule.** Table 108.3.2 contains the basic building fees for signs governed by this  
22 code.  
23

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**Table 109.3.2<sup>a</sup>**  
**SIGN PERMIT FEES**

Item	Fee	Minimum fee	Section
GROUND SIGNS Up to 100 square feet	\$ 100.00	\$ 100.00	H101.3.1
Over 100 square feet	\$ 160.00		
ROOF Up to 100 square feet	\$ 100.00	\$ 100.00	H101.3.1
Over 100 square feet	\$ 160.00		
WALL SIGNS Up to 1000 square feet	\$ 100.00	\$ 100.00	H101.3.1
Over 100 square feet.	\$ 160.00		
PROJECTING Up to 100 square feet	\$ 100.00	\$ 100.00	H101.3.1
Over 100 square feet.	\$ 160.00		
SPECIAL OR TEMPORARY DISPLAY SIGNS REQUIRING PERMITS Fees for a special sign shall be the same as the one above which it most closely resembles.		\$ 100.00	H101.3.1
LETTERING AND/OR GRAPHICS ON AWNINGS AND CANOPIES	\$ 50.00	\$ 50.00	

**Note a.** When a question arises as to what type of sign is being constructed or placed, it shall be designated as that type of sign it most closely resembles as determined by the building official. (See also Chapter 29 and the Saint Louis Zoning Ordinance.)

1  
2  
3  
4  
5  
6  
7  
8

**109.4 Work started surcharge fees schedule.** In case any work for which a building permit is required by this code is substantially started or proceeded with prior to obtaining said permit, the total normal fees applicable shall be increased by the amount as listed in Table 109.4. The payment of said surcharge fee shall not relieve any persons from fully complying with the requirements of this code for performance or execution of the work, nor from other penalties prescribed by law.

**Table 109.4**  
**SCHEDULE FOR SURCHARGE**  
**BUILDING PERMIT FEES**

Building Permit fee	Surcharge fee
---------------------	---------------

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\$ 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 **109.5 Demolition work started surcharge fees schedule.** In case any work for which a demolition  
3 permit is required by this code is substantially started or proceeded with prior to obtaining said  
4 permit, the total normal fees applicable shall be increased by the amount as listed in Table 109.5.  
5 The payment of said surcharge fee shall not relieve any persons from fully complying with the  
6 requirements of this code for performance or execution of the work, nor from other penalties  
7 prescribed by law.

**Table 109.5**  
**SCHEDULE FOR SURCHARGE**  
**DEMOLITION PERMIT FEES**

Demolition Permit fee	Surcharge fee
\$ 0 TO \$ 50	\$ 100.00
\$ 51 TO \$ 200	\$ 150.00
\$ 201 TO \$ 500	\$ 300.00
\$ 501 TO \$ 2,000	\$ 420.00
\$ 2,001 TO \$ 10,000	\$ 540.00
OVER \$ 10,000	\$ 660.00

8  
9  
10 **109.6 Related fees.** The payment of fees for the construction, alteration, removal or demolition for  
11 work done in connection with or concurrently with the work authorized by a building permit shall  
12 not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by  
13 law.

14  
15 **109.7 Fees non-refundable.** The fee for a permit based upon an estimated cost that is higher  
16 than later claimed by the applicant shall not be a basis for refund. When construction does not  
17 occur, or only partially occurs, fees collected are not refundable.

18  
19 **109.8 Fees waived for disaster related permits.** In the event of a tornado, earthquake, flood,

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1 or any other disaster of such magnitude to activate the City Emergency Management Agency, the  
2 Building Commissioner is authorized to waive all permit fees normally collected by the Division  
3 of Building and Inspection for repairs, reconstruction, demolition, plumbing, mechanical or  
4 electrical work, or any other similar permits required by this Division to correct the damage  
5 caused by the heretofore mentioned disaster. These permit fees shall be permitted to be waived  
6 for a period not to exceed six (6) months, or as otherwise determined by the Building  
7 Commissioner.

8  
9 **SECTION 110**  
10 **INSPECTIONS**

11  
12 **110.1 General.** Construction or work for which a permit is required shall be subject to inspection by  
13 the building official and such construction or work shall remain accessible and exposed for  
14 inspection purposes until approved. Approval as a result of an inspection shall not be construed to  
15 be an approval of a violation of the provisions of this code or of other ordinances of the City of Saint  
16 Louis. Inspections presuming to give authority to violate or cancel the provisions of this code or of  
17 other ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to  
18 remain accessible and exposed for inspection purposes. Neither the building official nor the City of  
19 Saint Louis shall be liable for expenses entailed in the removal or replacement of any material  
20 required to allow inspection.

21  
22 **110.2 Preliminary inspection.** Before issuing a permit, the building official is authorized to  
23 examine or cause to be examined buildings, structures and sites for which an application has been  
24 filed.

25  
26 **110.2.1 Notice to begin work.** It shall be the responsibility of the holder of a permit to notify  
27 the building official when work is ready for the various inspections required by the terms of the  
28 permit or the approved rules. Such notice shall be given within a reasonable time before the  
29 inspection is desired, but in no event shall the notice be less than the working day before. Notice  
30 given on a Friday or on a day prior to a legal holiday shall not constitute notice for inspection on  
31 a Saturday, Sunday or holiday, unless arrangements have been made under approved rules for  
32 overtime inspection on such days. Before giving such notice the holder of the permit shall first  
33 test the work and satisfy themselves that it conforms to the approved construction documents  
34 and the requirements of this code.

35  
36 **110.3 Required inspections.** The building official, upon notification, shall make the inspections  
37 set forth in Sections 110.3.1 through 110.3.11. No work shall be done on any part of the building or  
38 structure beyond the point indicated in each successive inspection without first obtaining the  
39 approval of the building official or authorized representative. Approval shall be given only after an  
40 inspection has been requested and made of each successive step in the construction phase and all  
41 code requirements or corrections are completed, as indicated by each of the inspections required.  
42 There shall be a final inspection and approval of all buildings completed before occupancy, as

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1 described in Section 110 of this code. Failure to obtain a final inspection before occupancy will  
2 constitute a violation of the building code, subject to the penalties as set forth in Section Four.  
3 Reinforcing steel or structural framework of any part of a building or structure shall not be covered  
4 or concealed in any manner without first obtaining the approval of the building official. The  
5 building official, upon notification from a permit holder or agent, in accordance with the rules of  
6 procedure listed on the permit and posted in the office of the building official, shall make the  
7 following inspections, and shall either approve that section or portion of the construction as  
8 completed, or shall notify the permit holder or agent that they have failed to comply with the law.

9 **110.3.1 Footing and foundation inspection.** Footing and foundation inspections shall be made  
10 after excavation for footings are complete and any required reinforcing steel is in place. For  
11 concrete foundations, any required forms shall be in place prior to inspection. Materials for the  
12 foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM  
13 C 94, the concrete need not be on the job. The owner is solely responsible for the correct  
14 location of the foundation on the site.

15  
16 **110.3.1.1 Soil inspection.** A soil inspection is to be made after excavation for the building  
17 or structure is complete and trenches for footings, column pads, spread footings, or other  
18 types of footings are ready for concrete. No concrete is to be poured prior to this inspection.

19  
20 **110.3.1.2 Pier inspection.** Where special foundations are required such as drilled and  
21 poured-in-place concrete piers, driven piles of all types, caissons, and other extraordinary  
22 types, the building official shall make at least one (1) inspection and more if the size of the  
23 job warrants it.

24  
25 **110.3.2 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections  
26 shall be made after in-slab or under-floor reinforcing steel and building service equipment,  
27 conduit, piping accessories and other ancillary equipment items are in place, but before any  
28 concrete is placed or floor sheathing installed, including the subfloor.

29  
30 **110.3.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor,  
31 including basement, and prior to further vertical construction, the elevation certificate required in  
32 Section 1612.5 shall be submitted to the building official.

33  
34 **110.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing,  
35 all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed  
36 are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved

37  
38 **110.3.5 Lath or gypsum board inspection.** Lath and gypsum board inspections shall be made  
39 after lathing and gypsum board, interior and exterior, is in place, but before any plaster is applied  
40 or before gypsum board joints and fasteners are taped and finished.

41 **Exception:** Gypsum board that is not part of a fire resistive assembly or a shear assembly.  
42

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1           **110.3.5.1 Covering work.** It shall be a violation of this code to cover prior to inspection  
2 any work required to be inspected under the provisions of a permit, the approved rules, or  
3 this code, regardless of any penalties for such violation. The building official shall be  
4 permitted to require the holder of the permit to uncover any such work for inspection, and  
5 the cost of uncovering such work and of replacing the cover after the work has been  
6 satisfactorily inspected, shall be borne by the holder of the permit.  
7

8           **110.3.6 Fire- and smoke-resistant penetrations.** Protection of joints and penetrations in fire-  
9 resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from  
10 view until inspected and approved.  
11

12           **110.3.7 Energy efficiency inspections.** Inspections shall be made to determine compliance with  
13 Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R* and *U*  
14 value, fenestration *U* value, duct system *R* value, and HVAC and water heating equipment  
15 efficiency.  
16

17           **110.3.8 Other inspections.** In addition to the inspections specified above, the building official  
18 is authorized to make or require other inspections of any construction work to ascertain  
19 compliance with the provisions of this code and other laws that are enforced by the Division of  
20 Building and Inspection.  
21

22           **110.3.8.1 Approved inspection agencies.** The building official shall accept reports of approved  
23 inspection agencies provided such agencies satisfy the requirements as to qualifications and  
24 reliability.  
25

26           **110.3.8.2 Plant inspection.** Where required by the provisions of this code or by the approved rules,  
27 materials or assemblies shall be inspected at the point of manufacture or fabrication.  
28

29           **110.3.8.3 Evaluation and follow-up services.** Prior to the approval of a closed prefabricated  
30 assembly and issuance of a building permit, the building official shall require the submittal of an  
31 evaluation report of each prefabricated assembly, indicating the complete details of the assembly,  
32 including a description of the assembly and its components, the basis upon which the assembly is  
33 being evaluated, test results and similar information, and other data as necessary for the building  
34 official to determine conformance with this code. Acceptable reports shall be permitted to come  
35 from: The State of Missouri Public Service Commission or ICC Evaluation Services.  
36

37           **110.3.8.3.1 Evaluation service.** The building official shall designate the evaluation service of an  
38 approved agency as the evaluation agency, and review such agency's evaluation report for adequacy  
39 and conformance to this code.  
40

41           **110.3.8.3.2 Follow-up inspection.** Except where all assemblies and subassemblies, service  
42 equipment and accessories are readily accessible for complete inspection at the site without

1 disassembly or dismantling, the building official shall conduct the frequency of in-plant inspections  
2 as necessary to reasonably assure conformance to the approved evaluation report, or shall designate  
3 an approved independent inspection agency to conduct such inspections. The inspection agency  
4 shall furnish the building official with the follow-up inspection manual and a written report of  
5 inspections upon request, and the product shall have an identifying label permanently affixed to the  
6 product indicating that factory inspections have been performed.

7  
8 **110.3.8.3.3 Test and inspection records.** All required tests and inspection records shall be  
9 accessible to the building official or quality assurance agency at all times during the fabrication of  
10 the unit or subassembly and the erection of the building; or such records as the building official  
11 designates shall be filed with the building official.

12  
13 **110.3.8.3.4 Inspection reports.** All inspection reports shall be in writing and shall be certified by  
14 the licensed authority, or responsible officer of the service, or the individual when expert inspection  
15 services are accepted. An identifying label or stamp permanently fixed to the product indicating that  
16 factory inspection has been made shall be accepted in lieu of the aforesaid inspection report in  
17 writing if the intent or meaning of such identifying label or stamp is properly substantiated.

18  
19 **110.3.9 Special Inspections.** For special inspections, see Section 1704.

20  
21 **110.3.10 Final inspection.** The final inspection shall be made after all work required by the  
22 building permit is completed.

23 Upon completion of the building or structure, and before issuance of the occupancy  
24 permit as required in Section 111, a final inspection shall be made. All violations of the  
25 approved construction documents and permit shall be noted and the holder of the permit shall  
26 be notified of the discrepancies. The building official shall be permitted to issue a temporary  
27 or partial occupancy permit for a specific period of time. Failure to comply with the  
28 conditions shall cause revocation of the permit.

29 **110.3.11 Blast survey inspections.** When a permit is issued for the use of explosives,  
30 the building official shall cause to be conducted two (2) survey inspections of all buildings  
31 within two hundred fifty (250) feet of the blasting, and a third inspection to be made after the  
32 blasting. These inspections shall indicate any settlement, cracks or other deterioration;  
33 additional or supplemental detailed survey work shall be permitted to be required by the  
34 building official. Such inspections or survey work, as required by the building official, must  
35 be conducted by a private individual or individuals technically competent to do such work  
36 and acceptable to the building official. Such private surveys shall be conducted at the  
37 expense of the permit applicant. The additional or supplemental survey work shall be  
38 permitted to be accepted by the building official in lieu of the pre-blast or post-blast survey if  
39 the survey(s) has included all areas within two hundred fifty (250) feet of the blasting site  
40 and contains the details required herein.

41  
42 **110.4 Inspection agencies.** The building official is authorized to accept reports of approved

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1 inspection agencies, provided such agencies satisfy the requirements as to qualifications and  
2 reliability.

3  
4 **110.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly  
5 authorized agent to notify the building official when work is ready for inspection. It shall be the  
6 duty of the permit holder to provide access to and means for inspection of such work for any  
7 inspections that are required by this code.

8  
9 **110.5.1 Action on notice.** Upon receipt of notice that work is ready for inspection, the building  
10 official shall inspect, or cause to be inspected, the work as soon as reasonably practicable. However,  
11 failure of the building official to make a prompt inspection shall not be deemed justification for  
12 covering work without inspection when such work is required under the terms of the permit to be  
13 inspected before being covered.

14  
15 **110.6 Approval required.** Work shall not be done beyond the point indicated in each successive  
16 inspection without first obtaining the approval of the building official. The building official, upon  
17 notification, shall make the requested inspections and shall either indicate the portion of the  
18 construction that is satisfactory as completed, or shall notify the permit holder or an agent of the  
19 permit holder wherein the same fails to comply with this code. Any portions that do not comply  
20 shall be corrected and such portion shall not be covered or concealed until authorized by the building  
21 official.

22  
23 **110.7 Periodic inspections.** The building official shall, if deemed necessary, make or cause to be  
24 made such periodic inspections of buildings, structures, devices, appurtenances, and uses as are  
25 required by and in the intervals prescribed by Table 110.7. In order to provide a uniform workload  
26 throughout the year, the building official shall be permitted to alter the intervals between periodic  
27 inspections as required to meet staffing levels.

28 Exterior cantilevered balconies, stairways and fire escapes shall be inspected every three (3)  
29 years by a Missouri licensed design professional. The owner shall submit a report bearing the  
30 seal, signature and date of a Missouri licensed professional engineer or architect to the building  
31 official describing the condition and safety of the exterior cantilevered balconies, stairways, and  
32 fire escapes. This shall apply to all exterior cantilevered balconies, stairways, and fire escapes  
33 on all buildings regardless of stories or height.

**TABLE 110.7**  
**PERIODIC INSPECTION OF STRUCTURES, DEVICES AND USES**

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

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**TABLE 110.7**  
**PERIODIC INSPECTION OF STRUCTURES, DEVICES AND USES**

Item	Period between inspections
Exterior Cantilevered Balconies, Stairways and Fire Escapes. See note b.	3 years
Other annual permits, Certificates and clearances through Board of Public Service action such as Day Care Centers, Nursing Homes, Homes for the Ages, Hospitals. See Note c.	1 year
Permanent Amusement Devices	1 year
Auto Lifts	1 year

- 1
- 2 **Note a.** Applies to all buildings over five (5) stories or sixty (60) feet in height. Owners to submit report bearing the seal, signature
- 3 and date of a Missouri licensed Professional Engineer or Architect to the building official every three (3) years describing the
- 4 condition and safety of cornices, entablatures, belt courses, etc. The building official shall waive inspection if feature does not
- 5 encroach over City of Saint Louis sidewalk, street or alley.
- 6 **Note b.** Owners shall submit a report bearing the seal, signature and date of a Missouri licensed Professional Engineer or Architect to
- 7 the building official every three (3) years describing the condition and safety of exterior cantilevered balconies, stairways and fire
- 8 escapes.
- 9 **Note c.** Applies to all other inspections of buildings or uses not otherwise provided for in this code or any City ordinance, which are
- 10 made annually per the Board of Public Service Permit, and which are assigned by BPS to the Building Division for permit
- 11 verification, certification, re-certification or clearances.

12

13 **110.7.1 Professional inspection.** The building official shall require owners to supply inspection

14 reports by Missouri licensed design professionals for any building, structure, appurtenance, or

15 device when, in the building official's opinion, it is necessary to insure proper public safety,

16 health and welfare.

17

18 **110.8 Authority to enter.** The building official shall have the authority to enter at any reasonable

19 hour any building, structure or premises in the City of Saint Louis for which a permit has been

20 issued but has not received a certificate of occupancy in accordance with Section 111 to enforce the

21 provisions of this code or any other code or ordinance of the City of Saint Louis. No person shall

22 accompany a building official onto a premises in the performance of their duty unless otherwise

23 invited onto said premises by the owner or the owner's representative.

24 For all other structures or premises, when the building official has reasonable cause to believe

25 that a code violation exists, the building official is authorized to enter the building, structure or

26 premises at reasonable times to inspect subject to constitutional restrictions on unreasonable

27 searches and seizures. If entry is refused or not obtained, the building official is authorized to

28 pursue recourse as provided by law.

29

30 **110.9 Jurisdictional cooperation.** The assistance and cooperation of the Police, Fire, Streets,

31 Parks and Health Departments, and all other city officials, shall be available as required in the

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1 performance of the duties of the building official.  
2

3 **110.10 Parking.** Division of Building and Inspection employees, when on official duty, shall be  
4 allowed to park, without payment of fees, at any parking meter or contrary to posted NO PARKING  
5 ZONES. In no event will parking be allowed in front of fire plugs, mail boxes, bus stops,  
6 wheelchair ramps, nor within disabled parking spaces unless vehicle displays a permanent Missouri  
7 placard or license plate for the disabled.  
8

9 **110.10.1 Placards.** Each authorized individual shall display one (1) placard, approved by the  
10 building official, in either the front or rear window of private or city vehicles, to indicate that the  
11 individual is on official city business and is exempt from parking fees, citations, and parking  
12 tickets, in accordance with Section 110.10, during normal working hours. The Building  
13 Commissioner shall not issue such placards to any person not on the Division of Building and  
14 Inspection payroll. The Building Commissioner shall have the authority to request cancellation  
15 of parking tickets issued contrary to this ordinance.  
16

17 **SECTION 111**  
18 **CERTIFICATE OF OCCUPANCY**  
19

20 **111.1 Use and occupancy.** No building, structure or premises shall be used or occupied, and no  
21 change in the existing occupancy classification of a building, structure, premise or portion thereof  
22 shall be made until the building official has issued an occupancy permit therefore as provided herein.  
23 Issuance of an occupancy permit shall not be construed as an approval of a violation of the  
24 provisions of this code or of other ordinances of the jurisdiction. Failure to have an occupancy  
25 permit approved and issued by the building official is a violation, and both the occupant and owner  
26 shall be subject to a penalty, as set forth in Section Four. Each day that a violation continues shall  
27 constitute a separate offense.  
28

29 **111.1.1 Posting notice.** It shall be the duty of the building official to post a notice on any  
30 building, structure or portion thereof when it is found that an occupancy permit is required  
31 before any occupancy shall be permitted to occur. This notice shall remain in plain sight and  
32 removal of same shall constitute a separate offense and shall be subject to a penalty as set forth  
33 in Section Four.  
34

35 **111.2 Temporary or partial occupancy permits.** Upon the request of an owner or an owner's  
36 representative, a temporary or partial occupancy permit shall be permitted to be issued for a  
37 building, structure or premises, provided that no conditions exist which endanger life, public safety  
38 or welfare. Temporary or partial occupancy permits shall be permitted to be subject to conditions.  
39

40 **111.2.1 Accessible type A dwelling units when granting partial occupancy permit.** To  
41 request a partial occupancy, an accessible Type A unit must be completed in for sale multi-  
42 family residential buildings where fifty percent (50%) of the units are built out. This must be an

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1 accessible Type A dwelling that was designated on the approved building permit construction  
2 drawings or on an addendum. The unit must comply with ICC/ANSI A117.1-2003 Chapter 10:  
3 Dwelling Units, Section 1002, Type A Dwelling units.

4 If the accessible Type A dwelling unit, on the original building permit construction drawings,  
5 is not built out in the location shown, the architect of record shall submit revised construction  
6 drawings indicating the location of the new accessible Type A dwelling units within the building  
7 as an addendum to the original building permit application.  
8

9 **111.3 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

18 **111.4 Contents of the occupancy permit.** When a building, structure or premises is entitled  
19 thereto, the building official shall issue an occupancy permit within a reasonable period of time. The  
20 occupancy permit shall certify compliance with the provisions of this code and the purpose for  
21 which the building, structure or premises will be used. The occupancy permit shall specify the use  
22 group in accordance with the provisions of Chapter 3; the type of construction as defined in Chapter  
23 6; and any special stipulations and conditions of the building permit. Any building, structure or  
24 premises for which an occupancy permit has been issued shall be permitted to be reinspected to  
25 confirm compliance with this code and the Zoning Ordinance.  
26

27 **111.5 By whom application is made.** An application for an occupancy permit shall be made by the  
28 owner of record of the building, structure or premises. If an occupancy permit application is made  
29 by any person other than the owner of record, a notarized letter, or some other proof, must be  
30 presented granting permission from the owner of record to the applicant to apply for the occupancy  
31 permit for the stated use. The full names, addresses and telephone numbers of the owner, lessor and  
32 applicant shall be stated. If the building is owned by a corporation, said notarized permission letter,  
33 or other proof, shall be signed by an officer or registered agent of that corporation. If the applicant  
34 for the occupancy permit is a corporation, an officer, registered agent, or other responsible person of  
35 that corporation shall sign the application stating their position with said corporation.  
36

37 **111.6 Posting of occupancy permit; responsibilities.** It shall be the duty or responsibility of the  
38 operator of every business to display a copy of a legally issued occupancy permit pertaining to the  
39 actual business in effect on the premises. It shall be the duty of the Saint Louis Police Department to  
40 enforce the provisions of this section. When the building official is informed of or suspects any  
41 violation of this code, it shall be the duty of the holder of an occupancy permit to allow the building  
42 official to inspect the building, structure or premises, or any portion thereof. Violation of this

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1 section shall result in revocation of said occupancy permit, and shall be subject to penalties as set  
2 forth in Section Four.

3  
4 **111.7 Occupancy permit application abandonment.** Occupancy permit applications shall be  
5 abandoned sixty (60) days after initial application if, in the opinion of the building official, the  
6 occupancy permit has not been diligently pursued.

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

10  
11 **111.8 Revocation.** The building official is authorized to, in writing, suspend or revoke an  
12 occupancy permit or certificate of substantial completion issued under the provisions of this code  
13 whenever the permit is issued in error, or on the basis of incorrect information supplied, or where it  
14 is determined that the building or structure or portion thereof is in violation of any ordinance or  
15 regulation or any of the provisions of this code.

16  
17 **SECTION 112**  
18 **SERVICE UTILITIES**  
19

20 **112.1 Connection of service utilities.** No person shall make connections from a utility, source of  
21 energy, fuel or power to any building or system that is regulated by this code for which a permit is  
22 required, until released by the building official.

23  
24 **112.2 Temporary connection.** The building official shall have the authority to authorize the  
25 temporary connection of the building or system to the utility source of energy, fuel or power.

26  
27 **112.3 Authority to disconnect service utilities.** The building official shall have the authority to  
28 authorize the disconnection of utility service to the building, structure or system regulated by this  
29 code and the codes referenced in case of emergency where necessary to eliminate an immediate  
30 hazard to life or property. The building official shall notify the serving utility, and wherever  
31 possible the owner and occupant of the building, structure or service system of the decision to  
32 disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant  
33 of the building, structure or service system shall be notified in writing, as soon as practical  
34 thereafter.

