

1 **ORDINANCE NO. 70796**

2 **BOARD BILL NO. 55 INTRODUCED BY ALDERMAN TERRY KENNEDY**

3 **ALDERWOMAN CHRISTINE INGRASSIA**

4

5 An Ordinance adopting the 2018 International Fire Code with amendments, including  
6 Appendices B and C; repealing Ordinance 69600; and containing a penalty clause,  
7 severability clause, savings clause, and emergency clause.

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

9 **SECTION ONE. REPEAL.** Ordinance 69600, approved November 11, 2013,  
10 which adopted the 2009 International Fire Code, is hereby repealed.

11 **SECTION TWO. ADOPTION.** The 2018 International Fire Code as published by  
12 the International Code Council, Inc., one copy of which is on file in the Office of the Register  
13 of the City of Saint Louis, being marked and designated as the International Fire Code,  
14 including Appendices B, C and N, is hereby adopted as the Fire Code of the City of Saint  
15 Louis, in the State of Missouri, pursuant to this Ordinance and in conformity with Section  
16 71.943 RSMo, for the control of buildings and structures as herein provided; and that each  
17 and all of the regulations, provisions, penalties, conditions, and terms of said Fire Code are  
18 hereby referred to, adopted, and made a part hereto as if fully set out in this Ordinance with  
19 the amendments prescribed in Section Three of this Ordinance. If differences occur  
20 between a provision modified by this Ordinance and a provision adopted without

1 modifications, then the modified provision shall control.

2 **SECTION THREE. AMENDMENTS.** The 2018 International Fire Code is  
3 amended in the following respects:

4 **CHAPTER 1 IS AMENDED AS FOLLOWS:**

5 Delete Chapter 1 as published in its entirety.

6 Add a new Chapter 1 to read as follows:

7 **CHAPTER 1**

8 **SCOPE AND ADMINISTRATION**

9 **SECTION 101**

10 **SCOPE AND GENERAL REQUIREMENTS**

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

13 **101.2 Scope.** This code establishes regulations affecting or relating to structures, processes,  
14 and premises and safeguards regarding:

- 15 1. The hazard of fire and explosion arising from the storage, handling, or use of  
16 structures, materials, or devices;
- 17 2. Conditions hazardous to life, property, or public welfare in the occupancy of  
18 structures or premises;



1 **APPLICABILITY**

2 **102.1 Construction and design provisions.** The construction and design provisions of this  
3 code shall apply to:

- 4 1. Structures, facilities, and conditions arising after the adoption of this code.
- 5 2. Existing structures, facilities, and conditions not legally in existence at the time of  
6 adoption of this code.
- 7 3. Existing structures, facilities, and conditions which, in the opinion of the fire official,  
8 constitute a distinct hazard to life or property.

9 **102.1.1 Existing Buildings.** The legal occupancy of any structure existing on the date of  
10 the adoption of this code shall be permitted to continue without change, except as is  
11 specifically covered in this code, the Building Code, the Existing Building Code, or the  
12 Property Maintenance Code, or as deemed necessary by the building official for the  
13 general safety and welfare of the occupants and the public.

14 **102.2 Administrative, operational, and maintenance provisions.** The administrative,  
15 operational, and maintenance provisions of this code shall apply to:

- 16 1. Conditions and operations arising after the adoption of this code.
- 17 2. Existing conditions and operations.

18 **102.3 Change of use or occupancy.** No change shall be made in the use or occupancy of  
19 any structure that would place the structure in a different division of the same group or  
20 occupancy or in a different group of occupancies unless such structure is made to comply

1 with the requirements of this code, the Building Code, and the Existing Building Code.  
2 Subject to the approval of the building official, the use or occupancy of an existing structure  
3 shall be permitted to be changed and the structure allowed to be occupied for purposes in  
4 other groups without conforming to all the requirements of this code, the Building Code, and  
5 the Existing Building Code for those groups provided the new or proposed use falls under a  
6 lower hazard category than the existing use per Chapter 10 of the Existing Building Code.