35  
36  
37 **SECTION 113**  
38 **BOARD OF BUILDING APPEALS**  
39

40 **113.1 Creation, members and qualifications.** There is hereby established a Board of Building  
41 Appeals consisting of seven (7) members appointed by the Mayor, all of whom shall be residents of  
42 the City of Saint Louis; at least one of whom shall be a person engaged in the real estate business,

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1 one a Missouri licensed professional engineer, one a Missouri licensed architect, one a building  
2 contractor or subcontractor, one a person affiliated with the building and construction trades council,  
3 and two shall be citizens-at-large. There shall be four (4) alternates who shall be permitted to be  
4 called when it is expected there will not be a quorum present. The alternates shall have all powers,  
5 protection and stipends as the regular board members in accordance with Civil Service provisions.  
6 The alternates shall be appointed by the Mayor for four (4) year terms. One alternate shall be a  
7 Missouri licensed professional engineer or Missouri licensed architect; the other alternates shall be  
8 citizens-at-large. Alternates shall not make up the majority of the Board at any hearing.

9  
10 **113.1.1 Term of office.** New members shall possess the same qualifications as the persons in  
11 whose place they are appointed. This is an existing board and all current appointments shall not  
12 be affected by this ordinance. All subsequent appointments shall be for a term of four (4) years  
13 and shall expire on an anniversary of the date of the original term, except appointments to fill  
14 vacancies which shall be for the unexpired term. Members whose appointment terms have  
15 expired shall be permitted to continue to serve until reappointed or replaced by a new appointee.  
16

17 **113.1.2 Procedures.** The board shall elect one of its members as chairman who shall serve as  
18 such during the remainder of the calendar year, and until a successor is elected. The board shall  
19 from time to time adopt rules and regulations as shall be reasonably necessary governing its  
20 procedure, and to carry into effect the provisions of this code. These rules and regulations shall  
21 be available for review at the office of the Secretary to the Board during normal working hours.  
22 It shall be unlawful for any appellant or appellant's representative to contact any member of the  
23 board on any matter that is pending or scheduled to be heard by the board. If a board member is  
24 contacted by an appellant on a matter pending before the board, other than during a board  
25 hearing, that board member must abstain from hearing or voting on the matter, as all testimony  
26 must be heard "sworn on the record."  
27

28 **113.1.3 Compensation.** The Board of Building Appeals members shall be compensated for  
29 services rendered on a per meeting basis, as established by ordinance, and subject to budgeted  
30 funds availability.  
31

32 **113.2 Meetings, witnesses, minutes to be kept.** Meetings of the board shall be held at the call of  
33 the chairman, and at such other times as the board by its rules shall be permitted to provide. The  
34 chairman, or in the chairman's absence, the acting chairman, shall administer oaths. The Board shall  
35 act by a majority vote, and a quorum shall consist of at least four (4) members. The board shall keep  
36 minutes of its proceedings showing the vote of each member on each question, or if absent or failing  
37 to vote, indicating such fact, and shall keep records of its examinations of witnesses and other  
38 official acts. Transcripts of hearings shall be permitted to be kept in the custody of the court  
39 reporter, and need not be transcribed unless requested. The party requesting the transcripts shall pay  
40 all costs of such transcripts required, including a file copy for the board, one for the Building  
41 Division, and one for the board's legal staff.  
42

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1 **113.3 Types of appeals.** Any person, firm or corporation aggrieved by a decision of the building  
2 official, fire official, or any other board, commission, or other officer exercising their powers under  
3 this code or any other code or ordinance assigned to the Division of Building and Inspection, shall  
4 be permitted to file an appeal when the appellant alleges:

- 5 1. That there is an error in an order, requirement, decision, or interpretation of the building  
6 official, fire official, or of any other board, commission, or other officer in the enforcement  
7 of this code;
- 8 2. That the mode, method or manner to be followed in the erection or alteration of any building  
9 or structure in any specific case before the board is equal to or superior to the mode, method  
10 or manner required by the provisions of this code;
- 11 3. That the material to be used in this specific case is equal to or superior to the materials  
12 required by the provisions of this code;
- 13 4. That any other board or commission exercising powers under this code, or any other code or  
14 ordinance assigned to the Division of Building and Inspection, wrongfully interpreted the  
15 provisions of the code, or refused to grant a license, certificate or permit under the provisions  
16 of such code;

17 **Exception.** The Board of Building Appeals has no jurisdiction or authority to hear and decide  
18 appeals on matters covered under the Americans With Disabilities Act, the Zoning Ordinance  
19 and, Cultural Resources Ordinance.

20 However, an application for occupancy, alteration or repair of an existing building or  
21 structure which involves a change of occupancy/ change of use group, whereupon accessibility  
22 requirements apply, the building official's determination of change of occupancy/ use group  
23 shall be allowed to be appealed to the Board of Building Appeals.  
24

25 **113.3.1 Determination of substantial improvement in areas prone to flooding.** When the  
26 building official provides a finding, the Board of Building Appeals shall determine whether the  
27 value of the proposed work constitutes a substantial improvement. A substantial improvement  
28 means any repair, reconstruction, rehabilitation, addition, or improvement of a building or  
29 structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the  
30 building or structure before the improvement or repair is started. If the building or structure has  
31 sustained substantial damage, all repairs are considered substantial improvements regardless of  
32 the actual repair work performed. The term does not include:

- 33 1. Improvements to a building or structure required to correct existing health, sanitary  
34 or safety code violations identified by the building official and which are the minimum  
35 necessary to assure safe living conditions.
- 36 2. Any alteration of a historic building or structure provided that the alteration will not  
37 preclude the continued designation as a historic building or structure.
  - 38 2.1 Listed or preliminarily determined to be eligible for listing in the National  
39 Register of Historic Places; or
  - 40 2.2 Determined by the Secretary of the U.S. Department of Interiors as  
41 contributing to the historical significance of a registered historic district or a  
42 district preliminarily determined to qualify as an historic district; or

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1                   2.3            Designated as historic under a state or local historic preservation program  
2                                   that is approved by the Department of the Interior.  
3

4           **113.3.2 Criteria for issuance of a variance for areas prone to flooding.** A variance shall only  
5 be issued upon:

- 6           1.        A showing of good and sufficient cause that the unique characteristics of the size,  
7                   configuration or topography of the site render the elevation standards inappropriate.
- 8           2.        A determination that failure to grant the variance would result in exceptional  
9                   hardship by rendering the lot undevelopable.
- 10          3.        A determination that the granting of a variance will not result in increased flood  
11                   heights, additional threats to public safety, extraordinary public expense, nor create  
12                   nuisances, cause fraud on or victimization of the public, or conflict with existing local  
13                   laws or ordinances.
- 14          4.        A determination that the variance is the minimum necessary to afford relief,  
15                   considering the flood hazard.
- 16          5.        Submission to the applicant of written notice specifying the difference between the  
17                   design flood elevation and the elevation to which the building is to be built, stating that  
18                   the cost of flood insurance will be commensurate with the increased risk resulting from  
19                   the reduced floor elevation, and stating that construction below the design flood  
20                   elevation increases risks to life and property.

21  
22           **113.4 Filing date.** Unless otherwise specified in other sections of this code, appeals shall be filed  
23 within thirty (30) calendar days after the decision of the building official, fire official, or any other  
24 board, commission or other officer exercising their powers under this code, or any other code or  
25 ordinance assigned to the Division of Building and Inspection, is rendered; however, no such appeal  
26 shall be taken from any order or ruling wherein responsibility lies with the Board of Adjustment, as  
27 established by the Zoning Ordinance, or with any other board, as established by the Revised Codes  
28 of the City of Saint Louis.

29           **Exception:** Condemnation appeals shall be filed within ten (10) calendar days of the date on the  
30 Notice of Condemnation, as described in Section 119.8 of this code.

31           **113.5 Manner and fee for filing appeals.** Appeals shall be taken by filing with the Secretary to the  
32 Board a notice of appeal on such forms as prescribed by the Board of Building Appeals, specifying  
33 the grounds thereof, and the secretary shall immediately transmit to the board such notice and all  
34 papers constituting the record upon which the action appealed from is taken. The notice of appeal  
35 shall be accompanied by a fee, as listed in Table 113.5 of this code. In the event that more than one  
36 (1) building, structure or premises, owned by the same person, firm or corporation, has been cited  
37 for exactly the same violation, and the owner has filed an appeal with the board disputing the same  
38 citation, the appellant shall be permitted to file one appeal covering all said buildings, structures or  
39 premises, and be charged one (1) appeal fee. The decision rendered by the board shall apply to all  
40 buildings, structures or premises involved in the appeal.  
41

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**TABLE 113.5  
BOARD OF BUILDING APPEALS FEE**

Item	Fee	Remarks and requirements
Board of Building Appeals Filing Fee	\$150.00	Upon the submission of an acceptable written statement certifying the applicant to be indigent, the filing fee shall be waived only upon approval from the City Counselor's Office.

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34

**113.5.1 Waiver of appeal fees.** In the event the Secretary to the Board receives a written claim of indigence and a request for a fee waiver, this request shall be referred to the City Counselor's Office for approval or denial, and that decision shall be final. A copy of that decision shall be kept on file.

**113.5.2 Board hearings; notification.** After an appeal has been filed, the Secretary to the Board shall place the appeal on a board hearing agenda, and the appellant shall be notified in writing by certified mail prescribing the time, date and location of the hearing not less than seven (7) days prior to said hearing. Such hearing shall be held within a reasonable time after the filing of the notice of appeal, depending on the scheduling of other appeals.

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

**113.7 Jurisdiction of the board.** The Board of Building Appeals is hereby empowered to hear and decide appeals in all matters described in Section 113.3

**113.7.1 Board decisions; notification.** The board shall enter its order and decision after hearing, affirming, modifying or reversing the order, requirement, interpretation, ruling or decision of the building official in whole or in part. The board shall be permitted to require conditions or restrictions as necessary to assure that the activity complies with the intent of this code, or as the board deems appropriate. If the appellant fails to appear at the prescribed time and location of the hearing, and it has been determined that notice of the hearing was received, the appeal shall be dismissed, and the original order, requirement, interpretation, ruling or decision of the building official shall be affirmed. A final decision, when used in this section, shall mean a decision rendered by the Board of Building Appeals. The board shall, upon rendering its final decision, notify the appellant of its order and final decision by mail. The appellant shall be deemed to have received the final decision three (3) days after the final decision has been deposited in the United States mail with proper postage. The board shall

1 forward its order and decision to the building official or fire official, or any other board,  
2 commission or officer exercising their powers under this code, in writing, and place a copy of  
3 the decision in its files. There shall be no rehearing or reopening of that file by the board, except  
4 where the board has required conditions or restrictions and it is to be determined whether the  
5 conditions or restrictions have been met. No information concerning any decision reached by  
6 the board shall be made public except to the appellant until that decision has been signed and the  
7 appellant has first been formally notified.  
8

9 **113.7.2 Generic decisions.** In the event that the Building Commissioner finds that a specific  
10 decision of the Board of Building Appeals would be helpful in the continued administration of  
11 this code if it were made to be generically applicable, the Building Commissioner shall be  
12 permitted to petition the board in writing requesting that the decision of a specific case be made  
13 generically applicable, in part or in whole, without the need for individual appeals, and shall  
14 become a part of the policy of the Division of Building and Inspection. This request must be  
15 made within one hundred eighty (180) calendar days of the rendering of the decision. The board  
16 shall only affirm or deny such petition.  
17

18 **113.7.3 Conditional decisions; method of rehearing.** When the Board of Building Appeals  
19 enters a conditional decision modifying or reversing an order of the building official, and grants  
20 additional time to correct the violation(s), the board shall grant no more than ninety (90) days.  
21 Additional time shall be permitted to be granted if, in the opinion of the building official,  
22 sufficient progress is being made to correct the violation(s). In the event insufficient progress is  
23 being made to correct the violation(s) in the allotted time, the case shall be referred back to the  
24 Board of Building Appeals to show cause why the conditions set by the board have not been met  
25 and why the building official's original order or decision should not be affirmed. In the event of  
26 such referral back to the board, notification to the appellant prescribing the time, date and  
27 location of said hearing shall be the same as that described in Section 113.5.2.  
28

29 **113.8 Appeals from decisions of the board.** Any person(s) jointly or severally aggrieved by the  
30 decision of the Board of Building Appeals shall be entitled to a judicial review of the decision  
31 rendered by the Board of Building Appeals as provided in the Administrative Procedure and Review  
32 Act of the State of Missouri, being Sections 536.100 - 536.140 of the Revised Statutes of Missouri.  
33

34 **113.9 Hearing officer:** The Board of Building Appeals shall have the right to appoint a hearing  
35 officer to hear and render a decision on any appeal filed with the Board of Building Appeals.  
36

37 **113.9.1 Qualification.** The hearing officer shall be an attorney and on an approved list of  
38 attorneys who have administrative law experience. The Director of Public Safety shall compile  
39 and maintain said list.  
40

41 **113.9.2 Rights and duties.** The hearing officer shall have such rights, responsibilities and  
42 duties as the Board of Building Appeals and the appellants shall have the same rights as an

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1 appellant appearing before the Board of Building Appeals, including the right to appeal pursuant  
2 to Missouri's Administrative Procedure and Review Act.

3  
4 **SECTION 114**  
5 **VIOLATIONS**  
6

7 **114.1 Unlawful acts.** It shall be unlawful for any person, firm or corporation to grade for, excavate  
8 for, erect, construct, alter, extend, repair, move, remove, demolish, use or occupy any building,  
9 structure or premises, or equipment regulated by this code, or cause same to be done, in conflict  
10 with, or in violation of the provisions of this code or any decision or order of the Board of Building  
11 Appeals.  
12

13 **114.2 Notice of violation.** The building official is authorized to serve a notice of violation or order  
14 on the owner, as shown in the records of the City of Saint Louis Assessor's Office, or person  
15 responsible for the grading, excavating, erection, construction, alteration, extension, repair, moving,  
16 removal, demolition, use or occupancy of a building, structure or premises in violation of the  
17 provisions of this code, or in violation of a detail statement or construction documents approved  
18 thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such  
19 order shall direct the discontinuance of the illegal action or condition and the abatement of the  
20 violation. Such notice shall be permitted to be served by the United States mail. Posting of the  
21 premises shall also constitute notice. It shall be a violation of this code for any person to remove  
22 any such notice, lawfully posted pursuant to this code, unless otherwise ordered by the building  
23 official.  
24

25 **114.2.1 Investigation of records.** Upon the receipt of a written request from the owner of the  
26 property, or the real estate agent for the property, or the attorney, architect or engineer  
27 representing the owner of the property, the permit section supervisor shall ask the various  
28 building division sections for copies of any existing violation letters concerning the property. If  
29 the request is not on the owner's letterhead, a notarized authorization from the owner must be  
30 submitted.

31 The response letter written by the permit section supervisor shall list any known violations and  
32 must contain the following statement: "This letter does not certify that there are no actual  
33 existing violations of the ordinances for which the Division of Building and Inspection is  
34 responsible. To determine if there are any violations of any ordinances, an application for an  
35 occupancy permit must be filed in accordance with Section 111.5 of this code and the  
36 subsequent inspections completed. This letter does certify there are no existing letters of  
37 violation on record other than those attached herein. There will be a twenty-five dollar (\$25) fee  
38 charged for this service. Five (5) working days will be allowed to respond to this request."  
39

40 **114.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the  
41 building official is authorized to request the legal counsel of the City of Saint Louis to institute the  
42 appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require

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1 the removal or termination of the unlawful occupancy of the building, structure or premises in  
2 violation of the provisions of this code or of the order or direction made pursuant thereto.

3  
4 **114.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with  
5 any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in  
6 violation of the approved construction documents or directive of the building official, or of a permit  
7 or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in  
8 Section Four.

9  
10 **114.5 Abatement of violation.** The imposition of penalties as set forth in Section Four shall not  
11 preclude the legal officer of the City of Saint Louis from instituting appropriate action to prevent  
12 unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a  
13 building, structure or premises, or to stop an illegal act, conduct business or use of a building or  
14 structure on or about any premises.

15  
16 **SECTION 115**  
17 **STOP WORK ORDER**  
18

19 **115.1 Authority.** Whenever the building official finds any work regulated by this code being  
20 performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner,  
21 the building official is authorized to issue a stop work order.

22  
23 **115.2 Issuance.** The work order shall be in writing and shall be given to the owner of the property  
24 involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work  
25 order, the cited work shall immediately cease. The stop work order shall state the reason for the  
26 order, and the conditions under which the cited work will be permitted to resume.

27  
28 **115.3 Emergencies.** When an emergency exists, the fire official shall not be required to give a  
29 written notice prior to stopping the work.

30  
31 **115.4 Unlawful continuance.** Any person who shall continue any work in or about the building,  
32 structure or premises after having been served with a stop work order, except such work as they are  
33 directed to perform to remove a violation or unsafe condition, shall, upon conviction thereof, be  
34 subject to the penalties as set forth in Section Four. Each day that a violation continues shall  
35 constitute a separate and distinct offense.

36  
37 **SECTION 116**  
38 **UNSAFE BUILDINGS, STRUCTURES AND EQUIPMENT**  
39

40 **116.1 Conditions.** Buildings, structures or equipment that are or hereafter become unsafe,  
41 unsanitary or deficient because of inadequate means of egress, facilities, inadequate light and  
42 ventilation, or which constitutes a fire hazard, or are otherwise dangerous to human life or the public

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1 welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed  
2 an unsafe condition. Unsafe buildings or structures shall be taken down and removed or made safe,  
3 as the building official deems necessary and as provided for in this section. A vacant structure that  
4 is not secured against entry shall be deemed unsafe.

5  
6 **116.2 Record.** The building official shall cause a report to be filed on an unsafe condition. The  
7 report shall state the occupancy of the structure and the nature of the unsafe condition.

8  
9 **116.3 Notice.** If an unsafe condition is found, the building official shall serve on the owner, agent or  
10 person in control of the building or structure, a written notice that describes the condition deemed  
11 unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition,  
12 or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall  
13 require the person thus notified to declare immediately to the building official acceptance or  
14 rejection of the terms of the order.

15  
16 **116.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a)  
17 delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at  
18 the last known address with the return receipt requested; or (c) delivered in any other manner as  
19 prescribed by local law. If the certified or registered letter is returned showing that the letter was not  
20 delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by  
21 such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the  
22 person responsible for the structure shall constitute service of notice upon the owner.

23  
24 **116.5 Restoration.** The building, structure or equipment determined to be unsafe by the building  
25 official is permitted to be restored to a safe condition. To the extent that repairs, alterations or  
26 additions are made or a change of occupancy occurs during the restoration of the structure, such  
27 repairs, alterations, additions or change of occupancy shall comply with the requirements of Section  
28 105.2.2.

29  
30 **SECTION 117**  
31 **PROFESSIONAL ARCHITECTURAL AND**  
32 **ENGINEERING SERVICES**  
33

34 **117.1 Responsibilities.** The provisions of this section shall define the construction controls  
35 required for buildings involving professional architectural or engineering services, and delineate the  
36 responsibilities of such professional services during construction.

37  
38 **117.1.1 Design.** All design for new construction, addition, alteration, repair or modification  
39 work involving the practice of professional architecture or engineering, as defined by the  
40 statutory requirements of the professional licensing laws of the State of Missouri, shall be  
41 prepared by Missouri licensed design professionals, certified by the Missouri Board for  
42 Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. All

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1 construction documents required for a building permit application for such work shall be  
2 prepared by or under the direct supervision of a Missouri licensed design professional and bear  
3 their seal, signature and date in accordance with the State's statutes and regulations governing  
4 the professional licensing and certification of architects, professional engineers and land  
5 surveyors.  
6

7 **117.1.2 Review.** The Missouri licensed design professional, whose seal is on the approved  
8 construction documents, shall be responsible for review of shop drawings and samples, as  
9 required by the approved construction documents, and approval for conformance to the design  
10 concept and this code. This review process shall be permitted to be contracted by the owner to  
11 another Missouri licensed design professional, should the original design professional not desire  
12 to provide such services.  
13

14 **117.1.3 Application of seal, signature and date.** All construction documents submitted with an  
15 application for a building permit shall be prepared by a Missouri licensed design professional as  
16 required by Chapter 327 of the Revised Statutes of the State of Missouri. All construction  
17 documents shall bear an original embossed or wet ink seal, original ink signature and the date the  
18 documents were sealed by the Missouri licensed design professional for each discipline on the  
19 first sheet of each discipline within each set of construction documents, or on the cover sheet of  
20 each set of construction documents.

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

26 All project specifications, calculations, reports or other documents not considered to be  
27 construction drawings shall bear an original wet ink or embossed seal, original ink signature and  
28 the date the documents were signed by the Missouri licensed design professional for each  
29 discipline on the title or index sheet.  
30

31 **117.1.4 Reproduction of sealed documents.** Construction documents sealed by a Missouri  
32 licensed design professional, shall not be reproduced for anyone, other than the owner, without  
33 the expressed written permission of Missouri licensed design professional who sealed said  
34 documents, or as ordered by a court of law.  
35

36 **117.2 Special professional services.** When applications are filed for unusual designs or magnitude  
37 of construction which require construction document review or inspection services beyond the  
38 capacity of the building official's staff, or where code reference standards in Chapter 35 require  
39 special architect or engineer inspections, the building official shall be permitted to require the owner  
40 to retain a properly qualified Missouri licensed design professional to perform the services necessary  
41 for code compliance in addition to that provided in Section 117.1.2. This project representative shall  
42 keep daily records and submit reports as required by the building official. Upon completion of the

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1 work, the Missouri licensed design professional shall file a final report indicating whether or not all  
2 required inspections were performed and listing pertinent deviations from the building code  
3 requirements or from the approved construction documents and the source of authority for such  
4 deviations.

5  
6 **117.2.1 Building permit requirement.** The necessity for special professional services shall be  
7 determined prior to issuance of the building permit, unless waived to a later date by the building  
8 official. Refusal by the applicant to provide such services as required by the building official  
9 shall result in the denial of the permit.

10  
11 **117.2.2 Fees and costs.** All fees and costs related to the performance of special inspection  
12 services shall be borne by the owner.

13  
14 **117.2.3 Visits to site.** When so directed by the building official, or when required by the special  
15 inspection provisions of this code, the Missouri licensed design professional shall make visits to  
16 the site at intervals appropriate to the stage of the construction to observe the progress and the  
17 quality of the work; to observe construction components requiring controlled materials or  
18 construction, as specified in Chapter 35, Referenced Standards; and to determine if the work is  
19 proceeding in accordance with the construction documents approved for the building permit. The  
20 Missouri licensed design professional shall periodically submit reports to the building official  
21 showing the results of such periodic visits.

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3  
4

**SECTION 118  
WORKMANSHIP**

5 **118.1 General.** All work shall be conducted, installed and completed in a neat, workmanlike and  
6 acceptable manner so as to secure the results intended by this code.

7  
8  
9  
10

**SECTION 119  
CONDEMNATIONS**

11 **119.1 Notification.** If, upon making an inspection and examination of any occupied or unoccupied  
12 building, structure or premises, the building official finds one (1) or more of the defects described  
13 below, the building official shall notify in writing, as provided in Section 119.2, the owner(s) of said  
14 building, structure or premises, as recorded most recently in the City of Saint Louis Assessor's  
15 Office, the defects found in said building, structure or premises, and shall order them to proceed to  
16 properly demolish, repair, and secure or correct all conditions causing condemnation of said  
17 building, structure or premises within seven (7) days. This document is to be known as a Notice of  
18 Condemnation. If the conditions have not been corrected by the date listed in the notice, the  
19 building, structure, premises, or portion thereof or appurtenance thereto will be condemned and shall  
20 be required to be vacated, if occupied, and secured. Possible defects shall be permitted to be one (1)  
21 or more of the following:

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

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- 1 extent that its walls or other structural portions have insufficient resistance to fire, earthquake,  
2 wind, flood or similar perils;
- 3 9. Part or all of the building or structure is in danger of collapsing for any reason;
- 4 10. The building or structure has exterior walls or other vertical structural members which list,  
5 lean or buckle;
- 6 11. The building, structure or premises, or any portion thereof is, for any reason, unsafe for its  
7 actual or intended use;
- 8 12. The building or structure has been so damaged by fire, earthquake, wind, flood, vandalism,  
9 malicious mischief, or any other cause, or has become so dilapidated, deteriorated or decayed as  
10 to come within any one or more of the following categories:
- 11 A. The building or structure will attract and result in harm to children;
- 12 B. The building or structure is, or is likely to become, a harbor for vagrants, criminals or  
13 immoral persons;
- 14 C. The building or structure enables persons to resort thereto for the purpose of committing  
15 unlawful or immoral acts;
- 16 13. The building, structure or premises has been constructed, exists, or is being maintained in  
17 violation of any provisions of this code, or of any law of the City of Saint Louis;
- 18 14. The building or structure does not have the strength, fire-resisting qualities or  
19 weather-resisting qualities required by this code for newly constructed buildings of like area,  
20 height and occupancy;
- 21 15. The building, structure, or premises is used or intended to be used for purposes that are likely  
22 to injure the health, safety or welfare of persons who occupy or could occupy said building or  
23 structure by reason of any one or more of the following conditions:
- 24 A. Inadequate maintenance, dilapidation, deterioration, decay or damage;
- 25 B. Faulty construction;
- 26 C. Inadequate light, ventilation or sanitation facilities;
- 27 D. The building, structure or premises is being used for any illegal purposes;
- 28 16. Any portion of the building or structure has been left remaining on a site after its demolition  
29 or destruction;
- 30 17. The building or structure is vacant for a period in excess of six (6) months, and because of its  
31 condition, it is unsafe or unsanitary, or it endangers property or the health, morals, safety or  
32 welfare of persons;
- 33 18. A building or structure is subject to demolition is the building or structure is vacant and has  
34 been ordered secure or has been secured by order of the building official for a period in excess of  
35 twelve (12) months and has been condemned for occupancy or has been used in the commission  
36 of a crime subsequent to being ordered secured or being secured.
- 37 19. The building or structure is only partly constructed and construction has stopped for a  
38 period in excess of six (6) months, and because of its condition, affects the health, safety and  
39 welfare of the adjacent properties.20.Any building or storage used for the manufacture or  
40 storage of methamphetamine, lysergic acid diethylamide, phencyclidine, gamma  
41 hydroxybutyrate or flunitrazepam.  
42

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1 **119.1.1 Evacuation order; failure to comply.** Any person who refuses to leave, interferes  
2 with the evacuation of other occupants, or continues any operation after having been given an  
3 evacuation order by the building official, except such person(s) who is directed to perform work  
4 to remove a violation or unsafe condition, shall be deemed in violation of this section whereupon  
5 it shall be the duty of the Police Department to immediately remove such person from said  
6 building, structure or premises and prevent anyone from re-entering the building, structure or  
7 premises until such time that the Police Department shall have been notified by the Division of  
8 Building and Inspection that the same is in a safe condition. Any person who shall violate this  
9 section shall be guilty of a misdemeanor and subject to the penalties as set forth in Section Four.

10  
11 **119.1.2 Dangerous conditions.** Whenever the building official shall find any building,  
12 structure or premises in such a condition that it presents a safety hazard, but not dangerous  
13 enough to warrant condemnation and demolition, and repair is relatively small in relation to the  
14 building as a whole, the building official shall post a sign on the premises which reads as  
15 follows:

16 **WARNING**  
17 **ALL PERSONS ARE WARNED TO**  
18 **USE EXTREME CAUTION IN OR**  
19 **AROUND THESE PREMISES**

20 Additionally, a letter shall be posted indicating those conditions in violation of this code, and a  
21 copy of said letter shall be mailed to the owner(s) of said building, structure or premises.

22  
23 **119.2 Service of notice.** The notice to the owner(s) of the building, structure or premises found by  
24 the building official to be in violation of this code, shall be directed to the owner(s) of such building,  
25 structure or premises, as recorded most recently in the City of Saint Louis Assessor's Office. The  
26 notice shall be served in one of the following ways:

- 27 1. Delivering directly to owner(s).  
28 2. Posting a copy of said notice upon the building, structure or premises.  
29 3. Mailing a copy of said notice by regular mail, postage prepaid, direct to owner(s)' place of  
30 business or the address currently recorded in the Assessor's Office of the City of St. Louis.  
31 4. Publication in a newspaper of general circulation in the City of Saint Louis.

32  
33 **119.2.1 Posting copy of notice.** In case such building, structure or premises is in the occupancy  
34 of a tenant(s), in addition to the above notice, it shall be the duty of the building official to post a  
35 copy of such notice upon said building, structure or premises. It shall be a violation of this code  
36 for any person to remove any notice or copy thereof, lawfully posted pursuant to this code,  
37 unless otherwise ordered by the building official.

38  
39 **119.3 Failure to comply; authority to enter into contracts.** If the owner(s) fail to comply with  
40 the order of the building official by the date indicated in the Notice of Condemnation, and in such a  
41 manner that can be approved by the building official, then such owner(s) shall have violated this  
42 code, and the building official shall be permitted to forthwith proceed to undertake and complete

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1 whatever work is necessary to eliminate the dangerous condition. The Building Commissioner shall  
2 have the authority to enter into contracts with no other review, signature or approval (except for  
3 insurance) from any other City agency. Such contracts shall be permitted to include, but not be  
4 limited to, demolition, environmental investigation, remedial work, professional or contractual  
5 services. Competitive bids shall not be required for emergency situations where there is a danger to  
6 life or property. The cost of such work performed by the building official, under the provisions of  
7 Sections 119 or 120 of this code, shall be paid for by the City of Saint Louis. The building official  
8 shall certify to the Comptroller the cost of such work, including the administrative costs incurred by  
9 the Division of Building and Inspection in performing said work, but in no event shall such  
10 administrative costs exceed ten percent (10%) of the contract price incurred by the Division of  
11 Building and Inspection in performing such work. The Comptroller, upon certification by the  
12 building official of the cost expended for said work, shall prepare bills for such work against the  
13 owner(s) of said building, structure or premises. In case said bills are not paid upon presentation,  
14 they shall be referred to the City Counselor, who shall proceed to collect same, by suit, or lien if  
15 necessary, and the amounts when collected shall be credited to a special revolving fund for the  
16 purposes herein designated.

17  
18 **119.3.1 Secured buildings.** For a building or structure to be "secured" in those cases in which  
19 securing is specifically required by this code, a covering shall be placed over all doors, windows  
20 or other openings at the first floor level, and all doors and windows that are accessible from any  
21 porch, service stair or fire escape, and all basement or cellar windows. This cover shall consist  
22 of not less than three-eighths (3/8) inch plywood or other such material approved by the building  
23 official attached to the framing of all such doors and windows by wood screws, or any other  
24 material approved by the building official, of a minimum length of one and one-half (1½) inches,  
25 placed not more than twelve (12) inches on center. Such plywood or other such material  
26 approved by the building official shall be painted with a minimum of two (2) coats of exterior  
27 grade paint of a brick red or other color which is approved by the building official. It shall be  
28 the duty and responsibility of the building official to re-enter any premises or building or portion  
29 thereof that has previously been secured and boarded either by the City of Saint Louis or any  
30 other party, when, in the opinion of the building official, there is reason to believe that there  
31 happens to be new or additional violations of this code. The building official shall not be held  
32 responsible for any damage to the building, structure or premises caused by the act of securing.

33  
34 **119.3.2 Reentry of secured buildings.** The occupancy of any building or structure which has  
35 been ordered secured or has been secured by order of the building official shall be prohibited  
36 until the owner of said building or structure obtains a certificate of inspection, or an occupancy  
37 permit from the building official. Work performed on any building or structure as a prerequisite  
38 to a certificate of inspection shall not be considered occupancy of said building or structure.

39 **119.4 Building not to be rented or leased.** No owner, or agent of the owner, of any building,  
40 structure or premises, after notice from the building official that such building, structure or premises  
41 is unsafe or dangerous, shall rent or lease the same or any part thereof, or collect any rent therefore,  
42 until such building, structure or premises has been placed in a safe and secure condition. Under

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1 Section 118 the building official shall be permitted to require an occupancy permit to be issued prior  
2 to occupancy or re-occupancy. Any person found guilty of violating the provisions of this section  
3 shall be subject to the penalties as set forth in Section Four regarding fine and imprisonment. Each  
4 day that a violation continues constitutes a separate and distinct offense.  
5

6 **119.5 Cost; method of payment; lien; penalty.** The building official shall have the authority to  
7 require any violator of this code to correct, remove or abate any condition caused or permitted by  
8 them in violation of this code; and the building official shall be permitted to correct, remove or abate  
9 the same, upon their failure to comply with the requirements of this code, when the public interest so  
10 requires. For all emergency condemned buildings or structures, the building official shall have the  
11 authority to receive and publicly open bids and award the contract to the lowest qualified bidder  
12 meeting the specifications, without first sending said contract to the Comptroller. These contracts  
13 shall be signed by the Building Commissioner and countersigned by the Director of Public Safety,  
14 and shall have the full effect of a city contract. All costs attending such action in such cases shall be  
15 paid from the appropriate fund, as provided in Section 119.3 of this code, and then collected from  
16 the party offending as therein provided. A lien for such costs shall be placed against the property  
17 whereon such violation was permitted to exist. The cost shall also be certified to the Collector of  
18 Revenue, or other official collecting real estate taxes, who shall cause a special tax bill against the  
19 property to be prepared and collected in the same manner and procedures as other real estate tax  
20 bills. Said special tax bill shall be deemed a personal debt against the property owner(s) and shall  
21 also be a lien on the property until paid. These bills or liens shall not be forgiven except by the City  
22 Counselor, who shall, in writing, instruct the building official to forgive such bills or liens. Further,  
23 board-up and demolition bills shall be permitted to be waived when ownership of said property, for  
24 which the bill or lien was issued, is accepted by Land Reutilization Authority, Saint Louis  
25 Development Corporation or any other City agency. Any person, firm or corporation, who shall  
26 refuse or neglect to comply with the provisions of this section, or who shall violate any of the  
27 provisions thereof, shall be subject to the penalties as set forth in Section Four. In addition, any  
28 payments deemed to be in arrears shall be subject to interest charges at a rate set by the Comptroller.  
29

30 **119.5.1 Prohibited expenditures.** The building official shall not expend any monies for  
31 demolition of buildings owned by Land Reutilization Authority, Operation Impact, Saint Louis  
32 Development Corporation, Port Authority or any other governmental agency, except in  
33 emergency situations where immediate action is required to preserve public health, safety and  
34 welfare.  
35

36 **119.6 Vacation of buildings; duties of police; penalty.** Upon effecting condemnation of any  
37 building, structure or premises by the building official, it shall be unlawful for any person to enter or  
38 remain in or on such building, structure or premises until such time as the Police Department shall  
39 have been notified in writing by the building official that the same is in a safe condition. It shall be  
40 the duty of the Police to remove any person from such building, structure or premises so condemned  
41 and to prevent any person from entering same until such time as the Police Department shall have  
42 been notified in writing by the building official that such building, structure or premises is in

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1 compliance with this code. The provisions of this section shall not apply to licensed security guards  
2 or persons directly employed in securing the building, structure or premises, or otherwise abating the  
3 conditions causing the condemnation. Any violation of this section of the code shall be subject to the  
4 penalties as set forth in Section Four.

5  
6 **119.7 Removal of decayed or unsafe trees.** Whenever it shall come to the knowledge of the  
7 Forestry Commissioner that any tree on private property is in such a decayed or dangerous condition  
8 as to endanger the lives of persons, or is likely to cause immediate damage to the property of others,  
9 the Forestry Commissioner shall cause said tree to be removed or cause such dangerous conditions  
10 to be remedied by the owner of the property whereon it is situated. The powers and duties of the  
11 Forestry Commissioner in respect to any such tree, the notice to the owner of the property whereon it  
12 is located, the cost of its removal or remedying the dangerous condition caused thereby, the lien of  
13 such cost, the method of its collection, the penalties to be incurred by the owner, and the procedure  
14 to be followed by the Forestry Commissioner shall, as nearly as practicable, be those prescribed by  
15 this section in respect to the building official's procedures for buildings and other structures which  
16 are in a dangerous condition.

17 If the Forestry Commissioner cannot secure removal of the dangerous tree by Forestry Division  
18 forces, or by response of the owner to the Forestry Division notice, the Forestry Commissioner shall  
19 be permitted to request the assistance of the building official in condemning the tree and securing  
20 removal after emergency or public bid by private contractors, resulting in a City of Saint Louis  
21 contract to remove the tree.

22 The condemnation, if appealed to the Board of Building Appeals, shall require the defense  
23 testimony of Forestry Division personnel knowledgeable about trees.

24 The Building Division shall be permitted to make available for tree removal contracts on private  
25 property a sum not to exceed five percent of the first two hundred thousand dollars of general fund  
26 demolition monies appropriated in a fiscal year, in addition to not more than three percent of any  
27 appropriated amount over two hundred thousand dollars (\$200,000). The Forestry Division will  
28 prepare bid specifications, receive, process and award such contracts billable to the Building  
29 Division demolition account subject to the dollar limits above. This procedure is for dead or  
30 dangerous trees on private property only and is not for encroachments, trimming, pruning or other  
31 concerns.

32  
33 **119.8 Appeal.** Any person aggrieved by the decision of the building official, pursuant to Sections  
34 119.1 through 119.7 inclusive of this code, shall be permitted to appeal such decisions to the Board  
35 of Building Appeals within ten (10) calendar days of the date on the Notice of Condemnation. The  
36 Condemnation Committee of the Board of Building Appeals, selected by the chairman, shall hear  
37 said appeal and render its decision affirming, modifying or reversing the decision of the building  
38 official, and to such end, shall possess all the powers on appeal granted the building official under  
39 Sections 119.1 through 119.7 inclusive of this code. Such decision shall be subject to the procedures  
40 and review provided by the Administrative Procedure and Review Act of the State of Missouri.  
41 Filing of an appeal of any portion of Sections 119.1 through 119.7 of this code does not stay any  
42 action provided in these sections.

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1  
2 **119.9 Penalties.** If the owner(s) fail to repair, demolish, or otherwise comply a building, structure  
3 or premises, as ordered by the Notice of Condemnation of the building official, pursuant to Section  
4 119.2 of this code, either within the seven (7) day period specified in Section 119.1, or within ten  
5 (10) days after any appeal from said notice, as provided in Section 119.8 of this code, is finally  
6 adjudicated adversely to said owner(s), then said owner(s) shall be guilty of a violation of this  
7 section and shall, upon conviction thereof, be subject to penalties as set forth in Section Four. Each  
8 day that any violation continues shall constitute a separate and distinct offense.  
9

10 **119.10 Responsibility of ownership.**

- 11 1. Disclosure: It shall be unlawful for any seller or grantor to convey, give or transfer property  
12 to any buyer or grantee without first disclosing in writing to the buyer or grantee the  
13 existence of all Notices of Condemnation or any other violations of this code. The grantor  
14 shall keep and make available for inspection by the building official such disclosure signed  
15 by the grantee for a period of one (1) year from the conveyance, gift or transfer.  
16 2. Liability to prosecution and conviction: Any person shall be permitted to be prosecuted and  
17 convicted for violation of Section 119.1.1, notwithstanding that said person has not been  
18 given the notice specified in Section 119.1, provided that the building, structure or premises  
19 in question had one or more of the defects described in Section 119.1 during the period that  
20 said person was responsible for said building, structure or premises as owner, corporate  
21 officer, partner or otherwise, and provided further that said prosecution is commenced during  
22 the one (1) year period after said person ceased to be so responsible.  
23 3. Liability to suit and judgment: Any person shall be permitted to be sued by and held liable  
24 to the City of Saint Louis, as provided in Section 119.3, for funds expended by the City of  
25 Saint Louis, pursuant to said section, notwithstanding that said person has not been given the  
26 notice specified in section 119.1, provided that the building, structure or premises in question  
27 had one or more of the defects described in said section during the period that said person  
28 was responsible for said building, structure or premises as owner, corporate officer, partner  
29 or otherwise, and provided further that said suit is commenced during the one year period  
30 after said person ceased to be so responsible.

31 Owner(s) are presumed by law to know the conditions of their property, whether or not  
32 such notice was given. Notices sent to the address of the owner(s) shown on the City of  
33 Saint Louis Assessors Office records on the date sent, shall constitute legal notice in accord  
34 with Section 119.2.  
35

36 **119.11 Dangerous, hazardous, unsanitary or unapproved plumbing, mechanical and electrical**  
37 **installations.** The building official shall have the authority to seal out of service the items listed  
38 below, when, in the building official's opinion, any of these items are in an unsafe, hazardous or  
39 unsanitary condition, or if a Certificate of Inspection has not been issued by the building official, or  
40 if the installation was made without obtaining the necessary permit(s):

- 41 1. Plumbing equipment, fixtures, piping, devices and appurtenances covered by the City of  
42 Saint Louis Building and Plumbing Codes;

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- 1 2. Mechanical equipment, devices and appurtenances covered by the City of Saint Louis  
2 Building and Mechanical Codes.
- 3 3. Electrical equipment, fixtures, devices, wiring and appurtenances covered by the City of  
4 Saint Louis Building and Electrical Codes;

5  
6 **119.11.1 Notice of sealing out of service.** Before sealing any device out of service, the  
7 building official, except in cases of emergency, shall serve seven (7) days written notice upon  
8 the building owner(s) or occupant(s) by United States mail, stating intention to seal the  
9 equipment out of service and the reasons therefore. Notice shall be permitted to alternately be  
10 served by posting upon, or immediately adjacent to, the device proposed to be sealed.

11  
12 **119.11.2 Unlawful to remove or tamper with seal.** Any device sealed out of service by the  
13 building official shall be plainly marked with a sign or tag indicating such sealing, and any  
14 defacing or removal of the sign or tag, or any tampering with or removal of the seal without  
15 approval of the building official, or operation of the sealed unit, shall constitute a violation of  
16 this code and shall subject the violator to the penalties as set forth in Section Four.

17  
18 **119.12 Cancellation of condemnation.** The building official shall have authority to cancel prior  
19 condemnations either for defects, or for occupancy. A condemnation shall be permitted to be  
20 rescinded by the building official only after, in the official's opinion, all necessary repairs are made  
21 to such building, structure or premises, or otherwise compliance is obtained with the building  
22 official's orders to make such building, structure or premises safe or occupiable and defects noted  
23 have been corrected.

24  
25 **119.12.1 Notice of cancellation of condemnations.** Upon cancellation of a condemnation, a  
26 notice shall be directed to the owner(s) of the building, structure or premises stating that the  
27 condemnation has been canceled. The service of such notice shall be done in the same manner  
28 as provided for in Section 119.2.

29  
30 **119.13 Vacant building inspection.** The building official shall cause to be inspected any property  
31 that potentially is subject to the registration fee as established in Section 109.2.12. The inspecting  
32 officer shall report his findings and it shall be determined whether any such property shall be  
33 subject to the registration fee by the city. Within five (5) business days of such determination, the  
34 building official shall notify by mail the owners of property on which the registration fee has been  
35 levied at the last known address according to the records of the Office of the Assessor. The property  
36 owner shall have the right to appeal the decision of the building official to the municipal court  
37 within 30 days of such notification. Absent the existence of any valid appeal or request for  
38 reconsideration the registration fee shall begin to accrue on the beginning of the second calendar  
39 quarter after the decision of the building official.

40  
41 **119.13.1 Reconsideration.** Should within thirty (30) days of the building official making such  
42 notification, the property owner complete any improvements to the property that would be

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1 necessary to revoke the levy of the registration fee, they shall request a reinspection of the  
2 property and a reconsideration of the levy of the registration fee by the city. If the building  
3 official revoke the registration fee, no such assessment shall be made and the matter shall be  
4 considered closed. If the building official affirm the assessment of the registration fee, the  
5 property owner shall have the right to appeal the reconsideration decision to the municipal court  
6 within thirty days if such decision. Absent the existence of any valid appeal to the municipal  
7 court or other court of competent jurisdiction the registration fee shall begin to accrue on the  
8 beginning of the second calendar quarter after the reconsideration decision of the building  
9 official.

10  
11 **119.13.2 Payment and penalties.** The building official shall establish procedures for the  
12 payment of the registration fee and penalties for delinquent payment of such fees. Any  
13 registration fees which are delinquent for a period of one (1) year shall become a lien on the  
14 property and shall be subject to foreclosure proceedings in the same manner as delinquent real  
15 property taxes. The owner of the property against which the assessment was originally made  
16 shall be able to redeem only b presenting evidence that the violations cited by the building  
17 official have been cured and presenting payment of all registration fees and penalties. Upon  
18 bona fide sale of the property to an unrelated party said lien shall be considered released and the  
19 delinquent registration fee forgiven.

20  
21  
22 **SECTION 120**  
23 **EMERGENCY MEASURES**  
24

25 **120.1 Procedure.** When, in the opinion of the building official, a building, structure or premises  
26 poses an immediate or imminent danger to the public health, safety or welfare, as defined in Section  
27 118.1, the building official shall order the immediate evacuation and securing of said building,  
28 structure or premises, and shall be permitted to order all utilities to be disconnected without sending  
29 a notice. Each principle entrance shall be posted with a notice which reads as follows:

1  
2  
3 **DANGER**  
4 **THIS PREMISES IS UNSAFE AND HAS BEEN**  
5 **CONDEMNED**  
6 **ALL PERSONS ARE WARNED TO**  
7 **KEEP AWAY**

8 Any person who refuses to leave, interferes with the evacuation of other occupants, occupies or  
9 continues any operation after the property has been posted pursuant to this section, except such  
10 person(s) who is directed to perform work to remove a violation or unsafe condition, shall be  
11 deemed in violation of this section, and it shall be the duty of the Police Department to immediately  
12 remove such person(s) from said building, structure or premises, and prevent anyone, unless  
13 approved by the building official, from re-entering the building, structure or premises until such time  
14 that the Police Department shall have been notified that the same is in a safe condition. The building  
15 official assumes no responsibility for persons entering upon said property, and said persons proceed  
16 at their own risk and assume all liability.

17 **120.2 Temporary safeguards.** When, in the opinion of the building official, there is actual and  
18 immediate danger of collapse or failure of a building or structure or any part thereof which would  
19 endanger life, the building official shall be permitted to cause the necessary work to be done to  
20 render such building or structure or part thereof temporarily safe, whether or not the legal procedure  
21 herein described has been instituted.

22  
23 **120.3 Closure.** When necessary for public safety, the building official shall temporarily close  
24 sidewalks, streets, buildings, structures and places adjacent to such unsafe building, structure or  
25 premises, and prohibit the same from being used.

26  
27 **120.3.1 Catchment enclosures.** If, in the opinion of the building official, it is determined that  
28 there exists an imminent structural hazard, catchment enclosures shall be erected protecting  
29 adjoining property and the public right-of-way. The cost for such catchment enclosures shall be  
30 the responsibility of the owner of record immediately adjacent to the catchment enclosure, and  
31 the recovery of said costs will be as described in Section 119.5 of this code.

32  
33 **120.4 Emergency repairs; remedies.** For the purpose of this section, the building official shall be  
34 permitted to employ the necessary labor and materials to perform the required work as expeditiously  
35 as possible. Further, when it is found that potable water is running inside a vacant building or  
36 structure, and the owner or the owner's representative cannot be contacted, and where severe  
37 structural or other damage can thus occur to adjacent properties, the Building Commissioner or the  
38 Health Commissioner shall be permitted to order the Water Division to cease the problem flow by  
39 whatever means the Water Division finds necessary. The Water Division shall comply with any  
40 order issued pursuant to this section.