7 **102.4 Application of Building Code.** The design and construction of new structures shall  
8 comply with the Building Code and enforced by the building official and any alterations,  
9 additions, changes in use, or changes in structures required by this code which are within the  
10 scope of the Existing Building Code shall be made in accordance therewith and enforced by  
11 the building official.

12 **102.5 Application of residential code.** Where structures are designed and constructed in  
13 accordance with the Residential Code for One- and Two-family Dwellings, the provisions of  
14 this code shall apply as follows:

15 1. Construction and design provisions: Provisions of this code pertaining to the exterior  
16 of the structure shall apply including, but not limited to, premises identification, fire  
17 apparatus access and water supplies. Where interior or exterior systems or devices  
18 are installed, building or construction permits required by Section 105.7 of this code  
19 shall also apply.

20 2. Administrative, operational, and maintenance provisions: All such provisions of this  
21 code shall apply.

1 **102.6 Historic buildings.** The provisions of this code relating to the construction, alteration,  
2 repair, enlargement, restoration, relocation, or moving of buildings or structures shall not be  
3 mandatory for existing buildings or structures designated as historic buildings, landmarks, or  
4 contributing resources to a historic district by state or national jurisdictions or City of Saint  
5 Louis ordinances when such buildings or structures do not constitute a distinct hazard to life  
6 or property. Fire protection in designated historic buildings and structures shall be provided  
7 in accordance with an approved fire protection plan.

8 **102.7 Referenced codes and standards.** The codes and standards referenced in this code  
9 shall be considered part of the requirements of this code to the prescribed extent of each such  
10 reference. Where differences occur between provisions of this code and referenced  
11 standards, the provisions of this code shall apply. Reference standards shall be permitted to  
12 be updated by rule making authority of the building official.

13 **102.8 Subjects not regulated by this code.** Where no applicable standards or requirements  
14 are set forth in this code, or are contained within other laws, codes, regulations, ordinances,  
15 or bylaws adopted by the City of Saint Louis, compliance with applicable standards of the  
16 National Fire Protection Association or other nationally recognized fire safety standards, as  
17 approved, shall be deemed as prima facie evidence of compliance with the intent of this code.  
18 Nothing herein shall derogate from the authority of the fire official to determine compliance  
19 with codes or standards for those activities or installations within the fire official's  
20 jurisdiction or responsibility.

21 **102.9 Matters not provided for.** Requirements that are essential for the public safety of an

1 existing or proposed activity, building, or structure, or for the safety of the occupants thereof  
2 which are not specifically provided for by this code shall be determined by the fire official.

3 **102.10 Conflicting provisions.** Where there is a conflict between a general requirement and  
4 a specific requirement, the specific requirement shall be applicable. Where, in a specific  
5 case, different sections of this code specify different materials, methods of construction, or  
6 other requirements, the most restrictive shall govern.

7 **102.11 Other laws.** The provisions of this code shall not be deemed to nullify any  
8 provisions of local, state, or federal law.

9 **102.12 Application of references.** References to chapter or section numbers or to  
10 provisions not specifically identified by number shall be construed to refer to such chapter,  
11 section, or provision of this code.

## 12 SECTION 103

### 13 FIRE SAFETY UNIT

14 **103.1 General.** The Fire Safety Unit is established within the City of Saint Louis under the  
15 direction of the Director of Public Safety and the Building Commissioner. The function of  
16 the Fire Safety Unit shall be the implementation, administration, and enforcement of the  
17 provisions of this code.

18 **103.2 Appointment.** The fire official shall be appointed under the rules of the Civil Service

1 Commission.

2 **103.3 Organization.** The fire official shall appoint such number of officers, technical  
3 assistants, inspectors and other employees as is necessary for the administration of this code  
4 and as authorized by the appointing authority.

5 **103.3.1 Deputy.** The fire official is authorized to designate an employee as deputy who  
6 shall exercise all of the powers of the fire official during the temporary absence or  
7 disability of the fire official.