41  
42 **120.5 Cost of emergency repairs or demolition.** Costs incurred in the performance of emergency

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1 work shall be paid from the Treasury of the City of Saint Louis on certification of the building  
2 official. The legal counsel of the City of Saint Louis shall institute appropriate action against the  
3 owner(s) of the premises where the unsafe building or structure is or was located for the recovery of  
4 such costs plus a ten percent (10%) administrative fee. If such cost is not collected, a lien shall be  
5 requested to be placed upon the property by the Comptroller. The costs shall also be certified by the  
6 Collector of Revenue or other official collecting real estate taxes who shall cause a special tax bill  
7 against the property to be prepared and collected in the same manner and procedures as other real  
8 estate tax bills. Said special tax bill shall be deemed a personal debt against the property owner(s)  
9 and shall also be a lien on the property until paid.

10  
11 **120.6 Emergency demolition or removal.** If, in the opinion of the building official, a building,  
12 structure, tree or premises, in whole or in part, poses an immediate and imminent danger to the  
13 public health, safety or welfare, by virtue of its condition or conditions in violation of this code, the  
14 building official shall be permitted to cause the immediate removal of said building, structure or tree  
15 without the notice set forth elsewhere in this code. Further, the building official shall have the  
16 authority to award a sole source contract for demolition of said dangerous building, structure or tree.

17  
18 **120.7 Demolition of party walls; responsibility.** When a building or structure on one side of a  
19 party wall is demolished, the demolition contractor is required to mortar in the floor and/or roof joist  
20 pockets, and is also responsible for installing missing portions of the party wall which were not  
21 originally built. The demolition contractor shall remove any attachments to the building or structure  
22 (plaster, mortar, steps, paneling, etc.). The adjacent wall shall have an approved roofing material  
23 applied to create a coping for the wall. The demolition contractor shall also be responsible for  
24 applying an exterior sprayed-on sand and tinted cement coating or tuckpointing; these are not the  
25 responsibility of the owner of the remaining building who relies on structural support from the party  
26 wall.

27  
28 **SECTION 121**  
29 **CERTIFICATION OF DEMOLITION CONTRACTORS**  
30

31 **121.1 Certificate required.** No person, partnership or corporation shall engage in the activity of  
32 demolishing or wrecking buildings or structures, as defined in Section 203 of this code, within the  
33 City of Saint Louis, unless such person, if an individual, a person who is a partner in a partnership,  
34 or an officer of any such corporation, shall first apply for and be issued a demolition certificate as a  
35 demolition contractor as defined in this section.

36 **Exception:** No demolition certificate shall be required for the City of Saint Louis when  
37 performing demolition or wrecking by force account using employees of the City of Saint Louis.

38  
39 **121.2 Demolition certificate.** No person, partnership, corporation, or persons or corporations  
40 doing business under a fictitious name, whether such name be legally registered or not, or  
41 corporation doing business in or conducting demolition or wrecking activities, as defined in Section  
42 203, shall conduct, or be employed in conjunction with demolition, as defined in Section 203, within

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1 the City of Saint Louis unless said person, a member of the partnership, or an officer of such  
2 corporation, or one of the persons or any officers of any corporation doing business under a fictitious  
3 name has received a current demolition certificate of the proper class as herein described, or said  
4 person is legally employed by a properly certified demolition contractor of the class herein  
5 described. The Demolition Contractors' Certification Board shall approve the issuance of a  
6 demolition certificate to any person, partnership or corporation which has undertaken to comply with  
7 the provisions of the Building Code of the City of Saint Louis, and any and all regulations  
8 thereunder, and who has proven ability, personnel and equipment to provide the public with safe,  
9 timely and competent service as a demolition contractor within the class of certification for which  
10 application has been made. With the determination of the person's fitness, the Demolition  
11 Contractors' Certification Board shall require an examination, either oral or written, and shall call for  
12 satisfactory experience in the field, in accordance with the standards herein contained.

13 The Demolition Contractors' Certification Board shall be permitted to deny, revoke or suspend  
14 any demolition certificate upon a determination after notice and hearing that the demolition  
15 contractor:

- 16 1. Has violated any provision or any obligation imposed by this code or any and all regulations  
17 thereunder, or has violated any law in the course of their dealings as a demolition contractor;  
18 or,
  - 19 2. Has made a material mis-statement in the application for the demolition certificate; or,
  - 20 3. Has been guilty of fraudulent or dishonest practices, including but not limited to: arson,  
21 embezzlement, fraud, theft, failure to complete projects before permit expiration, caused  
22 damage to abutting property, failed to comply with provisions of this certification section; or,
  - 23 4. Has demonstrated their incompetency or lack of ability to act as a demolition contractor.
- 24 Such demolition revocation or suspension shall be permitted to be appealed to the Circuit Court.  
25

26 **121.2.1 Class I certificate.** A demolition certificate to be issued for one (1) year to demolition  
27 contractors which indicates that the demolition contractor possesses the personnel, equipment  
28 and ability to perform any demolition activities within the City of Saint Louis in accordance with  
29 applicable provisions of this code and the laws of the City of Saint Louis for demolition of a  
30 building or structure or portions thereof.  
31

32 **121.2.2 Class II certificate.** A demolition certificate to be issued for one (1) year to demolition  
33 contractors which indicates that the demolition contractor possesses the personnel, equipment  
34 and ability to perform demolition activities within the City of Saint Louis in accordance with the  
35 applicable provisions of this code and the laws of the City of Saint Louis for demolition of a  
36 building or structure or portions thereof which do not exceed three (3) stories or fifty (50) feet in  
37 height, or five thousand square feet in area, or two hundred thousand (200,000) cubic feet in  
38 volume.  
39

40 **121.2.3 Temporary certificate.** A temporary certificate is a demolition certificate to be issued  
41 for either a Class I or Class II certificate, as described above, indicating compliance with the  
42 requirements for same and demolition activities, as described in Section 203 of this code, are to

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1 be performed. This certificate shall be issued for a period not to exceed six (6) months.  
2

3 **121.2.4 Special certificate.** A person, firm, partnership or corporation shall be permitted to be  
4 certified as a demolition contractor in the appropriate class with a special demolition certificate,  
5 if that person, firm, partnership or corporation provides proof of appropriate insurance on a per  
6 job basis.  
7

8 **121.3 Demolition contractors certification board.** There is hereby established a City of Saint  
9 Louis Demolition Contractors' Certification Board which shall be composed of the Building  
10 Commissioner of the City of Saint Louis, or the Building Commissioner's authorized representative,  
11 and four (4) additional members appointed by the Mayor as follows: either the President of the  
12 Board of Public Service or the Director of the Department of Streets or their authorized  
13 representative, a certified general contractor, a person engaged in the real estate business and a  
14 member of the public at large. Appointments of city employees as members of this board shall be  
15 during such time as the Building Commissioner and either the President of the Board of Public  
16 Service or the Director of the Department of Streets hold office. All members shall be appointed to  
17 a two (2) year term. The term of the member-at-large shall expire on the year opposite the other  
18 members. Three members shall constitute a quorum for meetings of the Demolition Contractors'  
19 Certification Board, and a simple majority shall rule in decisions rendered by this board. The  
20 Building Commissioner shall appoint a Building Division member to serve as secretary to the board.  
21 The Demolition Contractors' Certification Board shall be compensated as prescribed by Civil  
22 Service provisions for such boards and committees.  
23

24 **121.3.1 Term of office.** New members shall possess the same qualifications as the persons in  
25 whose place they are appointed. This is an existing board and all current appointments shall not  
26 be affected by this ordinance. All subsequent appointments shall be for a term of two (2) years  
27 and shall expire on an anniversary of the date of the original term, except appointments to fill  
28 vacancies which shall be for the unexpired term. Members whose appointment terms have  
29 expired shall be permitted to continue to serve until reappointed or replaced by a new appointee.  
30

31 **121.3.2 Powers and duties of the board.** The Demolition Contractors' Certification Board is to  
32 conduct itself in such a manner so as to insure, as much as possible, that demolition within the  
33 City of Saint Louis is performed safely in accordance with the laws of the City of Saint Louis  
34 governing demolition and demolition contracting, as hereinafter set forth:

- 35 1. Administration - The Demolition Contractors' Certification Board shall receive applications,  
36 administer tests, conduct interviews and hearings, and approve, deny, suspend or revoke  
37 demolition certificates, as herein described. The Demolition Contractors' Certification Board  
38 shall be permitted to also issue temporary certificates, as described in Section 120.2.3.
- 39 2. Tests - The Demolition Contractors' Certification Board shall prescribe the form and content  
40 of tests, as described herein, and the form or content of demolition certificates, as herein  
41 described.
- 42 3. Hearings - The Demolition Contractors' Certification Board shall hold hearings and call

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1 witnesses pursuant to certificate issuance or rules and regulations pending, and shall be  
2 permitted to call special hearings related to complaints by citizens concerning demolition  
3 procedures or rules and regulations.

4 A. The Demolition Contractors' Certification Board (hereinafter referred to as the  
5 Demolition Board) shall meet as often as is necessary to conduct its business. The  
6 Demolition Board will set and hold hearings for annual re-certification as required.

7 B. The Demolition Board shall meet up to twelve (12) times each year for the purpose  
8 of testing or re-testing applicants for certification.

9 C. For any special session requested and called for by the elected chairman of the  
10 Demolition Board for any purpose set forth in the rules adopted and published by the  
11 Demolition Board.

12 D. For the purposes of suspending or revoking any demolition certificates previously  
13 issued when the building official finds that any holder of a demolition certificate has  
14 violated any of the provisions of this code or any rule or regulation adopted by the  
15 Demolition Board. The building official shall serve upon the holder of the demolition  
16 certificate a written notice signed by the building official of any findings stating the  
17 violation or violations which the building official has found the certificate holder to have  
18 committed, and stating that a hearing will be held before the Demolition Board in not  
19 less than five (5) days nor more than fifteen (15) days. Such written notice shall further  
20 state that the purpose of such hearing shall be the revocation or suspension of the named  
21 person's demolition certificate as a demolition contractor. Such notice shall state further  
22 that the holder of the demolition certificate has the right to appear personally at such  
23 hearing and to be represented by counsel of the holder's choice. The Secretary of the  
24 Demolition Board shall mail a written notice of the time, date and place of any such  
25 hearing to the holder of the demolition certificate at the last address furnished to the  
26 Demolition Board in the registration statement required to be filed by Section 120.3.4  
27 paragraph 1-A.

28 4. Adoption of Rules - The Demolition Board shall be permitted to adopt rules and regulations  
29 consistent with the provisions of this ordinance and the laws of the City of Saint Louis  
30 related to demolition. Such rules and regulations shall be published in the City Journal for  
31 two (2) consecutive issues prior to becoming effective.  
32

33 **121.3.3 Tests.** In the performance of its powers and duties for the approval, denial, revocation  
34 or suspension of a demolition certificate, the Demolition Board shall be permitted to prescribe  
35 oral or written tests or both to establish the applicant's ability and knowledge of the laws and  
36 regulations of the City of Saint Louis. If tests are administered, equivalent testing shall be  
37 required of all demolition contractors within the same class of certificate.  
38

39 **121.3.4 Required conditions prior to issuance of demolition certificate.**

40 1. Filing of registration statement - No Class I or Class II demolition certificate or any  
41 temporary certificate or special certificate, as specified herein, shall be issued to any person,  
42 partnership, officer of any corporation, or any person doing business under a fictitious name,

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1 whether such name be legally registered or not, or corporation doing business in or  
2 conducting wrecking activities as herein defined, unless there is first filed with the  
3 Demolition Board a certified statement, by any such person, if an individual; by all persons  
4 who constitute any partnership; by all persons, individuals and officers of any corporation  
5 doing business under a fictitious name, whether such name be legally registered or not, or  
6 corporation doing business in or conducting demolition or wrecking activities as herein  
7 defined; by the president and secretary of any corporation, setting forth the following:

8 A. All the names and current addresses of all such persons, who are individuals or  
9 partners of any partnership; all the names and current addresses of all persons doing  
10 business under a fictitious name, whether such name be legally registered or not; the  
11 legally registered name and address of any corporation doing business, together with the  
12 date when registered and the number assigned by the Secretary of the State; in or  
13 conducting demolition or wrecking activities, as described in Section 203, stating the  
14 date of registration with the registration number assigned by the Secretary of the State of  
15 Missouri, and the written verification by the Secretary of State that the corporation is  
16 currently in good standing and authorized to do business in the State of Missouri.

17 2. Filing proof of public liability insurance coverage and required endorsements: Prior to the  
18 issuance of any demolition certificate as a demolition contractor, there must be filed with the  
19 Demolition Board the following:

20 A. A public liability insurance policy, in the minimum amount of one hundred thousand  
21 dollars (\$100,000), limits payable for injury to and including the death of, for any one  
22 person; and in the minimum amount of three hundred thousand dollars (\$300,000), limits  
23 payable for any injuries including death to any two (2) or more persons injured in any  
24 one accident; and in the minimum amount of fifty thousand dollars (\$50,000), limits  
25 payable to one or more persons for property damage at any time by reason of the  
26 carelessness or negligence of any person or persons holding any demolition certificate,  
27 or any corporation, any officer of which holds a demolition certificate, and all their  
28 agents and employees.

29 B. As a further condition prior to the issuance of any permit to demolish or wreck any  
30 building or structure within the City of Saint Louis, the Demolition Board shall be  
31 permitted to require that the minimum liability insurance coverage for bodily injuries,  
32 including death to one (1) or more persons, and as to property damage, as set forth in  
33 paragraph 2-A above, be in a greater amount as to coverage, where the building or  
34 structure or portions thereof to be demolished or razed is in excess of three (3) stories or  
35 fifty (50) feet in height, or five thousand (5,000) square feet in area, or two hundred  
36 thousand (200,000) cubic feet in volume, to such minimum coverage as the Demolition  
37 Board determines is necessary to protect the public and persons and property adjoining  
38 said site and traveling nearby, in relation to the time when such demolition or wrecking  
39 operations are being conducted.

40 C. All such liability insurance policies required by this ordinance shall also contain the  
41 following endorsement: "The Insurer shall not cancel the coverage afforded by this  
42 policy unless the said insurer first delivers to the building official written notice of

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1 cancellation of such policy at least thirty (30) days prior to such date of cancellation by  
2 either personally delivering such notice of cancellation and taking written  
3 acknowledgment of such receipt from the building official or authorized deputy or by  
4 mailing certified or registered mail and receiving a signed acknowledgment of registered  
5 mail and receiving a signed acknowledgment of such receipt from the building official or  
6 authorized deputy."

7 3. Approval - All such liability insurance policies required by this ordinance must be approved  
8 by the City Counselor as to form of such policies.

9 4. Demolition contracts - The City of Saint Louis Building Division demolition contracts are  
10 awarded to independent contractors who are not direct employees of, nor agents of, the City  
11 of Saint Louis. Any damage claims that should arise as a result of demolition must be made  
12 directly against the demolition contractor or the demolition contractor's insurance company.  
13 The City of Saint Louis shall be held harmless, and so noted on all demolition permits issued  
14 by the City of Saint Louis.  
15

16 **121.4 Demolition certificate fees.** Certification fees and demolition contractors' certificate  
17 application fees shall be collected by the City of Saint Louis prior to issuance of a demolition  
18 certificate, as listed in Table 121.4. All fees required under Section 121.4 shall be collected by the  
19 Division of Building and Inspection.

**TABLE 121.4  
DEMOLITION CERTIFICATE FEES**

ITEM	FEE	DURATION	REMARKS AND REQUIREMENTS
Demolition Contractors Certification Board Certificate Applications	\$ 30.00		
Certification Fees: Class I	200.00	1 year	
Class II	90.00	1 year	
Temporary Certificate Applications:	60.00		
Certification fees: Class I	120.00	6 months	Up to 6 months
Class II	30.00	6 months	Up to 6 months
Special Certificate Applications:	60.00		
Certification fees: Class I	120.00		Per job basis
Class II	30.00		Per job basis

2

3 **121.5 Permits.** The building official shall not issue permits to perform demolition or wrecking as  
4 herein defined to any person, partnership, or corporation, or persons doing business under a fictitious  
5 name unless said permit applicant holds a current and proper class of demolition certificate.

6

7 **121.5.1 Suspension of certificate.** Any person, including any officer of any corporation,  
8 holding any demolition certificate found performing demolition or wrecking, as herein defined,  
9 without proper permits, as prescribed by this code, shall be additionally subject to certificate  
10 suspension or revocation by the Demolition Board.

11

12 **121.6 Standards of qualification and testing.** For the purpose of demolition contractor  
13 certification described herein, the Demolition Board shall qualify and test in accordance with the  
14 following Standards of Acceptance:

15 1. Qualifications:

16 A. Class I certificates - Class I demolition contractor applicants, in addition to the  
17 requirements herein, must show documented proof of any one of the following: That  
18 said applicant has been:

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- 1 a. Safely and legally doing business as a Class II demolition contractor for at least five  
2 (5) years, and shows access to the proper equipment and personnel to perform Class I  
3 demolition activities; or  
4 b. Safely and legally doing business in demolition contracting for at least three (3)  
5 years, involving buildings of substantial size being in excess of heights, areas and  
6 volumes described for a Class II demolition certificate, as described in Section B,  
7 and shows access to the proper equipment and personnel to perform Class I  
8 demolition activities; or  
9 c. In receipt of a Class I temporary certificate, and has safely and legally performed  
10 Class I demolition activities within the City of Saint Louis under said certificate.  
11 B. Class II certificates - Class II demolition contractor applicants, in addition to the  
12 requirements herein, must show documented proof of any one (1) of the following: That  
13 said applicant has been:  
14 a. Safely and legally doing business in demolition contracting for at least three (3)  
15 years and shows access to the equipment and personnel to properly perform Class II  
16 demolition activities; or  
17 b. Legally employed by a qualified Class I or Class II demolition contractor, as herein  
18 described, for at least three (3) years, and shows access to the equipment and  
19 personnel to properly perform Class II demolition activities; or  
20 c. In receipt of a Class II temporary certificate, and has safely and legally performed  
21 Class II demolition activities within the City of Saint Louis under said certificate.  
22 C. Temporary, either class: The Demolition Board, under prior test, shall be permitted  
23 to reduce the years of experience or years doing business as a demolition contractor for  
24 temporary class certificates, or accept demolition certificates or licensing from other  
25 cities or administrative review bodies for temporary class certificates, when such other  
26 license or certificate is predicated upon qualifications equivalent to the temporary class  
27 certificate applied for either of the above, subject to evidence of equipment and  
28 personnel, as defined in the certificate qualifications for Class I or II, as applicable to the  
29 temporary class so applied. The Demolition Board shall be permitted to issue, at its  
30 discretion, such temporary class certificates to recently established demolition companies  
31 or corporations which have filed the proper applications and submitted documentation of  
32 adequate personnel and equipment to perform said demolition activities.  
33 2. Testing - All tests, as described in Section 121.3.3, shall be designed to establish the  
34 applicant's knowledge of safety and precaution as it relates to demolition activities, and shall  
35 involve questions directly oriented to laws and regulations of the Building Code of the City  
36 of Saint Louis pertinent to demolition activities and published demolition safety rules and  
37 regulations as described herein.  
38 3. Violations - Any person who shall fail to comply with any of the requirements of Section  
39 120 shall be guilty of a violation of this code, and shall upon conviction thereof be subject to  
40 the penalties as set forth in Section Four. Each day that any violation continues shall  
41 constitute a separate and distinct offense.  
42

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1 **121.7 Appeals.** Any person jointly or severally aggrieved by the decision of the Demolition Board  
2 shall be entitled to a judicial review of the decision rendered by the Demolition Contractor's  
3 Certification Board as provided in the Administrative Procedure and Review Act of the State of  
4 Missouri, being Sections 536.100 - 536.140 of the Revised Statutes of Missouri.  
5  
6

7 **SECTION 122**  
8 **DEMOLITION OF STRUCTURES**  
9

10 **122.1 Wrecking, demolition or razing of buildings or structures.** No person, firm or corporation  
11 shall wreck, demolish or raze a building or other structure within the City of Saint Louis without  
12 first obtaining a permit for said demolition from the Division of Building and Inspection. Such  
13 permit shall be issued only to a person, firm or corporation certified as a demolition contractor by  
14 the City of Saint Louis, except that a permit shall be issued to the owner of record of land, or to an  
15 agency or division of the City of Saint Louis, if such building is not more than one and one-half (1½)  
16 stories or fifteen (15) feet in height and not more than ten thousand (10,000) cubic feet in volume or  
17 one thousand (1,000) square feet in area without a basement. Demolition permit applications, when  
18 applied for by anyone other than the owner of record, shall be accompanied by a notarized letter of  
19 authorization or other documentation from the owner of record granting permission to apply.  
20

21 **122.1.1 Bond.** Every person, firm or corporation performing the wrecking of any building or  
22 structure shall provide a performance bond and a payment bond subject to the approval of the  
23 Comptroller in the sum of an amount equal to the amount of the wrecking contract or cost of the  
24 wrecking, conditioned upon the requirement that the sidewalks, streets or alleys adjacent to the  
25 wrecking shall be kept free of all materials and debris caused by the wrecking operations; that  
26 adjacent safeguards and warnings be provided for the public who use the sidewalks, streets or  
27 alleys adjacent the wrecking; that the sidewalks, streets, alleys, municipal utilities, signs and  
28 property be repaired of any damage caused by the wrecking operations or vehicles; that the  
29 demolition contractor shall clean, backfill and grade the wrecking site as required by the  
30 building official; and further conditioned upon the requirement that the demolition contractor  
31 comply with the written directions and regulations of the Director of Streets and the building  
32 official. No bond shall be for less than five thousand dollars (\$5,000).  
33

34 The bond herein required shall be written by a person, firm or corporation authorized to do  
35 bonding business in the State of Missouri and shall be subject to the approval of the City  
36 Counselor and Comptroller. The bond shall be subject to cancellation only after ten (10) days  
37 written notice to the Comptroller.

38 Any person, firm or corporation who shall fail to comply with this section shall be guilty of a  
39 violation of this code, and shall, upon conviction thereof, be subject to the penalties as set forth  
40 in Section Four.

41 **122.1.2 Signs.** A sign made of wood, plywood, masonite or similar material shall be displayed  
42 at a prominent location at the front of the lot on which the demolition work is being done, or on

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1 the front of the building being demolished. This sign must be displayed prior to commencement  
2 and until completion of the demolition work. The demolition permit for the site shall be affixed  
3 to part of the sign. The sign shall also state the name, address and telephone number of such  
4 demolition contractor. Such name, address and telephone number shall be permanently painted  
5 or otherwise reproduced on the sign in professionally lettered block letters in a format approved  
6 by the Building Division not less than two and one-half (2½) inches high, in colors contrasting  
7 with the sign background. Such signs shall not be larger than nine (9) square feet and shall not  
8 require a sign permit.

9 Any demolition contractor, or employee thereof, performing demolition work who does not  
10 display such sign commits an offense and shall, upon conviction, be subject to the penalties as  
11 set forth in Section Four.  
12

13 **122.1.3 Service connections.** Before a building or structure is demolished or removed, the  
14 owner or agent shall notify all utilities having service connections within the building or  
15 structure such as water, electric, gas, sewer and other connections. A permit to demolish or  
16 remove a building or structure shall not be issued until a release is obtained from the utilities,  
17 stating that their respective service connections and appurtenant equipment, such as meters and  
18 regulators, have been removed or sealed and plugged in a safe manner.  
19

20 **122.1.4 Vehicles.** No demolition permit shall be issued unless the applicant provides the  
21 building official proof that the vehicle(s) to be used to haul the demolition debris have the  
22 necessary permits pursuant to Chapter 11.02 of the Revised Code of the City of Saint Louis.  
23 Enforcement of this section shall be by the Street Department.  
24

25 **122.1.5 Demolition permit fee.** The fee for a demolition permit and inspection for the  
26 demolition of any building or structure shall be based on the cubic footage as listed in Table  
27 109.3.1.  
28

29 **122.1.6 Demolition work started surcharge fees schedule.** In case any work for which a  
30 demolition permit is required by this code is substantially started or proceeded with prior to  
31 obtaining said permit, the total normal fees applicable shall be increased by the amount as listed  
32 in Table 109.5.  
33

34 **122.2 Lot regulation.** Whenever a building or structure has been removed, the premises shall be  
35 maintained free from all unsafe or hazardous conditions.  
36

37 **122.2.1 Foundation walls.** All foundation walls shall be broken down to at least twelve (12)  
38 inches below grade and debris must not be larger than three (3) feet in width and length. All  
39 concrete basement or crawl space slabs shall be broken into sections not exceeding eight (8) feet  
40 in any dimension. Cracks shall be of sufficient size to permit drainage.  
41

42 **122.2.2 Grading and backfilling.** All grading and backfilling operations shall be conducted in

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1 such a manner as to provide clean, uncontaminated soil, rock, sand, gravel, concrete, asphaltic  
2 concrete, cinder blocks and bricks. Demolition rubble, or any other rubble brought in from  
3 another site to be used as fill, shall be subject to laboratory testing for any contaminants at the  
4 discretion of the building official.  
5

6 **122.2.3 Lot maintenance.** Whenever a building or structure has been demolished and no  
7 building or construction operation has been contemplated or projected, as evidenced by the fact  
8 that no application for a building permit has been filed with the building official, the excavation  
9 remaining after such demolition shall be immediately filled, graded and maintained in  
10 conformity with the existing grade immediately adjacent to such excavation, or as directed by  
11 the building official. The top six (6) inches of fill shall be clean top soil and shall be planted  
12 with grass seed and covered with straw.  
13

14 **122.2.4 Improper fill.** The building official shall be permitted to require the contractor to  
15 reopen a completed excavation to determine if proper fill procedures have been followed. The  
16 cost of reopening shall be borne by the demolition contractor.

17 **122.2.5 Burial of debris.** On any demolition site where there is no basement or below grade  
18 crawl space, all demolition debris must be removed from the site. Excavation for the purpose of  
19 burying of debris will not be allowed.  
20

21 **122.2.6 Open Burning.** Open burning shall be allowed for the purpose of providing heat for  
22 outside employees, as a condition of a demolition permit. The location for any open burning  
23 shall not be less than fifty (50) feet from any structure, and provisions shall be made to prevent  
24 the fire from spreading to within fifty (50) feet of any structure. Fire in approved containers  
25 shall be permitted, provided that such fires are not less than fifteen (15) feet from any structure.  
26 A fifty-five (55) gallon drum shall be considered "approved containers." These provisions do  
27 not preclude provisions from the Air Pollution or Fire Prevention ordinances.

28 Open burning will be allowed on demolition sites when it is contained within fifty-five (55)  
29 gallon drums, attended at all times, all wood and scrap confined to the drum, and a water hose  
30 and/or fire extinguisher available at all times. Fire drums shall be properly located on the so as  
31 not to create a nuisance to adjoining property.

1 *Modify* **SECTION 202 DEFINITIONS** *by the addition or changing of definitions to read as*  
2 *follows:*

3  
4 **BUILDING or CODE OFFICIAL.** The Building Commissioner of the City of Saint Louis, or a  
5 duly authorized representative.

6  
7 **CUSTODIAN OF RECORDS.** The custodian of records shall be that person who directly  
8 supervises the particular section within the Division of Building and Inspection from which records  
9 are being requested.

10  
11 **LICENSED DESIGN PROFESSIONAL.** An individual who is licensed to practice their  
12 respective design profession as defined by Chapter 327 of the Revised Statutes of the State of  
13 Missouri.

14  
15 **LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.** A licensed design  
16 professional engaged by the owner to review and coordinate certain aspects of the project, as  
17 determined by the building official, for compatibility with the design of the building or structure,  
18 including submittal documents prepared by others, deferred submittal documents and phased  
19 submittal documents.

20  
21 **OCCUPANCY PERMIT.** The permit issued by the building official which certifies that the  
22 building or structure has been inspected and has complied with the applicable provisions of all City  
23 of Saint Louis ordinances, as enforced by the Division of Building and Inspection.

24  
25 **OWNER.** Any person, firm or corporation having a legal or equitable interest in the property, or  
26 their agent, operator or collector of rent, or any other person, firm or corporation exercising any care  
27 or control of the property; or any person, firm or corporation recorded in the official records of the  
28 state, county, or municipality as holding title to the property; or otherwise having control of the  
29 property, including the guardian of the estate of any such person, and the executive administrator of  
30 the estate of such person, if ordered to take possession of real property by a court.

31  
32 **PARKING LOT.** Any parcel of land used, in whole or in part, for the parking of vehicles for which  
33 a charge is or is not made. Legal off-street parking for up to four-family dwellings shall not be  
34 considered a parking lot.

35  
36 **REGISTERED DESIGN PROFESSIONAL** - *same as* **LICENSED DESIGN PROFESSIONAL.**

37  
38 **REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE** - *same as*  
39 **LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.**

40  
41 **TELEPHONE, OUTDOOR PAY.** A telephone for hire located on private property, which is not  
42 located within a building used for additional purposes with controlled access by means of a door or

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1 doors that can be locked.

2  
3 *Add Section 203.0 to read as follows:*

4 **SECTION 203 DEFINITIONS FOR DEMOLITION PURPOSES ONLY**

5  
6 **BACKFILL.** Clean, uncontaminated soil, rock, sand, gravel, concrete, asphaltic concrete, cinder  
7 blocks and bricks.

8  
9 **BUILDING.** A structure enclosed within exterior walls, fire walls, or party walls, built, erected and  
10 framed of component parts, designed for the housing, shelter, or enclosure and support of  
11 individuals, animals or property of any kind, which is in excess of one and one-half (1½) stories or  
12 fifteen (15) feet in height or ten thousand (10,000) cubic feet in volume or one thousand (1,000)  
13 square feet in area without a basement.

14  
15 **DEMOLITION, CLEARING, GRADING OR BACKFILLING.** A portion of demolition  
16 activity in which clearing, grading, or backfilling operations are conducted at the demolition site in  
17 conjunction with the demolition of the building or structure, as herein defined.

18  
19 **DEMOLITION SALVAGING.** A portion of demolition activity which is conducted at the  
20 demolition site in such a manner as to reuse the existing construction materials or fixtures from the  
21 building or structure, such as brick, lumber, fixtures, steel, ornamental iron or fencing; their removal  
22 or cleaning, palletizing, stacking, storing or loading onto vehicles for shipment.

23  
24 **DEMOLITION WRECKING.** The removal of all or portions of buildings or structures to include:  
25 on-site salvaging, on-site loading, and on-site backfilling, grading or clearing as herein defined; but  
26 does not include: the actual hauling of scrap, debris and miscellaneous materials away from the  
27 demolition site, or the removal of miscellaneous partitions, machinery, equipment, plaster, mortar,  
28 paint, fixtures, trim or finish, when performed in conjunction with building repairs or alteration  
29 work; nor does this definition include the complete relocation of buildings or structures from one site  
30 for reassembly at another site.

31  
32 **DEMOLITION OR WRECKING CONTRACTOR.** Any person, firm, partnership or group of  
33 persons doing business under a fictitious name, whether such name be legally registered or not, or  
34 corporation doing business in or conducting demolition or wrecking activities as herein defined.

35  
36 **DEMOLITION OR WRECKING CONTRACTOR EMPLOYEE.** Any person employed by a  
37 demolition contractor in conjunction with demolition activities, as herein defined.

38  
39 **STRUCTURE.** An assembly of materials forming the construction for occupancy or use, including  
40 among others: buildings, stadiums, platforms, towers, water tanks, trestles, above-grade piers,  
41 wharves, open sheds, shelters, signs, etc., which exceed fifteen (15) feet in height or one thousand  
42 (1,000) square feet in area or ten thousand (10,000) cubic feet in volume; but not to include: tents,

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1 temporary reviewing stands, staging or statues less than thirty (30) feet in height, displays or signs  
2 less than thirty (30) feet in height.

3  
4 *Add Section 301.2 to read as follows:*

5 **301.2 Application of other laws.** The provisions of this chapter shall not be deemed to nullify any  
6 provisions of the Zoning Ordinance or any other statute of the City of Saint Louis pertaining to the  
7 location or occupancy of buildings, except as specifically required by the provisions of this code.

8  
9 *Add Sections 310.3 to read as follows:*

10 **310.3 Care facilities providing home day care licensed by the State of Missouri.** Family Child  
11 Care Homes providing home day care for more than four (4) but not more than ten (10)unrelated  
12 children at any one time are exempt from this code if they meet the licensing capacities listed below,  
13 possess a valid State of Missouri license, are inspected by the Missouri Department of Health and  
14 the State of Missouri Fire Marshal's Office and meet all provisions of the Zoning Ordinance of the  
15 City of Saint Louis.

- 16 1. If there is one (1) adult provider, the family child care home shall be allowed to be licensed  
17 for up to six (6) children including a maximum of three (3) children under age two (2), or for up  
18 to ten (10) children including a maximum of two (2) children under age two (2). If only four (4)  
19 children are present, all the children shall be permitted to be under the age of two (2).
- 20 2. If the provider has an adult assistant present, the family child care home shall be allowed to  
21 be licensed for up to ten (10) children including a maximum of four (4) children under age two  
22 (2), or for up to eight (8) children who shall be permitted to be all under age two (2).
- 23 3. A family child care home shall be allowed to be licensed at maximum capacity for a period  
24 of eighteen (18) consecutive hours of the twenty-four (24) hour day. For the remaining six (6)  
25 hours of the twenty-four (24) hour day, care shall be allowed to be provided for one-third (  $\frac{1}{3}$  ) the  
26 licensed capacity of the home.

27 If the applicant furnishes a copy of their State of Missouri Family Child Care Home License for  
28 ten (10) children or less, they shall receive a Home Occupation Permit Waiver subject to  
29 approval by the Board of Public Service as a Conditional Use or the Board of Adjustment as a  
30 Variance to the Zoning Code.

31 If an occupancy permit waiver is issued, the Building Division - Inspection Section will not  
32 inspect such State Licensed Family Child Care Home, unless a Building Code or Zoning  
33 Ordinance complaint is received. Zoning Ordinance complaints will be investigated by the  
34 Building Division; however, Building Code complaints will be forwarded to the State of  
35 Missouri, Department of Health, Bureau of Child Care Safety and Licensure. Should seven  
36 calendar days elapse without response from the State of Missouri, Department of Health, Bureau  
37 of Child Care Safety and Licensure, the Building Division is empowered to investigate the  
38 complaint.

39 *Add Sections 403.4.7.3 and 403.4.7.4 to read as follows:*

40 **403.4.7.3 Fuel Supply.** An on-premises fuel supply, sufficient for two (2) hour full-demand  
41 operation of the system, shall be provided.

42 **Exception:** Where the system is supplied with pipeline natural gas and is approved.

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1  
2 **403.4.7.4 Capacity.** The standby system shall have a capacity and rating that supplies all  
3 equipment required to be operational at the same time. The generating capacity is not  
4 required to be sized to operate all of the connected electrical equipment simultaneously.  
5  
6

7 *Change Section 415.7.2 to read as follows:*

8 **415.7.1 Flammable and combustible liquids.** The storage, handling, processing and  
9 transporting of flammable and combustible liquids shall be in accordance with the International  
10 Mechanical and Fire codes.

11 The installation or removal of above-ground and under-ground storage tanks shall require a  
12 permit issued from the City of Saint Louis Fire Department, and shall be subject to their  
13 regulations. Above-ground storage tanks are also subject to the requirements of the Zoning  
14 Ordinance, and shall require a building permit for the construction of their structural support.  
15

16 *Add Section 419 to read as follows:*

17 **SECTION 424 PARKING LOTS AND OTHER PAVED SURFACES**  
18

19 **424.1 Building permit requirement.** A building permit is required for the construction or  
20 resurfacing of any parking lot.

21 **Exceptions:**

- 22 1. Restriping an existing parking lot that otherwise complies with this ordinance providing the  
23 existing stripes are to be repainted. The addition or relocation of parking spaces or aisles  
24 requires a building permit.  
25 2. Lots or paved areas serving Use Group R-3, detached single family.  
26 3. Paved areas less than three thousand (3,000) square feet for Use Group R-3, multiple single  
27 family or Use Group R-2.  
28 4. Pothole and rut repair.  
29

30 **424.2 Parking lot construction.**  
31

32 **424.2.1 Surface.** Parking lots shall be paved and surfaced with concrete, bituminous or other  
33 approved materials on an appropriately constructed base course.  
34

35 **424.2.2 Access lanes.** Access lanes, aisles and parking spaces shall be provided in accordance  
36 with the Zoning Ordinance of the City of Saint Louis.  
37

38 **424.2.3 Curb cuts.** Parking lots shall be arranged to afford ready means of entrance and exit,  
39 and separate permits shall be secured for curb cuts from the City of Saint Louis Street  
40 Department.  
41

42 **424.2.4 Protection of adjoining property.** A curb at least six (6) inches above the parking lot

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1 surface shall be provided around the perimeter of the parking lot, exclusive of driveway areas, to  
2 prevent the washing of debris and extraneous matter onto the adjoining property or public right-  
3 of-way.

4 Parking lots shall be provided with concrete wheel stops at least six (6) inches above the  
5 parking lot surface and placed to prevent the parked vehicle from extending over the adjacent  
6 property or public right-of-way. Wheel stops shall be so positioned such that both wheels of any  
7 car parked in the space shall contact the wheel stop. All such wheel stops shall be located inside  
8 the property line, adjacent to the public sidewalk(s), public right-of-way and adjacent properties.  
9

10 **424.2.5 Drainage.** Up to three thousand (3,000) square feet of parking and other paved areas  
11 shall be permitted to discharge via a driveway to each public or private street frontage, and an  
12 additional three thousand (3,000) square feet shall be permitted to discharge into a public alley.  
13 Areas larger than this must have any excess area discharge into interceptor basins, as specified in  
14 the City of Saint Louis Plumbing Code.  
15

16 **424.2.6 Striping.** The parking spaces shall be clearly striped and marked.  
17

18 **424.2.6.1 Accessible spaces.** Spaces required to be accessible to persons with disabilities  
19 shall be properly designated both by the appropriate logo painted in the space and a sign in  
20 front of the space, in accordance with ICC/A117.1, listed in Chapter 35, and in full  
21 compliance with Section 1106.  
22

23 **424.2.7 Parking lot offices.** The construction of parking lot offices in excess of thirty-five (35)  
24 square feet shall be in accordance with this code.  
25

26 **424.2.8 Lighting.** Parking lots of more than twenty-five parking spaces intended for night time  
27 use shall have an illumination of not less than two-tenths (2/10) foot candle averaged over the  
28 parking surface. Such lights shall be so arranged as to direct the light away from adjoining  
29 dwellings. Such illumination shall be provided during the evening hours of operation of the  
30 premises that the lot serves.

31 **Exception:** If the parking lot has adequate light available from existing sources, the  
32 requirements for lighting shall be waived at the option of the building official. Lots serving  
33 residential dwelling units are not required to provide illumination.  
34

35 **424.2.9 Signs.** Each operator of a parking lot charging by the hour or by the day shall display in  
36 a prominent location a sign clearly visible to motorists bearing:

- 37 1. The name of the operator.
- 38 2. The usual hours of operation.
- 39 3. The highest daily or hourly rate schedule, if applicable.
- 40 4. The highest night or special event rate schedule, if applicable.
- 41 5. The hours an attendant is normally on duty.

42 Where a single rate is charged or where a daily or hourly rate is charged, the highest rate in

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1 each category shall be posted in figures that shall not be less than four (4) inches in height. If  
2 any nightly or special event rate exceeds the hourly or daytime rate, then this rate shall be  
3 posted, and the figures for each of these rates shall be of the same size as those used to post daily  
4 and hourly rates. All other parking rates shall be posted legibly in a prominent location.

5 Nothing in any ordinance regulating the location of signs shall prohibit the erection of a sign  
6 which is not internally illuminated, nor exceeds fifteen (15) square feet in area, nor five (5) feet  
7 in its longest dimension, to comply with the above requirement for identification of a parking lot.

8 All such signs shall be erected and maintained in accordance with law.  
9

10 *Add Section 425 to read as follows:*

11 **SECTION 425**  
12 **FENCES**  
13

14 **425.1 Requirements.** Fences shall be subject to the following requirements:

- 15 1. No fence exceeding forty-eight (48) inches in height shall be erected in front of the building  
16 line, as determined by the guidelines and requirements set forth in the Zoning Ordinance, when  
17 constructed for uses in residential zones. Front yard building lines for corner lots are also  
18 determined by the provisions set forth in the Zoning Ordinance. Fencing on a corner lot shall  
19 not be located within the site distance triangle.
- 20 2. All other fences in residential zones shall be permitted to be erected to a height not to exceed  
21 eight (8) feet along side or rear property lines.
- 22 3. No barbed wire fence or fence topped with barbed wire, razor ribbon or like material shall be  
23 erected for any Use Group in residential zones. No strand of barbed wire, razor ribbon or like  
24 material on any fence shall be closer than seven (7) feet to the ground.
- 25 4. Fences around swimming pools are subject to the requirements described in Section 3109.
- 26 5. The property owner shall be responsible for locating property lines as they pertain to location  
27 and construction of fences.
- 28 6. Two (2) fences of different heights and materials shall be permitted to abut each other on a  
29 property line, provided each is on its own property, and all height regulations are followed.  
30 There are no provisions as to which side the fence must face.
- 31 7. No electrically charged fences shall be erected in the City of Saint Louis.
- 32 8. No fence shall be erected, built or installed in a side or front yard beyond the building line  
33 where there is no sidewalk and where the side or front yard abuts a public street.

*Change Table 508.2.5 to read as follows:*

**Table 508.2.5**  
**INCIDENTAL ACCESSORY OCCUPANCIES**

ROOM OR AREA	SEPARATION AND/OR PROTECTION
Furnace room where any piece of equipment is over 400,000 Btu per hour input	1 hour or provide automatic fire-extinguishing system

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Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower	1 hour or provide automatic fire-extinguishing system
Refrigerant machinery rooms	1 hour or provide automatic sprinkler system
Hydrogen cut-off rooms, not classified as Group H	1-hour in Group B, F, M, S and U occupancies; 2-hours in Group A, E, I and R occupancies
Incinerator rooms	2 hours and automatic sprinkler system
Paint shops, not classified as Group H, located in occupancies other than Group F	2 hours; or 1 hour and provide automatic fire-extinguishing system
Laboratories and vocational shops, not classified as Group H, located in Group E or I-2 occupancies	1 hour or provide automatic fire-extinguishing system
Laundry Rooms over 100 square feet	1 hour or provide automatic fire-extinguishing system
Storage rooms over 100 square feet <sup>a,b</sup>	1 hour or provide automatic fire-extinguishing system
Group I-3 cells equipped with padded surfaces	1 hour
Group I-2 waste and linen collection rooms	1 hour
Waste and linen collection rooms over 100 square feet	1 hour or provide automatic fire-extinguishing system
Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium-ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies	1-hour in Group B, F, M, S and U occupancies; 2-hours in Group A, E, I and R occupancies
Rooms containing fire pumps in non high-rise buildings	2 hours; or 1 hour and provide automatic sprinkler system throughout the building
Rooms containing fire pumps in high-rise buildings	2 hours

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 pound per square inch = 6.9 kPa, 1 British thermal unit (Btu) per hour = 0.293 watts, 1 horsepower = 746 watts,  
1 gallon = 3.785 L.

- a. Basement storage rooms or common areas of Use Group R-2 shall have a fire suppression system or a hard wired smoke detection system connected to remote horns on the floors above. If the entire building is required to have an automatic fire suppression system, this option is not available.
- b. Storage rooms more than fifty square feet but not more than one hundred square feet in area shall be permitted to substitute a hard-wired automatic smoke detection system with smoke partitions for automatic sprinklers, unless the entire building is required to be sprinklered by other provisions of this code.

1  
2  
3 *Change Note e on Table 601 to read as follows:*  
4 e. Not less than the fire-resistance rating required by other sections of this code. Corridor and  
5 tenant separation walls, partitions and floor/ceiling assemblies shall be a minimum of one (1)  
6 hour.

8 *Change Table 705.8 to read as follows:*

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**Table 705.8  
MAXIMUM AREA OF EXTERIOR WALL OPENING<sup>S</sup>**

CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (feet)				
	0 to 3 <sup>e,h</sup>	Greater than 3 to 5 <sup>b</sup>	Greater than 5 to 10 <sup>d,f</sup>	Greater than 10 to 15 <sup>c,d,f</sup>	Greater than 15 <sup>c,f</sup>
Unprotected	5%	25%	35%	60%	No Limit
Protected	15%	50%	75%	No Limit	No Limit

- 1  
2 For SI: 1 foot = 304.8 mm.
- 3 a. Values given are percentages of the area of the exterior wall. This table assumes that the openings are  
4 reasonably uniformly distributed. Where openings are not reasonably uniformly distributed, the portion of the wall  
5 utilized to calculate compliance with Table 704.8 shall be approved.
- 6 b. For occupancies in Group R-3, as applicable in Section 101.2, the maximum percentage of unprotected and  
7 protected exterior wall openings shall be 25 percent.
- 8 c. The area of openings in an open parking structure with a fire separation distance of greater than ten (10) feet  
9 shall not be limited.
- 10 d. For occupancies in Group H-2 or H-3, unprotected openings shall not be permitted for openings with a fire  
11 separation distance of fifteen (15) feet or less.
- 12 e. For requirements for fire walls for buildings with differing roof heights, see Section 705.6.1
- 13 f. The area of unprotected and protected openings is not limited for occupancies in Group R-3, as applicable in  
14 Section 101.2, with a fire separation distance greater than five (5) feet.
- 15 g. Buildings whose exterior bearing wall, exterior nonbearing wall and exterior structural frame are not required to  
16 be fire-resistance rated shall be permitted to have unlimited unprotected openings.
- 17 h. Includes accessory buildings to Group R-3 as applicable in Section 101.2.

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1 *Add Section 715.6 to read as follows:*

2 **715.6 Existing corridors.** Openings in corridors in existing buildings may be protected with a  
3 water curtain in lieu of an approved protective device where the following features are provided:

- 4 1. The corridor walls and ceiling of the tenant space are constructed to limit the transfer of  
5 smoke into the corridor.
- 6 2. Corridor doors shall provide an effective barrier to limit the transfer of smoke.
- 7 3. Sprinkler heads shall be placed within eighteen (18) inches of the corridor wall at a spacing  
8 of not more than six (6) feet on-center on the tenant side of the wall.

9  
10 *Change Section 901.2 to read as follows:*

11 **901.2 Fire protection systems.** Fire protection systems shall be installed, repaired, operated and  
12 maintained in accordance with this code and the International Fire Code.

13 Any fire protection system for which an exception or reduction to the provisions of this code has  
14 been granted shall be considered to be a required system.

15  
16 *Add Section 901.2.1 to read as follows:*

17 **901.2.1 Non-required systems.** Any fire protection system or portion thereof not required by  
18 this code shall be permitted to be furnished and installed for partial or complete protection  
19 provided that such installed system shall meet all applicable requirements of this code. A  
20 building permit shall be required for fire suppression systems not required by this code. A  
21 building permit shall not be required for fire detection systems not required by this code.

22 **Exceptions:**

- 23 1. All High Hazard Use Groups.
- 24 2. When stipulated in a decision of the Board of Building Appeals.
- 25 3. When ordered by the Building Commissioner or Fire Marshal.
- 26 4. When the building owner requests approval and an acceptance test by the Fire  
27 Marshal's Office.

28  
29 *Add Exception 2. to Section 903.2 to read as follows:*

- 30 2. An automatic fire suppression system shall not be required in non-combustible elevator  
31 equipment rooms, provided these rooms are equipped throughout with an automatic fire/heat  
32 detection system in accordance with Section 907.

33  
34 *Change Section 903.3.1.2 to read as follows:*

35 **903.1.2 NFPA 13 or NFPA 13R sprinkler systems.** When allowed in buildings of Group  
36 R, up to and including four (4) stories in height, automatic sprinkler systems shall be  
37 installed throughout in accordance with NFPA 13 or NFPA 13R.

38  
39 *Change Section 903.3.5.1.1 to read as follows:*

40 **903.3.5.1.1 Limited area sprinkler systems.** Limited area sprinkler system attached to  
41 domestic service lines shall conform to the following minimum requirements. One (1)  
42 sprinkler head per fire area when supplied from a one (1) inch domestic service. Two (2)

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1           sprinkler heads per fire area when supplied from a one and one-half (1½) inch domestic  
2 service. Four (4) sprinkler heads per fire area when supplied from a two (2) inch  
3 domestic service. A fire area shall be a confined area which may contain hazardous  
4 substances. Limited service sprinklers in any one (1) building shall be limited to a  
5 maximum of twenty (20) sprinklers. No sprinkler supply line shall be attached to a  
6 domestic service before the domestic water meter.

7           A backflow preventer is not required on limited area sprinkler systems using  
8 approved copper or plastic sprinkler piping.  
9

10 *Change Sections 903.5.3 and 903.5.4 to read as follows:*

11       **903.3.5.3 Water flow tests.** Water flow tests for fire sprinkler systems shall be conducted  
12 between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday.  
13

14       **903.3.5.4 Water flow safety factor.** A safety factor shall be applied to all flow tests for fire  
15 sprinkler systems. A parallel curve shall be drawn to the actual flow test curve that has been  
16 reduced by 10 percent (10%) of the static pressure. A sprinkler system design shall not exceed  
17 the 10 percent (10%) curve.  
18

19 *Change Section 905.3 to read as follows:*

20 **905.3 Required installations.** Standpipe systems shall be installed where required by Sections  
21 905.3.1 through 905.3.7 and in the locations indicated in Sections 905.4, 905.5 and 905.6. Standpipe  
22 systems are allowed to be combined with automatic sprinkler systems.  
23

24       **Exceptions:**

- 25       1. Standpipe systems are not required in Group R-3 occupancies.
- 26       2. Where Group R-2 and R-4 occupancies, up to and including four stories in height, required  
27 to have a standpipe system in accordance with Section 905, are equipped throughout with an  
28 automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2, and a  
29 Class I standpipe is installed in accordance with NFPA 14, the automatic water supply is not  
30 required to exceed the requirements of NFPA 13 or NFPA 13R as applicable.  
31

32 *Change Section 1009.13 to read as follows:*

33 **1009.13 Stairway to roof.** In buildings four or more stories in height above grade, except those  
34 with a roof slope greater than four (4) units vertical in twelve (12) units horizontal (4:12), access to  
35 the roof shall be provided by means of a stairway or a ladder and trap door. The ladder shall not be  
36 on the exterior of the building. Where the roof is used as a roof garden or for other habitable  
37 purposes, sufficient stairways shall extend to the roof to provide the necessary exit facilities from the  
38 roof as required for such occupancy.  
39

40 *Change Section 1013.3 to read as follows:*

41 **1013.3 Opening Limitations.** Required guards shall not have openings which allow passage of a  
42 sphere 4 inches (102 mm) in diameter from the walking surface to the required guard height. Guards

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1 shall not have an ornamental pattern that would provide a ladder effect.

2 **Exceptions:**

- 3 1. From a height of thirty-six (36) inches to forty-two (42) inches, guards shall not have
- 4 openings which allow passage of a sphere four-and-three-eighths (4 3/8) inches in diameter.
- 5 2. The triangular openings at the open sides of a stair, formed by the riser, tread and bottom rail
- 6 shall not allow passage of a sphere six (6) inches in diameter.
- 7 3. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing
- 8 systems or equipment, guards shall not have openings which allow passage of a sphere
- 9 twenty-one (21) inches in diameter.
- 10 4. In areas which are not open to the public within occupancies in Group I-3, F, H or S, and for
- 11 alternating tread devices and ship ladders, guards shall not have openings which allow
- 12 passage of a sphere twenty-one (21) inches in diameter.
- 13 5. In assembly seating areas, guards at the end of aisles where they terminate at a fascia of
- 14 boxes, balconies and galleries shall not have openings which allow passage of a sphere four
- 15 (4) inches in diameter up to a height of twenty-six (26) inches. From a height of twenty-six
- 16 (26) inches to forty-two (42) inches above the adjacent walking surfaces, guards shall not
- 17 have openings which allow passage of a sphere eight (8) inches in diameter.
- 18 6. Within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies,
- 19 guards on the open side of stairs shall not have openings which allow passage of a sphere
- 20 four-and-three-eighths (4 3/8) inches in diameter.

21  
22 *Add Section 1013.7 to read as follows:*

23 **1013.7 Retaining walls.** Where retaining walls with difference in grade level on either side of the  
24 wall in excess of four (4) feet are located closer than two (2) feet to a walk, path, parking lot or  
25 driveway on the high side, such retaining wall shall be provided with guards that are constructed in  
26 accordance with Section 1012 or other approved protective measures.

27  
28 *Add or change definitions in Section 1102.1 to read as follows:*

29  
30 **ACCESSIBLE.** Describes a site, building, facility or portion thereof that complies with Chapter 11  
31 of this code and ICC/ANSI A117.1-2003 *Accessible and Useable Buildings and Facilities*, and that  
32 can be approached, entered and used by a person with a physical disability.

33  
34 **TECHNICALLY INFEASIBLE.** An alteration of a building or a facility that has little likelihood  
35 of being accomplished because the existing structural conditions require the removal or alteration of  
36 a load-bearing member that is an essential part of the structural frame, or because other existing  
37 physical or site constraints prohibit modification of addition of elements, spaces or features which  
38 are in full and strict compliance with the minimum requirements for new construction and which are  
39 necessary provide accessibility.

40  
41 *Add Section 1103.1.1 to read as follows:*

42 **1103.1.1 Unknown Use Group.** In cases where the previous Group is unknown or not

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1 documented, it shall be considered a Change of Use Group, and, as such, accessibility  
2 requirements shall be enforced.

3  
4 *Add Sections 1103.3 and 1103.4 to read as follows:*

5 **1103.3 Waiver requirements.** In order to request a waiver from the requirements of Chapter 11:  
6 Accessibility, a property owner or design professional shall submit a written request to the  
7 Commissioner on the Disabled, outlining the specific reasons for their request. The Commissioner  
8 on the Disabled shall consult with the Building Inspector, Plan Review Section or other Building  
9 Division staff about the property. A recommendation shall be made by the Commissioner on the  
10 Disabled to the Building Commissioner. The Commissioner on the Disabled and Building  
11 Commissioner shall agree to grant or deny the request for a waiver. The property owner or design  
12 professional is informed in writing of the decision by the Commissioner on the Disabled. This  
13 decision is not subject to appeal by the Board of Building Appeals. Permits for the renovated or  
14 altered building shall only be issued contingent upon compliance with the letter of agreement.

15  
16 **1103.4 Waiver criteria.** A waiver of accessibility requirements may be granted if any or all of the  
17 following conditions exist:

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

34  
35 *Add Section 1205.2.3 to read as follows;*

36 **1205.2.3 Light and ventilation in unfinished basement:** Glass in unfinished basements shall  
37 not be less than two percent (2%) of the floor area served. One half (½) of this area must be  
38 available for unobstructed ventilation with screens included.

39  
40 *Change Section 1301.1 to read as follows:*

41 **1301.1.1 Criteria.** Buildings shall be designed and constructed in accordance with the  
42 International Energy Conservation Code.

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1           **Exception:** Buildings of Residential Groups R-2, R-3 and R-4 shall be permitted to be  
2 designed and constructed to comply with Chapter 11, Energy Efficiency in the International  
3 Residential Code.

4  
5 *Change Exception 3 to Section 1406.3 to read as follows:*

- 6           3. Balconies and similar appendages on buildings of Type III, IV and V construction, three (3)  
7 stories or less above grade, shall be permitted to be of Type V construction, and shall not be  
8 required to have a fire resistance rating.

9  
10 *Change Section 1510.1 to read as follows:*

11 **1510.1 General.** Materials and methods of application used for recovering or replacing an  
12 existing roof covering shall comply with the requirements of Chapter 15. Structural calculations  
13 are required when the roof structure supporting elements result in a five percent (5%) or more  
14 increase in force in any of the roof structure supporting elements in accordance with Section  
15 3403.2, unless the increased force on the structural element is still in compliance with the code  
16 for new structures. The calculations shall include verification of the prevention of ponding  
17 instability.

18           **Exception:** Reroofing shall not be required to meet the minimum design slope requirement of  
19 one-quarter ( $\frac{1}{4}$ ) unit vertical in twelve (12) units horizontal (two-percent (2%) slope) in Section  
20 1507 for roofs that provide positive roof drainage.

21  
22 *Add Section 1510.4.1 and Section 1510.4.2 to read as follows:*

23 **1510.4.1 When required.** A permit is required for reroofing buildings or structures of four (4)  
24 dwelling units or less, which fall within any one of the following categories:

- 25           1. Where more than twenty-five percent (25%) of the roof sheathing is being replaced. The  
26 fastening method must be outlined in detail.;
- 27           2. Anytime a supporting joist, rafter, girder, truss member, or any other structural support is  
28 being replaced, strengthened, scabbed or altered by cutting, or is fire damaged. Depending  
29 on the building size, occupancy, etc., drawings, calculations and specifications shall be  
30 permitted to be required, each bearing the original seal, signature and date of a Missouri  
31 licensed design professional;
- 32           3. Where there is a change in roofing material which results in an increase in the loads imposed  
33 on the roof structure, or which results in an increase in the flammability of the roof structure.  
34 Sealed construction documents shall be permitted to be required.;
- 35           4. Buildings in designated city historic districts when the roofing is visible from the street;
- 36           5. Buildings located within three hundred (300) feet of a city park or within three hundred  
37 (300) feet of a city historic district where the roofing is visible from the park or historic  
38 district;
- 39           6. Roofing on a landmark building which is listed on a National Register;
- 40           7. Roofing on a local ordinance listed landmark building or on property facing a landmark  
41 when the roofing is visible from said landmark;
- 42           8. Buildings located within a city park or on city-owned property.

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1  
2 *Add Section 1603.1.3.1 to read as follows:*

3 **1603.1.3.1 City of Saint Louis criteria.** For purposes of this code the ground snow load ( $P_g$ )  
4 shall be twenty pounds per square foot (20 psf).  
5

6 *Add Section 1603.1.4.1 to read as follows:*

7 **1603.1.4.1 City of Saint Louis criteria.** For purposes of this code the basic wind speed (3-  
8 second gust) shall be ninety miles per hour (90 mph), Exposure B.  
9

10 *Add Section 1603.1.5.1 to read as follows:*

11  
12 **1603.1.5.1 City of Saint Louis criteria.** For purposes of this code the mapped spectral  
13 response accelerations  $S_s$  and  $S_1$  shall be .60g and .18g respectively.  
14

15 *Add Section 1607.14 to read as follows:*

16 **1607.14 Change of occupancy.** Any existing structure heretofore approved, in which there is not a  
17 change of occupancy to an occupancy requiring greater floor live loads, is permitted to be continued  
18 in use for the originally approved live loads, provided that the structure is structurally safe and  
19 adequate for the proposed occupancy, and the public safety is not endangered thereby. If the  
20 approved live load is less than required by Section 1606, the areas designed for the reduced live load  
21 shall be posted with the approved load. Placards shall be of an approved design.

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

30 The maximum allowed floor live load shall be marked on placards of an approved design which  
31 shall be supplied and securely affixed by the owner of the building, or the owner's authorized agent,  
32 in a conspicuous place in each space to which they relate. Any placards lost, removed or defaced  
33 shall be replaced by the owner or the owner's agent.  
34

35 *Add Section 1613.8 to read as follows:*

36 **1613.8 Seismic review board.** There is hereby established a Seismic Review Board which  
37 shall meet on call of the Building Commissioner as Chairman, and shall consist of said  
38 Commissioner and two other Missouri licensed design professionals (an architect and an  
39 engineer) in the Division of Building and Inspection, who shall be appointed by the Building  
40 Commissioner. They shall be knowledgeable in seismic design. One of the members shall act as  
41 secretary. The purpose of the Seismic Review Board is to review questions from the Plan Exam  
42 Section concerning seismic design issues as they pertain to structural alterations to buildings,

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1 and questions concerning changes of use or occupancy. This Board will not design, but will  
2 answer questions raised by the Plan Exam staff. Decisions rendered by the Seismic Review  
3 Board can be appealed to the Board of Building Appeals..  
4

5 *Change Section 1703.6.2 to read as follows:*

6 **1703.6.2 Test and inspection records.** All required test and inspection records shall be  
7 accessible to the building official or quality assurance agency at all times during the fabrication  
8 of the unit or sub-assembly and the erection of the building; such records as the building official  
9 designates shall be filed in the office of the building official.  
10

11 *Add Section 1703.6.3 to read as follows:*

12 **1703.6.3 Inspection reports.** All inspection reports shall be in writing and shall be certified by  
13 the licensed authority, or responsible officer of the service, or the individual when expert  
14 inspection services are accepted. An identifying label or stamp permanently fixed to the product  
15 indicating that factory inspection has been made shall be accepted in lieu of the aforesaid  
16 inspection report in writing if the intent or meaning of such identifying label or stamp is properly  
17 substantiated.  
18

19 *Add Section 1803.7 and 1803.7.1 to read as follows:*

20 **1803.7 Hazardous excavations.** Should there be an unfenced excavation or hole or open basement  
21 that endangers the sidewalk, alley or street right-of-way, the Street Department is authorized to,  
22 without prior notice, fill or abate such hazard. Should such excavation, hole or open basement not  
23 endanger the public right-of-way, but in fact endanger an adjacent building footing, or cause an  
24 embankment problem, or constitute a public safety hazard anywhere on the site, or have accumulated  
25 over eighteen (18) inches of standing water for more than seven (7) days, which, in the opinion of  
26 the Health Department, upon certification, constitutes a vector-control problem, the Building  
27 Commissioner shall be permitted to emergency-hire a contractor to fill, or partially fill, that  
28 excavation, hole or open basement to mitigate the danger. All costs attending such action shall be  
29 paid by the owner of said property or premises whereon the violation was permitted to exist; said  
30 costs to be collected as described in Section 119.5.  
31

32 **1803.7.1 Adjacent to excavations.** Every excavation on a site located five (5) feet or less from  
33 the street lot line shall be enclosed with a barrier not less than six (6) feet high. Where located  
34 more than five (5) feet from the street lot line, a barrier shall be erected when required by the  
35 building official. Barriers shall be of adequate strength to resist wind pressure as specified in  
36 Chapter 16 of the Building Code as amended.

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1 *Add Section 1804.7 to read as follows:*

2 **1804.7 Sanitary landfills.** No grading, excavation or construction of buildings or structures shall  
3 be permitted on or above land used or formerly used as a sanitary landfill, or above decaying  
4 deposits of organic materials, unless approved by the building official. The building official shall  
5 require a comprehensive report on the underlying soils, prepared by a Missouri licensed professional  
6 engineer. This report shall take proper note of possible formation and release of combustible,  
7 explosive or toxic vapors or gasses emanating from the underlying deposits, and shall contain  
8 positive construction recommendations for elimination of such hazards.

9  
10 *Change Section 1805.1 to read as follows:*

11 **1805.1 General.** Walls or portions thereof that retain earth and enclose interior spaces and floors  
12 below grade shall be waterproofed and dampproofed in accordance with this section, with the  
13 exception of those spaces containing groups other than residential and institutional where such  
14 omission is not detrimental to the building or occupancy.

15 **Exception:** Buildings of Residential Groups R-2, R-3, and R-4 complying with Section R405  
16 Foundation Drainage and Section R406 Foundation Waterproofing and Dampproofing in the  
17 International Residential Code.

18 Ventilation for crawl spaces shall comply with Section 1203.4.

19  
20 *Change Sections 1807.2 through 1807.2.4 to read as follows.*

21 **1807.2 Retaining walls.** Retaining walls shall be designed in accordance with Sections 1807.2.1  
22 through 1807.2.4.

23 **1807.2.1 General.** Retaining walls shall be designed to ensure stability against overturning,  
24 sliding, excessive foundation pressure and water uplift. Where a keyway is extended below the  
25 wall base with the intent to engage passive pressure and enhance sliding stability, lateral soil  
26 pressures on both sides of the keyway shall be considered in the sliding analysis.

27 **1807.2.2 Design lateral soil loads.** Retaining walls shall be designed for the lateral soil loads  
28 set forth in Section 1610.

29 **1807.2.3 Safety factor.** Retaining walls shall be designed to resist the lateral action of soil to  
30 produce sliding and overturning with a minimum safety factor of 1.5 in each case. The load  
31 combinations of Section 1605 shall not apply to this requirement. Instead, design shall be based  
32 on 0.7 times nominal earthquake loads, 1.0 times other nominal loads, and investigation with one  
33 or more of the variable loads set to zero. The safety factor against lateral sliding shall be taken as  
34 the available soil resistance at the base of the retaining wall foundation divided by the net lateral  
35 force applied to the retaining wall.

36 **Exception:** Where earthquake loads are included, the minimum safety factor for retaining  
37 wall sliding and overturning shall be 1.1.

38 **1807.2.4 Guards.** Guards shall be provided in accordance with Section 1013.7.

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1 *Change Section 1809.5 to read as follows:*

2 **1809.5 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and  
3 other permanent supports of buildings and structures shall be protected from frost by one or more of  
4 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 an  
11 eave height of twelve (12) feet or less shall not be required to be protected.

12  
13 *Delete Chapter 27 in its entirety. Refer to the City of Saint Louis Electrical Code.*

14  
15 *Delete Chapter 29 in its entirety. Refer to the City of Saint Louis Plumbing Code.*

16  
17 *Change Section 3003.2.1 to read as follows:*

18 **3001.2 Referenced standards.** Except as otherwise provided for in this code, the design,  
19 construction, installation, alteration, repair and maintenance of elevators and conveying systems and  
20 their components shall conform to Missouri II CSR 40-5.010 through 40-5.150.

21  
22 *Add Sections 3009 and 3010 to read as follows:*

23  
24 **SECTION 3009**  
25 **CERTIFICATE OF ELEVATOR INSPECTION**

26  
27 **3009.1 Certificate of Elevator Inspection.** A valid state operating certificate for all non-residential  
28 elevating equipment shall be displayed as required by MO 11 CSR 40-05.100.

29  
30 **3009.2 Definition.** The following words and terms shall, for the purposes of this chapter, have the  
31 meanings shown herein:

32 **RESIDENTIAL ELEVATOR.** An elevator that is contained entirely within a single dwelling unit

33  
34 **SECTION 3010**  
35 **AMUSEMENT RIDES**

36  
37 **3010.1 General.** All amusement rides must comply with MO 11 CSR 40-6.010 through 40-6.100.

38 **Exceptions:**

- 39 1. Unpowered, non-mechanical playground equipment including, but not limited to: swings,  
40 seesaws, stationary spring-mounted animal features, rider-propelled merry-go-rounds, climbers,  
41 slides and trampolines, and
- 42 2. Any single passenger manually, mechanically, or electrically operated, coin-actuated ride,

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1 which is customarily placed singly, or in groups, in a public location and which does not  
2 normally require the supervision or services of an operator  
3

4 **3010.2 Definitions.** The following words and terms shall, for the purposes of this chapter, have the  
5 meanings shown herein:

6 **AMUSEMENT RIDE.** Any mechanical device that carries or conveys passengers along, around or  
7 over a fixed or restricted route or course within a defined area for the purpose of giving its  
8 passengers amusement, pleasure or excitement.  
9

10 **3010.3 Permits and fees.** Permits shall be obtained for all amusement rides and air-inflated  
11 amusement devices. Missouri State permits and liability insurance are required prior to the issuance  
12 of amusement ride permits. Liability insurance is required prior to the issuance of air-inflated  
13 amusement device permits. Fees shall be as described in the City of Saint Louis Mechanical Code.  
14

15 **3010.4 Permanent amusement devices.** Amusement rides and air-inflated amusement devices that  
16 are left in place for more than one (1) year must annually re-apply and obtain an new permit to  
17 continue operation  
18

19 *Change Section 3103 to read as follows:*  
20

21 **SECTION 3103**  
22 **TEMPORARY STRUCTURES**  
23

24 **3103.1 General.** The provisions of this section shall apply to structures erected for a period of not  
25 less than on hundred eighty (180) days. Tents and other membrane structures erected for a period of  
26 less than one hundred eighty (180) days shall comply with the International Fire Code. Those  
27 erected for a longer period shall comply with applicable sections of this code.

28 **Exception:** Provisions of the International Fire Code shall apply to tents and membrane  
29 structures for a period of less than one hundred eighty (180) days.  
30

31 **3103.1 Permit required.** Temporary structures that cover an area in excess of one thousand  
32 (1,000) square feet, including connecting areas or spaces with a common means of egress or  
33 entrance which are used or intended to be used for the gathering together of ten (10) or more  
34 persons, shall not be erected, operated or maintained for any other purpose without obtaining a  
35 permit from the building official.  
36

37 **3102.2 Construction documents.** A permit application and construction documents shall be  
38 submitted for each installation of a temporary structure. The construction documents shall  
39 include a site plan indicating the location of the temporary structure and information delineating  
40 the means of egress and the occupant load.  
41

42 **3103.3 Location.** Temporary structures shall be located in accordance with the requirements of

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1 Table 602 based on the fire-resistance rating of the exterior walls for the proposed type of  
2 construction.

3  
4 **3103.4 Means of egress.** Temporary structures shall conform to the means of egress  
5 requirements of Chapter 10 and shall have a maximum exit access travel distance of one hundred  
6 (100) feet.

7  
8 *Add Sections 3108.3 and 3108.3.1 to read as follows:*

9 **3108.3 Permits.** The approval of the building official shall be secured for all dish antenna  
10 structures more than two (2) feet in diameter which are roof or ground mounted or attached to any  
11 building or structure. A permit is not required for any dish antennae not more than two (2) feet in  
12 diameter erected and maintained on the roof of any building or structure, or erected on the ground  
13 not in front of the building line. All construction documents submitted for application for dish  
14 antenna structures erected on the roof of or attached to any building or structure shall bear the seal of  
15 an Missouri licensed professional engineer, and shall be accompanied by structural calculations  
16 sealed by said engineer.

17  
18 **3108.3.1 Location.** No satellite dish antenna or other similar device shall be located in front of  
19 the building line of any structure or attached to the street side of any structure unless such  
20 placement is required to properly access a satellite transmission. A satellite dish may not extend  
21 more than thirty-six (36) inches above the roof peak.

22 Any satellite antenna, or similar device, must be located in the rear yard and shall have  
23 suitable protective anti-climb fencing. A landscape planting screen shall be provided and  
24 maintained around the structure and accessory attachments.

25 Satellite antennas, or similar devices, which are located in a rear yard which fronts a public  
26 street shall be properly screened from view. Proper screening shall be limited to suitable  
27 protective anti-climbing fence and a landscape planting screen.

28 No satellite antenna, or similar device shall be located in any side yard, nor shall it be located  
29 on the street side of any structure, except as permitted above.

30  
31 *Add Sections 3109.1, 3109.1.1, 3109.1.2 and 3109.1.3 to read as follows:*

32 **3109.1 General.** Swimming pools shall comply to the requirements of this section of this code,  
33 provided that these regulations shall not be applicable to any such pool less than twenty-four (24)  
34 inches deep or having a surface area less than two hundred fifty (250) square feet, except where such  
35 pools are permanently equipped with a water-recirculating system or involve structural materials.

36  
37 **3109.1.1 Permits and construction documents.** A swimming pool or appurtenances thereto  
38 shall not be constructed, installed, enlarged or altered until construction documents have been  
39 submitted and a permit has been obtained from the building official. The approval of all  
40 authorities having jurisdiction over swimming pools shall be obtained before a permit can be  
41 issued.

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1 **3109.1.2 Construction documents.** Construction documents shall accurately show dimensions  
2 and construction of the pool and appurtenances and properly establish distances to lot lines,  
3 buildings, walks, fences, as well as details of the water supply system, drainage and water  
4 disposal systems, and all appurtenances pertaining to the swimming pool. Detailed construction  
5 drawings of structures, vertical elevations and sections through the pool showing depth shall be  
6 included. All construction documents for in-ground swimming pools shall be sealed, signed and  
7 dated by a Missouri licensed design professional.  
8

9 **3109.1.3 Locations.** Swimming pools shall not encroach on any front or side yard required by  
10 this code or by the governing zoning law, unless in accordance with specific rules of the City of  
11 Saint Louis. A wall of a swimming pool shall not be located less than six (6) feet from any rear  
12 or side property line or ten (10) feet from any street property line.  
13

14 *Add Section 3109.3.1 to read as follows:*

15 **3109.3.1 Walkways.** All public swimming pools shall have walkways not less than four (4) feet  
16 in width extending entirely around the pool. Curbs or sidewalks around any swimming pool  
17 shall have a slip-resistant surface for a width of not less than one (1) foot at the edge of the pool,  
18 and shall be so arranged as to prevent return of surface water to the pool.  
19

20 *Add Sections 3111 and 3112 to read as follows:*

21 **SECTION 3111**  
22 **HOUSE NUMBERING**  
23

24 **3110.1 Premises identification.** Approved numbers or addresses shall be provided for all new  
25 buildings in such a position as to be plainly visible and legible from the street or road fronting the  
26 property. These numbers shall contrast with their background. Address numbers shall be Arabic  
27 numerals or alphabet letters. Numbers shall be a minimum of four (4) inches high with a minimum  
28 stroke width of one-half (½) inch.

29 If there is an alley, numbers shall also be placed on the alley elevation of the premises on which  
30 the house, building or structure is located. If there is a garage or carport fronting on an alley, house  
31 numbers shall also be placed on the alley elevation of the garage or carport.  
32

33 **SECTION 3112**  
34 **OUTDOOR PAY TELEPHONES**  
35

36 **3112.1 New outdoor pay telephones.** A new outdoor pay telephone shall not hereafter be placed,  
37 erected, constructed, altered or maintained except as provided herein, and until a permit has been  
38 issued by the building official.

39 **Exception:** Portable outdoor pay telephones, erected on any private property no earlier than five  
40 (5) days prior to a temporary special outdoor event, and removed no later than five (5) days after  
41 the event.  
42

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1 **3112.2 Permit required.** No person shall erect, construct, maintain or collect any revenue from any  
2 new outdoor pay telephone until a permit for said outdoor pay telephone has been issued by the  
3 building official. An application for said permit shall be filed with the building official accompanied  
4 by construction documents and specifications showing the location, dimensions, materials and  
5 details of the proposed outdoor pay telephone. Until all the provisions relating to such outdoor pay  
6 telephone have been complied with and the prescribed fee for such permit has been paid to the  
7 building official, a permit shall not be issued.

8 **3112.3 Additional application information.** All additional application information as required to  
9 evaluate the new outdoor pay telephone's conformance with the Zoning Ordinance of the City of  
10 Saint Louis shall be provided.

11  
12 **3112.4 Permit fees.** The permit fee for each outdoor pay telephone shall be at the rate listed in  
13 Table 108.3.1 for Miscellaneous Structures.

14  
15 **3112.5 Removal.** The building official is authorized to order the removal of any outdoor pay  
16 telephone that is not maintained or reported in accordance with Section 3111.6.

17  
18 **3112.6 Notification.** The building official shall be notified of the location of all existing outdoor  
19 pay telephones within the City of Saint Louis by all vendors doing said business. Failure to provide  
20 this information shall be a code violation and, in addition to the removal of the telephone by the  
21 building official under Section 3111.5, the vendor shall be subject to a penalty as set forth in Section  
22 Four. Each day that a violation continues shall constitute a separate offense.

23  
24 *Add Section 3113 to read as follows:*

25  
26 **SECTION 3113**  
27 **EMERGENCY GUARD BARRICADES**

28  
29 **3113.1 General.** When the building official orders emergency barricades due to an unsafe building,  
30 structure or premises condition, said costs plus a ten percent (10%) administrative cost shall be  
31 certified to the Comptroller of the City of Saint Louis. The Comptroller is authorized to place a tax  
32 lien against the property in the amount of said bill.

33  
34 *Change Section 3202.1.1 to read as follows*

35 **3202.1.1 Structural support below grade.** Any part of a building or structure hereafter erected  
36 below grade that is necessary for structural support of the building or structure shall not project  
37 beyond the lot lines, except that the footings of street or alley walls, or their supports located at least  
38 eight (8) feet below grade, shall not project more than twelve (12) inches beyond the lot line.  
39 Footings of buildings or structures shall be permitted to project up to six (6) inches into streets or  
40 alleys regardless of depth.

41  
42 *Add Section 3202.3.1.1 to read as follows:*

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1           **3202.3.1.1 Small awning exception.** A permit shall not be required for the erection, repair,  
2 or replacement of fixed awnings less than forty (40) square feet in projected area or  
3 retractable awnings less than one hundred and fifty (150) square feet in area, unless they  
4 project over public property. No such awning, however, shall be installed so as to project  
5 over property not owned by the premises on which such awning is installed.  
6

7 *Change Section 3202.3.2 and add Section 3202.3.2.1 to read as follows:*

8           **3202.3.2 Windows, architectural features and mechanical equipment.** Where the vertical  
9 clearance above grade to projecting windows, architectural features or mechanical equipment is  
10 more than ten (10) feet, one (1) inch of encroachment is permitted for each additional one (1)  
11 inch of clearance above ten (10) feet.  
12

13           **2302.3.2.1 Balconies.** Balconies shall be located at least ten (10) feet above the grade  
14 level.  
15

16 *Add Sections 3205.1 through 3206.1 to read as follows:*

17 **3205.1 Signs.** Projecting signs, including irons and other fixtures, shall not extend more than five  
18 (5) feet into the public right-of-way.  
19

20           **3205.1.1 Signs projecting into streets.** Projections shall not be nearer than two (2) feet to a  
21 curb and not less than ten (10) feet above the curb or public sidewalk.  
22

23           **3205.1.2 Signs projecting into alleys.** Projections shall not be less than sixteen (16) feet  
24 above an alley.  
25

26 **3206.1 Special encroachments.** All other encroachments shall be considered special  
27 encroachments where the legal sanction is conveyed by the Board of Public Service. These  
28 encroachments shall be so constructed as to be readily removable without endangering the safety of  
29 the building. Inspections shall be as set forth in Table 109.7.  
30

31 *Delete Chapter 34- Refer to the International Existing Building Code.*  
32 *Modify Chapter 35 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.....	101.4.4, 201.3, 415.7.4, 717.5, 903.3.5, 1206.3.3, 1503.4, 1807.4.3, 2901.1, 2902.1.1, 3305.1, 3401.3

2

3

Change Appendix G to read as follows:

4

5

## APPENDIX G

6

7

### FLOOD RESISTANT CONSTRUCTION

8

9

#### SECTION G101

10

#### STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSES

11

12

**G101.1 Statutory authorization.** The Legislature of the State of Missouri has delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety, and general welfare. Therefore, the Board of Aldermen of the City of Saint Louis ordains as follows:

13

14

15

16

17

#### **G101.2 Findings of fact.**

18

19

**G101.2 1 Flood losses resulting from periodic inundation.** The special flood hazard areas of the City of Saint Louis, Missouri are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.

20

21

22

23

24

25

**G102.2 General causes of the flood losses.** These flood losses are caused by:

26

27

28

1. the cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
2. the occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others,

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1 inadequately elevated, or otherwise unprotected from flood damages.  
2

3 **G102.3. Methods used to analyze flood hazards.** The Flood Insurance Study (FIS) that is the  
4 basis of this appendix uses a standard engineering method of analyzing flood hazards which  
5 consist of a series of interrelated steps.

- 6 a. Selection of a base flood that is based upon engineering calculations which permit a  
7 consideration of such flood factors as its expected frequency of occurrence, the area  
8 inundated, and the depth of inundation. The base flood selected for this appendix is  
9 representative of large floods which are characteristic of what can be expected to occur  
10 on the particular streams subject to this appendix. It is in the general order of a flood which  
11 could be expected to have a one percent (1%) chance of occurrence in any one (1) year as  
12 delineated on the Federal Insurance Administrator's FIS, and illustrative materials dated  
13 July 17, 1979, as amended, and any future revisions thereto.
- 14 b. Calculation of water surface profiles are based on a standard hydraulic engineering analysis  
15 of the capacity of the stream channel and overbank areas to convey the regulatory flood.
- 16 c. Computation of a floodway required to convey this flood without increasing flood heights  
17 more than one (1) foot at any point.
- 18 d. Delineation of floodway encroachment lines within which no development is permitted that  
19 would cause any increase in flood height.
- 20 e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines, but still  
21 subject to inundation by the base flood.  
22

23 **G101.3 Statement of purpose.** It is the purpose of this appendix to promote the public health,  
24 safety, and general welfare; to minimize those losses described in Article 1, Section B (1); to  
25 establish or maintain the community's eligibility for participation in the National Flood Insurance  
26 Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the  
27 requirements of 44 CFR 60.3(d) by applying the provisions of this appendix to:

- 28 1. restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding  
29 or cause undue increases in flood heights or velocities;
- 30 2. require uses vulnerable to floods, including public facilities that serve such uses, be provided  
31 with flood protection at the time of initial construction; and
- 32 3. protect individuals from buying lands that are unsuited for the intended development  
33 purposes due to the flood hazard.  
34

35 **SECTION G102**  
36 **DEFINITIONS**  
37

38 **G102.1. Scope.** Unless specifically defined below, words or phrases used in this appendix shall be  
39 interpreted so as to give them the same meaning they have in common usage and to give this  
40 appendix its most reasonable application.

41 **100-YEAR FLOOD.** See BASE FLOOD.

42 **ACCESSARY STRUCTURE.** Means the same as APPURTENANT STRUCTURE.

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1 **ACTUARIAL RATES.** See RISK PREMIUM RATES.  
2 **ADMINISTRATOR.** The Federal Insurance Administrator.  
3 **AGENCY.** The Federal Emergency Management Agency (FEMA).  
4 **APPEAL.** A request for review of the Floodplain Administrator's interpretation of any provision of  
5 this appendix or a request for a variance.  
6 **APPURTENANT STRUCTURE.** A structure that is on the same parcel of property as the  
7 principle structure to be insured and the use of which is incidental to the use of the principal  
8 structure.  
9 **AREA OF SPECIAL FLOOD HAZARD.** The land in the floodplain within the City of Saint  
10 Louis subject to a one percent or greater chance of flooding in any given year.  
11 **BASE FLOOD.** The flood having a one percent chance of being equaled or exceeded in any given  
12 year.  
13 **BASEMENT.** Any area of the structure having its floor subgrade (below ground level) on all sides.  
14 **BUILDING.** See STRUCTURE.  
15 **CHIEF EXECUTIVE OFFICER** or **CHIEF ELECTED OFFICIAL.** The Mayor of the City of  
16 Saint Louis.  
17 **COMMUNITY.** The City of Saint Louis, Missouri.  
18 **DEVELOPMENT.** Any man-made change to improved or unimproved real estate, including but  
19 not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading,  
20 paving, excavation or drilling operations, or storage of equipment or materials.  
21 **ELEVATED BUILDING.** For insurance purposes, a non-basement building which has its lowest  
22 elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or  
23 columns.  
24 **ELIGIBLE COMMUNITY** or **PARTICIPATING COMMUNITY.** A community for which the  
25 Administrator has authorized the sale of flood insurance under the National Flood Insurance  
26 Program (NFIP).  
27 **EXISTING CONSTRUCTION.** For the purposes of determining rates, structures for which the  
28 "start of construction" commenced before the effective date of the FIRM or before January 1, 1975,  
29 for FIRMs effective before that date. EXISTING CONSTRUCTION may also be referred to as  
30 EXISTING STRUCTURES.  
31 **EXISTING MANUFACTURED HOME PARK OR SUBDIVISION.** A manufactured home  
32 park or subdivision for which the construction of facilities for servicing the lots on which the  
33 manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the  
34 construction of streets, and either final site grading or the pouring of concrete pads) is completed  
35 before the effective date of the floodplain management regulations adopted by the City of Saint  
36 Louis.  
37 **EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION.**  
38 The preparation of additional sites by the construction of facilities for servicing the lots on which the  
39 manufactured homes are to be affixed (including the installation of utilities, the construction of  
40 streets, and either final site grading or the pouring of concrete pads).  
41 **FLOOD** or **FLOODING.** A general and temporary condition of partial or complete inundation of  
42 normally dry land areas from (1) the overflow of inland and/or (2) the unusual and rapid

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1 accumulation or runoff of surface waters from any source.  
2 **FLOOD BOUNDARY AND FLOODWAY MAP (FBFM).** An official map of a city on which  
3 the Administrator has delineated both special flood hazard areas and the designated regulatory  
4 floodway.  
5 **FLOOD ELEVATION DETERMINATION.** A determination by the Administrator of the water  
6 surface elevations of the base flood, that is, the flood level that has a one percent (1%) or greater  
7 chance of occurrence in any given year.  
8 **FLOOD ELEVATION STUDY.** An examination, evaluation and determination of flood hazards.  
9 **FLOOD FRINGE.** The area outside the floodway encroachment lines, but still subject to  
10 inundation by the regulatory flood.  
11 **FLOOD HAZARD BOUNDARY MAP (FHBM).** An official map of this city, issued by the  
12 Administrator, where the boundaries of the flood areas having special flood hazards have been  
13 designated as (unnumbered or numbered) A zones.  
14 **FLOOD INSURANCE RATE MAP (FIRM).** An official map of this city, on which the  
15 Administrator has delineated both the special flood hazard areas and the risk premium zones  
16 applicable to the city.  
17 **FLOOD INSURANCE STUDY (FIS).** An examination, evaluation and determination of flood  
18 hazards and, if appropriate, corresponding water surface elevations.  
19 **FLOODPLAIN. or FLOOD-PRONE AREA.** Any land area susceptible to being inundated by  
20 water from any source (see "flooding").  
21 **FLOODPLAIN ADMINISTRATOR.** A Missouri Licensed design professional as appointed by  
22 the Building Commissioner.  
23 **FLOODPLAIN MANAGEMENT.** The operation of an overall program of corrective and  
24 preventive measures for reducing flood damage, including but not limited to emergency  
25 preparedness plans, flood control works, and floodplain management regulations.  
26 **FLOODPLAIN MANAGEMENT REGULATIONS.** Ordinances, subdivision regulations,  
27 building codes, health regulations, special purpose ordinances (such as floodplain and grading  
28 ordinances) and other applications of police power. The term describes such state or local  
29 regulations, in any combination thereof, that provide standards for the purpose of flood damage  
30 prevention and reduction.  
31 **FLOODPROOFING.** Any combination of structural and nonstructural additions, changes, or  
32 adjustments to structures that reduce or eliminate flood damage to real estate or improved real  
33 property, water and sanitary facilities, or structures and their contents.  
34 **FLOODWAY or REGULATORY FLOODWAY.** The channel of a river or other watercourse and  
35 the adjacent land areas that must be reserved in order to discharge the base flood without  
36 cumulatively increasing the water surface elevation more than one (1) foot.  
37 **FLOODWAY ENCROACHMENT LINES.** The lines marking the limits of floodways on  
38 Federal, State and local floodplain maps.  
39 **FREEBOARD.** Freeboard is a factor of safety usually expressed in feet above a flood level for  
40 purposes of flood plain management. Freeboard tends to compensate for the many unknown factors  
41 that could contribute to flood heights greater than the height calculated for a selected size flood and  
42 floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of

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1 urbanization on the watershed. For purposes of this code, freeboard shall be at least one (1) foot  
2 above the base flood elevation.

3 **FUNCTIONALLY DEPENDENT USE.** A use that cannot perform its intended purpose unless it  
4 is located or carried out in close proximity to water. This term includes only docking facilities and  
5 facilities that are necessary for the loading and unloading of cargo or passengers, but does not  
6 include long-term storage or related manufacturing facilities.

7 **HIGHEST ADJACENT GRADE.** The highest natural elevation of the ground surface prior to  
8 construction next to the proposed walls of a structure.

9 **HISTORIC STRUCTURE.** Any structure that is (a) listed individually in the National Register of  
10 Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by  
11 the Secretary of the Interior as meeting the requirements for individual listing on the National  
12 Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to  
13 the historical significance of a registered historic district or a district preliminarily determined by the  
14 Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of  
15 historic places in states with historic preservation programs which have been approved by the  
16 Secretary of the Interior; or (d) individually listed on a local inventory of historic places in  
17 communities with historic preservation programs that have been certified either (1) by an approved  
18 state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the  
19 Interior in states without approved programs.

20 **LOWEST FLOOR.** The lowest floor of the lowest enclosed area, including basement. An  
21 unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or  
22 storage, in an area other than a basement area, is not considered a building's lowest floor, provided  
23 that such enclosure is not built so as to render the structure in violation of the applicable  
24 floodproofing design requirements of this code.

25 **MANUFACTURED HOME.** A structure, transportable in one or more sections, that is built on a  
26 permanent chassis and is designed for use with or without a permanent foundation when attached to  
27 the required utilities. The term "manufactured home" does not include a "recreational vehicle."

28 **MANUFACTURED HOME PARK OR SUBDIVISION.** A parcel (or contiguous parcels) of land  
29 divided into two or more manufactured home lots for rent or sale.

30 **MAP.** The Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM), or the Flood  
31 Boundary and Floodway Map (FBFM) for the City of Saint Louis, issued by the Federal Emergency  
32 Management Agency (FEMA).

33 **MARKET VALUE** or **FAIR MARKET VALUE.** An estimate of what is fair, economic, just and  
34 equitable value under normal local market conditions.

35 **MEAN SEA LEVEL.** For purposes of the National Flood Insurance Program (NFIP), the National  
36 Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on  
37 this city's Flood Insurance Rate Map (FIRM) are referenced.

38 **NEW CONSTRUCTION.** For the purposes of determining insurance rates, structures for which  
39 the "start of construction" commenced on or after the effective date of an initial FIRM or after  
40 December 31, 1974, whichever is later, and includes any subsequent improvements to such  
41 structures. For floodplain management purposes, "new construction" means structures for which the  
42 "start of construction" commenced on or after the effective date of the floodplain management

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1 regulations adopted by the City of Saint Louis and includes any subsequent improvements to such  
2 structures.

3 **NEW MANUFACTURED HOME PARK OR SUBDIVISION.** A manufactured home park or  
4 subdivision for which the construction of facilities for servicing the lot on which the manufactured  
5 homes are to be affixed (including at a minimum, the installation of utilities, the construction of  
6 streets, and either final site grading or the pouring of concrete pads) is completed on or after the  
7 effective date of floodplain management regulations adopted by the city.

8 **(NFIP).** The National Flood Insurance Program (NFIP).

9 **PARTICIPATING COMMUNITY** also known as an **ELIGIBLE COMMUNITY.** A  
10 community in which the Administrator has authorized the sale of flood insurance.

11 **PERSON.** Any individual or group of individuals, corporation, partnership, association, or any  
12 other entity, including Federal, State, and local governments and agencies.

13 **PRINCIPALLY ABOVE GROUND.** At least 51 percent (51%) of the actual cash value of the  
14 structure, less land value, is above ground.

15 **RECREATIONAL VEHICLE.** A vehicle which is (a) built on a single chassis; (b) four hundred  
16 (400) square feet or less when measured at the largest horizontal projections; (c) designed to be self-  
17 propelled or permanently towable by a light-duty truck; and (d) designed primarily not for use as a  
18 permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal  
19 use.

20 **REMEDY A VIOLATION.** To bring the structure or other development into compliance with  
21 Federal, State, or local floodplain management regulations; or, if this is not possible, to reduce the  
22 impacts of its noncompliance.

23 **RISK PREMIUM RATES.** Those rates established by the Administrator pursuant to individual  
24 city studies and investigations which are undertaken to provide flood insurance in accordance with  
25 Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial  
26 principles. RISK PREMIUM RATES include provisions for operating costs and allowances.

27 **SPECIAL FLOOD HAZARD AREA.** See AREA OF SPECIAL FLOOD HAZARD.

28 **SPECIAL HAZARD AREA.** An area having special flood hazards and shown on an FHBM,  
29 FIRM or FBFM as zones (unnumbered or numbered) A and AE.

30 **START OF CONSTRUCTION.** Includes substantial-improvements, and means the date the  
31 building permit was issued, provided the actual start of construction, repair, reconstruction,  
32 rehabilitation, addition placement, or other improvements were within one hundred eighty (180)  
33 days of the permit date. The actual start means either the first placement of permanent construction  
34 of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the  
35 construction of columns, any work beyond the stage of excavation, or the placement of a  
36 manufactured home on a foundation. Permanent construction does not include land preparation, such  
37 as clearing, grading and filling, the installation of streets and/or walkways, excavation for a  
38 basement, footings, piers, foundations, the erection of temporary forms, nor installation on the  
39 property of accessory structures, such as garages or sheds not occupied as dwelling units or not part  
40 of the main structure. For a substantial-improvement, the actual start of construction means the first  
41 alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that  
42 alteration affects the external dimensions of the building.

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1 **STATE COORDINATING AGENCY.** That agency of the state government, or other office  
2 designated by the governor of the state or by state statute at the request of the Administrator to assist  
3 in the implementation of the National Flood Insurance Program (NFIP) in that state.

4 **STRUCTURE.** For floodplain management purposes, a walled and roofed building, including a gas  
5 or liquid storage tank, that is principally above ground, as well as a manufactured home.  
6 **STRUCTURE** for insurance purposes, means a walled and roofed building, other than a gas or  
7 liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a  
8 manufactured home on a permanent foundation. For the latter purpose, the term includes a building  
9 while in the course of construction, alteration or repair, but does not include building materials or  
10 supplies intended for use in such construction, alteration or repair, unless such materials or supplies  
11 are within an enclosed building on the premises.

12 **SUBSTANTIAL-DAMAGE.** Damage of any origin sustained by a structure whereby the cost of  
13 restoring the structure to pre-damaged condition would equal or exceed 50 percent of the market  
14 value of the structure before the damage occurred.

15 **SUBSTANTIAL IMPROVEMENT.** Any reconstruction, rehabilitation, addition, or other  
16 improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market  
17 value of the structure before "start of construction" of the improvement. This term includes  
18 structures which have incurred "substantial-damage," regardless of the actual repair work performed.  
19 The term does not, however, include either (1) any project for improvement of a structure to correct  
20 existing violations of state or local health, sanitary, or safety code specifications that have been  
21 identified by the local code enforcement official and which are the minimum necessary to assure  
22 safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will  
23 not preclude the structure's continued designation as a "historic structure."

24 **VARIANCE.** A grant of relief by the city from the terms of a floodplain management regulation.  
25 Flood insurance requirements remain in place for any varied use or structure and cannot be varied by  
26 the city.

27 **VIOLATION.** The failure of a structure or other development to be fully compliant with the city's  
28 floodplain management regulations. A structure or other development without the elevation  
29 certificate, other certifications, or other evidence of compliance required by this appendix is  
30 presumed to be in violation until such time as that documentation is provided.

31 **WATER SURFACE ELEVATION.** The height, in relation to the National Geodetic Vertical  
32 Datum (NGVD) of 1929 (or other datum where specified) of floods of various magnitudes and  
33 frequencies in the floodplain.

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**SECTION G103**  
**GENERAL PROVISIONS**

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**G103.1. Lands to which this appendix applies.** This appendix shall apply to all lands within the jurisdiction of the City of Saint Louis identified as numbered and unnumbered A zones and AE zones, on the Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) dated July 17, 1979 as amended, and any future revisions thereto. In all areas covered by this appendix, no development shall be permitted except through the issuance of a floodplain development permit, granted by the Board of Aldermen or its duly designated representative under such safeguards and restrictions as the Board of Aldermen or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in Section G105.

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17

**G103.2. Floodplain Administrator.** A Missouri Licensed design professional as appointed by the Building Commissioner is hereby designated as the Floodplain Administrator.

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**G103.3 Compliance.** No development located within the special flood hazard areas of this community shall be located, extended, converted, or structurally altered without full compliance with the terms of this appendix and other applicable regulations.

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**G103.4 Abrogation and greater restrictions.** It is not intended by this appendix to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this appendix imposes greater restrictions, the provisions of this appendix shall prevail. All other ordinances inconsistent with this appendix are hereby repealed to the extent of the inconsistency only.

28

**G103.5 Interpretation.**

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In their interpretation and application, the provisions of this appendix shall be held to be minimum requirements, shall be liberally construed in favor of the governing body, and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

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**G103.6 Warning and disclaimer of liability.** The degree of flood protection required by this appendix is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This appendix does not imply that areas outside the floodway and flood fringe or land uses permitted within such areas will be free from flooding or flood damage. This appendix shall not create a liability on the part of the City of Saint Louis, any officer or employee thereof, for any flood damages that may result from reliance on this appendix or any administrative decision lawfully made thereunder.

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1 **G103.7 Severability.** If any section, clause, provision, or portion of this appendix is adjudged  
2 unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this appendix shall  
3 not be affected thereby.  
4

5 **G103.8 Certificate of flood plain status.** A Special Inspection of records to indicate whether a  
6 property is located within the flood plain area as designated by the Official Flood Plain Maps  
7 provided by FEMA (Federal Emergency Management Agency) to the City of St. Louis. This letter  
8 does not imply that the referenced property will or will not be free from flooding or damage. A  
9 property not in a Special Flood Hazard Area could be damaged by a flood greater than that predicted  
10 on the FIRM or from a local drainage problem not shown on the map. This letter does not create  
11 liability on the part of the City, or any officer or employee thereof, for any damage that results from  
12 reliance on this determination. The fee for this letter shall be as listed in Table 109.3.1.  
13

14 **SECTION G104**  
15 **ADMINISTRATION**  
16

17 **G104.1 Floodplain development permit.** A floodplain development permit shall be required for  
18 all proposed construction or other development, including the placement of manufactured homes, in  
19 the areas described in Section M103.1. No person, firm, corporation, or unit of government shall  
20 initiate any development or substantial-improvement or cause the same to be done without first  
21 obtaining a separate floodplain development permit for each structure or other development.  
22

23 **G104.2 Designation of floodplain administrator.** The Missouri licensed design professional as  
24 designated by the Building Commissioner is hereby appointed to administer and implement the  
25 provisions of this appendix.  
26

27 **G104.3 Duties and responsibilities of floodplain administrator.** The duties of the floodplain  
28 administrator shall include, but not be limited to:

- 29 1. Review of all applications for floodplain development permits to assure that sites are  
30 reasonably safe from flooding and that the floodplain development permit requirements of  
31 this appendix have been satisfied;
- 32 2. Review of all applications for floodplain development permits for proposed development to  
33 assure that all necessary permits have been obtained from Federal, State, or local  
34 governmental agencies from which prior approval is required by Federal, State, or local law;
- 35 3. Review all subdivision proposals and other proposed new development, including  
36 manufactured home parks or subdivisions, to determine whether such proposals will be  
37 reasonably safe from flooding;
- 38 4. Issue floodplain development permits for all approved applications;
- 39 5. Notify adjacent communities and the Missouri State Emergency Management Agency  
40 (SEMA) prior to any alteration or relocation of a watercourse, and submit evidence of such  
41 notification to the Federal Emergency Management Agency (FEMA);
- 42 6. Assure that the flood carrying capacity is not diminished and shall be maintained within the

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- 1 altered or relocated portion of any watercourse; and  
2 7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the  
3 lowest floor, including basement, of all new or substantially improved structures;  
4 8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the  
5 new or substantially improved non-residential structures have been floodproofed;  
6 9. When floodproofing techniques are utilized for a particular non-residential structure, the  
7 floodplain administrator shall require certification from a Missouri licensed design  
8 professional.  
9

10 **G104.4 Application for floodplain development permit.** To obtain a floodplain development  
11 permit, the applicant shall first file an application in writing on a form furnished for that purpose.  
12 Every floodplain development permit application shall:

- 13 1. Describe the land on which the proposed work is to be done by lot, block and tract, house  
14 and street address, or similar description that will readily identify and specifically locate the  
15 proposed structure or work;  
16 2. Identify and describe the work to be covered by the floodplain development permit;  
17 3. Indicate the use or occupancy for which the proposed work is intended;  
18 4. Indicate the assessed value of the structure and the fair market value of the improvement;  
19 5. Specify whether development is located in designated flood fringe or floodway;  
20 6. Identify the existing base flood elevation and the elevation of the proposed development;  
21 7. Give such other information as reasonably may be required by the floodplain administrator;  
22 8. Be accompanied by plans and specifications for proposed construction; and  
23 9. Be signed by the permittee or his authorized agent who may be required to submit evidence  
24 to indicate such authority.  
25

26 **SECTION G105**  
27 **PROVISIONS FOR FLOOD HAZARD REDUCTION**  
28

29 **G105.1 General standards.**

- 30 1. No permit for floodplain development shall be granted for new construction, substantial-  
31 improvements, and other improvements, including the placement of manufactured homes, within  
32 any numbered or unnumbered A zones and AE zones, unless the conditions of this section are  
33 satisfied.  
34 2. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the one  
35 hundred- (100) year flood; however, the base flood elevation is not provided. Development  
36 within unnumbered A zones is subject to all provisions of this appendix. If Flood Insurance  
37 Study data is not available, the community shall obtain, review, and reasonably utilize any base  
38 flood elevation or floodway data currently available from Federal, State, or other sources.  
39 3. Until a floodway is designated, no new construction, substantial improvements, or other  
40 development, including fill, shall be permitted within any numbered A zone or AE zone on the  
41 FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when  
42 combined with all other existing and anticipated development, will not increase the water surface

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1 elevation of the base flood more than one foot at any point within the community.

- 2 4. All new construction, subdivision proposals, substantial-improvements, prefabricated  
3 structures, placement of manufactured homes, and other developments shall require:
- 4 a. design or adequate anchorage to prevent flotation, collapse, or lateral movement of the  
5 structure resulting from hydrodynamic and hydrostatic loads, including the effects of  
6 buoyancy;
  - 7 b. construction with materials resistant to flood damage;
  - 8 c. utilization of methods and practices that minimize flood damages;
  - 9 d. all electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service  
10 facilities be designed and/or located so as to prevent water from entering or accumulating  
11 within the components during conditions of flooding;
  - 12 e. new or replacement water supply systems and/or sanitary sewage systems be designed to  
13 minimize or eliminate infiltration of flood waters into the systems and discharges from the  
14 systems into flood waters, and on-site waste disposal systems be located so as to avoid  
15 impairment or contamination; and
  - 16 f. subdivision proposals and other proposed new development, including manufactured home  
17 parks or subdivisions, located within special flood hazard areas are required to assure that:
    - 18 (1) all such proposals are consistent with the need to minimize flood damage;
    - 19 (2) all public utilities and facilities, such as sewer, gas, electrical, and water systems are  
20 located and constructed to minimize or eliminate flood damage;
    - 21 (3) adequate drainage is provided so as to reduce exposure to flood hazards; and
    - 22 (4) all proposals for development, including proposals for manufactured home parks and  
23 subdivisions, of five (5) acres or fifty (50) lots, whichever is lesser, include within such  
24 proposals base flood elevation data.

25 5. Storage, material, and equipment

- 26 a. The storage or processing of materials within the special flood hazard area that are in time of  
27 flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life  
28 is prohibited.
- 29 b. Storage of other material or equipment may be allowed if not subject to major damage by  
30 floods, if firmly anchored to prevent flotation, or if readily removable from the area within  
31 the time available after a flood warning.

32 6. Accessory Structures

33 Structures used solely for parking and limited storage purposes, not attached to any other  
34 structure on the site, of limited investment value, and not larger than four hundred (400) square  
35 feet, may be constructed at-grade and wet-floodproofed provided there is no human habitation or  
36 occupancy of the structure; the structure is of single-wall design; a variance has been granted  
37 from the standard floodplain management requirements of this appendix; and a floodplain  
38 development permit has been issued.

39  
40 **G105.2 Specific standards.**

- 41 1. In all areas identified as numbered and unnumbered A zones and AE zones, where base flood  
42 elevation data have been provided, as set forth in Section G105.1 A(2), the following provisions

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1 are required:

- 2 a. **Residential Construction.** New construction or substantial-improvement of any  
3 residential structures, including manufactured homes, shall have the lowest floor,  
4 including basement, elevated to or above one (1) foot above base flood elevation.
- 5 b. **Non-Residential Construction.** New construction or substantial-improvement of any  
6 commercial, industrial, or other non-residential structures, including manufactured homes,  
7 shall have the lowest floor, including basement, elevated to or above one (1) foot above the  
8 base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed  
9 so that below the base flood elevation the structure is watertight with walls substantially  
10 impermeable to the passage of water and with structural components having the capability of  
11 resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered  
12 professional engineer or architect shall certify that the standards of this subsection are  
13 satisfied. Such certification shall be provided to the Floodplain Administrator as set  
14 forth in Section G104.3 (9).
- 15 c. Require, for all new construction and substantial-improvements, that fully enclosed areas  
16 below lowest floor used solely for parking of vehicles, building access, or storage in an area  
17 other than a basement and that are subject to flooding shall be designed to automatically  
18 equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of  
19 floodwaters. Designs for meeting this requirement must either be certified by a registered  
20 professional engineer or architect or meet or exceed the following minimum criteria:
- 21 (1) A minimum of two (2) openings having a total net area of not less than one (1)  
22 square inch for every square foot of enclosed area subject to flooding shall be provided;  
23 and
- 24 (2) the bottom of all openings shall be no higher than one (1) foot above grade.  
25 Openings may be equipped with screens, louvers, valves, or other coverings or devices  
26 provided that they permit the automatic entry and exit of floodwaters.

27  
28 **G105.3 Manufactured homes.**

- 29 1. All manufactured homes to be placed within all unnumbered and numbered A zones and AE  
30 zones, on the community's FIRM shall be required to be installed using methods and  
31 practices that minimize flood damage. For the purposes of this requirement, manufactured  
32 homes must be elevated and anchored to resist flotation, collapse, or lateral movement.  
33 Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to  
34 ground anchors.
- 35 2. Require manufactured homes that are placed or substantially improved within unnumbered  
36 or numbered A zones and AE zones, on the community's FIRM on sites:
- 37 a. outside of manufactured home park or subdivision;  
38 b. in a new manufactured home park or subdivision;  
39 c. in an expansion to and existing manufactured home park or subdivision; or  
40 d. in an existing manufactured home park or subdivision on which a manufactured  
41 home has incurred substantial-damage as the result of a flood, be elevated on a  
42 permanent foundation such that the lowest floor of the manufactured home is elevated to

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1 or above one (1) foot above the base flood elevation and be securely attached to an  
2 adequately anchored foundation system to resist flotation, collapse, and lateral  
3 movement.

- 4 3. Require that manufactured homes to be placed or substantially improved on sites in an  
5 existing manufactured home park or subdivision within all unnumbered and numbered A  
6 zones and AE zones, on the community's FIRM, that are not subject to the provisions of  
7 Section G105.3 (2) of this appendix, be elevated so that either:  
8 a. the lowest floor of the manufactured home is at or above one (1) foot above the base  
9 flood level; or  
10 b. the manufactured home chassis is supported by reinforced piers or other foundation  
11 elements of at least equivalent strength that are no less than thirty-six (36) inches in  
12 height above grade and be securely attached to an adequately anchored foundation  
13 system to resist flotation, collapse, and lateral movement.

14  
15 **G105.4 Floodway.** Located within areas of special flood hazard established in Section G103.1 are  
16 areas designated as floodways. Since the floodway is an extremely hazardous area due to the  
17 velocity of flood waters that carry debris and potential projectiles, the following provisions shall  
18 apply:

- 19 1. The community shall select and adopt a regulatory floodway based on the principle that the  
20 area chosen for the regulatory floodway must be designed to carry the waters of the base flood  
21 without increasing the water surface elevation of that flood more than one (1) foot at any point.  
22 2. The community shall prohibit any encroachments, including fill, new construction,  
23 substantial- improvements, and other development within the adopted regulatory floodway  
24 unless it has been demonstrated through hydrologic and hydraulic analyses performed in  
25 accordance with standard engineering practice that the proposed encroachment would not result  
26 in any increase in flood levels within the community during the occurrence of the base flood  
27 discharge.  
28 3. If Section G105.4 (2) is satisfied, all new construction and substantial-improvements shall  
29 comply with all applicable flood hazard reduction provisions of Section G105.  
30 4. In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base  
31 flood elevation or floodway data currently available from Federal, State, or other sources as set  
32 forth in Section G105.1 (2).

33  
34 **G105.5 Recreational vehicles.**

- 35 1. Require that recreational vehicles placed on sites within all unnumbered and numbered A  
36 zones and AE zones on the community's FIRM either:  
37 a. be on the site for fewer than one hundred eighty (180) consecutive days, or  
38 b. be fully licensed and ready for highway use; or  
39 c. meet the permitting, elevation, and the anchoring requirements for manufactured homes of  
40 this appendix.

41 A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to  
42 the site only by quick-disconnect type utilities and security devices, and has no permanently attached

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1 additions.  
2

3 **SECTION G106**  
4 **FLOODPLAIN MANAGEMENT VARIANCE PROCEDURES**  
5

6 **G106.1 Establishment of appeal board.** The Board of Building Appeals as established by City of  
7 Saint Louis shall hear and decide appeals and requests for variances from the floodplain  
8 management requirements of this appendix.  
9

10 **G106.2 Responsibility of appeal board.** Where an application for a floodplain development  
11 permit or request for a variance from the floodplain management regulations is denied by the  
12 floodplain administrator, the applicant may apply for such floodplain development permit or  
13 variance directly to the Appeal Board, as defined in Section G106.1.

14 The Board of Building Appeals shall hear and decide appeals when it is alleged that there is an  
15 error in any requirement, decision, or determination made by the floodplain administrator in the  
16 enforcement or administration of this appendix.  
17

18 **G106.3 Further appeals.** Any person aggrieved by the decision of the Board of Building Appeals  
19 may appeal such decision to the Circuit Court as provided in state statute.  
20

21 **G106.4 Floodplain management variance criteria.** In passing upon such applications for  
22 variances, the Board of Building Appeals shall consider all technical data and evaluations, all  
23 relevant factors, standards specified in other sections of this appendix, and the following criteria:

- 24 1. The danger to life and property due to flood damage;
- 25 2. The danger that materials may be swept onto other lands to the injury of others;
- 26 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of  
27 such damage on the individual owner;
- 28 4. The importance of the services provided by the proposed facility to the city;
- 29 5. The necessity to the facility of a waterfront location, where applicable;
- 30 6. The availability of alternative locations, not subject to flood damage, for the proposed use;
- 31 7. The compatibility of the proposed use with existing and anticipated development;
- 32 8. The relationship of the proposed use to the comprehensive plan and floodplain management  
33 program for that area;
- 34 9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- 35 10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood  
36 waters, if applicable, expected at the site; and,
- 37 11. The costs of providing governmental services during and after flood conditions, including  
38 maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and  
39 water systems; streets; and bridges.  
40

41 **G106.5 Conditions for approving floodplain management variances.**

- 42 1. Generally, variances may be issued for new construction and substantial-improvements to be

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1 erected on a lot of one-half (1/2) acre or less in size contiguous to and surrounded by lots with  
2 existing structures constructed below the base flood level, providing items 2 through 6 below  
3 have been fully considered. As the lot size increases beyond the one-half (1/2) acre, the  
4 technical justification required for issuing the variance increases.

5 2. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures  
6 listed on the National Register of Historic Places, the State Inventory of Historic Places, or  
7 local inventory of historic places upon determination provided the proposed activity will not  
8 preclude the structure's continued historic designation.

9 3. Variances shall not be issued within any designated floodway if any increase in flood levels  
10 during the base flood discharge would result.

11 4. Variances shall only be issued upon a determination that the variance is the minimum  
12 necessary, considering the flood hazard, to afford relief.

13 5. Variances shall only be issued upon (a) a showing of good and sufficient cause, (b) a  
14 determination that failure to grant the variance would result in exceptional hardship to the  
15 applicant, and (c) a determination that the granting of a variance will not result in increased  
16 flood heights, additional threats to public safety, extraordinary public expense, create  
17 nuisances, cause fraud on or victimization of the public, or conflict with existing local laws  
18 or appendices.

19 6. The City of Saint Louis shall notify the applicant in writing over the signature of a city  
20 official that (1) the issuance of a variance to construct a structure below base flood level will  
21 result in increased premium rates for flood insurance up to amounts as high as twenty-five  
22 dollars (\$25) for one hundred dollars (\$100) of insurance coverage and (2) such construction  
23 below the base flood level increases risks to life and property. Such notification shall be  
24 maintained with the record of all variance actions as required by this appendix.  
25

26 **G106.6. Conditions for approving variances for accessory structures.** Any variance granted for  
27 an accessory structure shall be decided individually based on a case by case analysis of the building's  
28 unique circumstances. Variances granted shall meet the following conditions as well as those criteria  
29 and conditions set forth in Sections G106.4 and G106.5 of this appendices.

30 In order to minimize flood damages during the one hundred- (100) year flood and the threat to  
31 public health and safety, the following conditions shall be included for any variance issued for  
32 accessory structures that are constructed at-grade and wet-floodproofed.

33 1. Use of the accessory structures must be solely for parking and limited storage purposes in  
34 zone A only as identified on the city's Flood Insurance Rate Map (FIRM).

35 2. For any new or substantially damaged accessory structures, the exterior and interior building  
36 components and elements (i.e., foundation, wall framing, exterior and interior finishes,  
37 flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in  
38 accordance with Section G105.1(4)(b) of this appendix.

39 3. The accessory structures must be adequately anchored to prevent flotation, collapse, or  
40 lateral movement of the structure in accordance with Section G105.1 (4)(a) of this appendix.  
41 All of the building's structural components must be capable of resisting specific flood-related  
42 forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.

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- 1 4. Any mechanical, electrical, or other utility equipment must be located above the base flood  
2 elevation or floodproofed so that they are contained within a watertight, floodproofed  
3 enclosure that is capable of resisting damage during flood conditions in accordance with  
4 Section G105.1 (4)(d).
- 5 5. The accessory structures must meet all National Flood Insurance Program (NFIP) opening  
6 requirements. The NFIP requires that enclosure or foundation walls, subject to the one  
7 hundred- (100) year flood, contain openings that will permit the automatic entry and exit of  
8 flood waters in accordance with Section G105.2 (1)(c).
- 9 6. The accessory structures must comply with the floodplain management floodway  
10 encroachment provisions of Section G105.4 D(2). No variances may be issued for accessory  
11 structures within any designated floodway, if any increase in flood levels would result during  
12 the one hundred- (100) year flood.
- 13 7. Equipment, machinery, or other contents must be protected from any flood damage.
- 14 8. No disaster relief assistance under any program administered by any Federal agency shall be  
15 paid for any repair or restoration costs of the accessory structures.
- 16 9. The city shall notify the applicant in writing over the signature of a city official that (1) the  
17 issuance of a variance to construct a structure below base flood level will result in increased  
18 premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25) for one  
19 hundred dollars (\$100) of insurance coverage and (2) such construction below the base flood  
20 level increases risks to life and property. Such notification shall be maintained with the  
21 record of all variance actions as required by this appendix.
- 22 10. Wet-floodproofing construction techniques must be reviewed and approved by the city and  
23 registered professional engineer or architect prior to the issuance of any floodplain  
24 development permit for construction.

25  
26 **SECTION G107**  
27 **PENALTIES FOR VIOLATION.**  
28

29 **G107.1 Scope.** Violation of the provisions of this appendix or failure to comply with any of its  
30 requirements (including violations of conditions and safeguards established in connection with  
31 granting of variances) shall constitute a misdemeanor. Any person who violates this appendix or  
32 fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than  
33 five hundred dollars (\$500), and in addition, shall pay all costs and expenses involved in the case.  
34 Each day such violation continues shall be considered a separate offense. Nothing herein contained  
35 shall prevent the City of Saint Louis or other appropriate authority from taking such other lawful  
36 action as is necessary to prevent or remedy any violation.  
37

38 **SECTION G108**  
39 **AMENDMENTS**  
40

41 **G108.1 Scope.** The regulations, restrictions, and boundaries set forth in this appendix time to time  
42 be amended, supplemented, changed, or appealed to reflect any and all changes in the National

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1 Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until  
2 after a public hearing in relation thereto, at which parties of interest and citizens shall have an  
3 opportunity to be heard. Notice of the time and place of such hearing shall be published in a  
4 newspaper of general circulation in the City of Saint Louis. At least twenty (20) days shall elapse  
5 between the date of this publication and the public hearing. A copy of such amendments will be  
6 provided to the Region VII office of the Federal Emergency Management Agency (FEMA). The  
7 regulations of this appendix are in compliance with the National Flood Insurance Program (NFIP)  
8 regulations.

9 The degree of flood protection required by this appendix is considered reasonable for regulatory  
10 purposes and is based on engineering and scientific methods of study. Larger floods may occur on  
11 rare occasions or the flood heights may be increased by man-made or natural causes, such as ice  
12 jams and bridge openings restricted by debris. This appendix does not imply that areas outside the  
13 floodway and flood fringe or land uses permitted within such areas will be free from flooding or  
14 flood damage. This appendix shall not create a liability on the part of the City of Saint Louis, any  
15 officer or employee thereof, for any flood damages that may result from reliance on this appendix or  
16 any administrative decision lawfully made thereunder.

17  
18 *Change Section H101.2 to read as follows:*

19 **H101.2 New signs.** A new sign shall not hereafter be placed, erected, constructed, altered or  
20 maintained except as provided herein, and until a permit has been issued by the building official. All  
21 signs controlled and regulated by the Zoning Ordinance of the City of Saint Louis, or this code, shall  
22 require building permits.

23 **Exceptions**

- 24 1. Ground-mounted political or campaign signs, thirty-two (32) square feet or less in area,  
25 erected on any private property no earlier than sixty (60) days prior to the primary, and removed  
26 within thirty (30) days after the general election. Violation of this exception will result in a  
27 seven (7) day citation letter directed to the owner(s) of the property.  
28 2. Temporary signs announcing the sale of property.  
29 3. The changing of moveable parts of an approved sign that is designed for such changes, or the  
30 repainting or repositioning of display matter shall not be deemed an alteration.

31  
32 *Add Sections H101.3 through H101.5 to read as follows:*

33 **H101.3 Permit required.** No person shall erect, construct, or maintain any sign described in this  
34 chapter until a permit for said sign has been issued by the building official. An application for said  
35 permit shall be filed with the building official accompanied by construction documents and  
36 specifications showing dimensions, materials and details of the proposed sign. Until all the  
37 provisions of this chapter relating to such sign have been complied with and the prescribed fee for  
38 such permit has been paid to the building official, a permit shall not be issued.

39  
40 **H101.3.1 Permit fees.** Permit fees for all signs shall be charged at the rate listed in Table  
41 109.3.2.  
42

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1 **H101.4 Additional application information.** All additional application information as required to  
2 evaluate the sign's conformance with the Zoning Ordinance of the City of Saint Louis shall be  
3 provided.  
4

5 **H101.5 Removal.** The building official is authorized to order the removal of any sign that is not  
6 maintained in accordance with the provisions of this code. The removal of any sign, including  
7 billboards, shall not require a demolition permit, but shall require a building permit to alter the sign  
8 by removal, and shall not be subject to review by the Cultural Resource Office.  
9

10 *Change Section H114.1 to read as follows:*

11 **H114.1 In street or sidewalk area.** Portable signs shall not be located on public streets or  
12 sidewalk areas. Enforcement of this shall be by the Street Department.  
13

14 ***SECTION FOUR....PENALTY CLAUSE***  
15 7

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

24 ***SECTION FIVE....SAVINGS CLAUSE***

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

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1    **SECTION SIX....EMERGENCY CLAUSE**

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

5    **SECTION SEVEN....CODIFIED**    It is the intent of the Board of Aldermen that Sections Two,  
6    Three and Four of this ordinance be codified in the Revised Code of the City of Saint Louis.