8 **103.3.2 Restriction of employees.** An official or employee connected with the  
9 enforcement of this code, except one whose only connection is that of a member of the  
10 Board of Building Appeals established under the Building Code, shall not be engaged in  
11 or directly or indirectly connected with the furnishing of labor, materials, or appliances  
12 for the construction, alteration, or maintenance of a building or the preparation of  
13 construction documents thereof unless that person is the owner of the building or a first  
14 degree relative of the owner of the building; nor shall such officer or employee engage in  
15 any work which conflicts with official duties or with the interests of the Division of  
16 Building and Inspection.

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

20 **103.4 Relief from personal responsibility.** The building/fire official or employee charged



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

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

15 **SECTION 104**

16 **GENERAL AUTHORITY AND RESPONSIBILITIES**

17 **104.1 General.** The fire official is hereby authorized to enforce the provisions of this code  
18 and shall have the authority to render interpretations of this code and to adopt policies,  
19 procedures, rules, and regulations in order to clarify the application of its provisions. Such  
20 interpretations, policies, procedures, rules, and regulations shall be in compliance with the

1 intent and purpose of this code and shall not have the effect of waiving requirements  
2 specifically provided for in this code.

3 **104.1.1 Enforcement:** For purposes of the referenced sections, the designated  
4 enforcement agency shall be considered to be the "fire official" when used in that section.

5 Chapter 3 (except sections 303, 305, 307, and 309): The Division of Building &  
6 Inspection Fire Safety Unit

7 Sections 303, 305, 307, and 309: The Saint Louis Fire Department

8 Chapter 4 (except sections 403.2.3, 403.2.4, 403.12.1 and 403.12.3): The Saint Louis  
9 Fire Department

10 Section 403.2.3, 403.2.4, 403.12.1 and 403.12.3: The Division of Building &  
11 Inspection Fire Safety Unit

12 Chapter 5: The Saint Louis Fire Department

13 Chapter 6 (except Sections 604, 607 and 608): The Division of Building &  
14 Inspection Mechanical Section

15 Sections 604, 607 and 608: The Division of Building & Inspection Fire Safety  
16 Unit

17 Chapter 7: The Division of Building & Inspection Plan Exam Section and Fire Safety  
18 Unit

19 Chapter 8: The Division of Building & Inspection Plan Exam Section and Fire Safety  
20 Unit

21 Chapter 9 (except sections 901.7, 912 and 916): The Division of Building &

1            Inspection

2            Sections 901.7, 912 and 916: The Saint Louis Fire Department

3            Chapter 10: The Division of Building & Inspection Plan Exam Section and Fire

4            Safety Unit

5            Chapter 11: DELETED - See the Existing Building Code.

6            Chapters 12: The Division of Building & Inspection Electrical Inspection Section

7            Chapters 13 through 19 are reserved.

8            Chapter 20: The Saint Louis Fire Department

9            Chapter 21: The Saint Louis Fire Department

10           Chapter 22: The Saint Louis Fire Department

11           Chapter 23: The Saint Louis Fire Department

12           Chapter 24: The Saint Louis Fire Department

13           Chapter 25 (except section 2504.5): The Saint Louis Fire Department

14           Section 2504.5: The Division of Building & Inspection Mechanical Section

15           Chapter 26: The Saint Louis Fire Department

16           Chapter 27: The Saint Louis Fire Department

17           Chapter 28: The Saint Louis Fire Department

18           Chapter 29: The Saint Louis Fire Department

19           Chapter 30: The Division of Building & Inspection Mechanical Section

20           Chapter 31: The Division of Building & Inspection Fire Safety Unit

21           Chapter 32: The Saint Louis Fire Department

22           Chapter 33 (except section 3305, 3306, 3307, 3310, and 3317): The Division of

1	Building & Inspection Fire Safety Unit
2	Sections 3305, 3306, 3307, 3310, and 3317: The Saint Louis Fire Department
3	Chapter 34: The Saint Louis Fire Department
4	Chapter 35: The Saint Louis Fire Department
5	Chapter 36: The Saint Louis Fire Department
6	Chapter 37: The Saint Louis Fire Department
7	Chapter 38: The Saint Louis Fire Department
8	Chapter 39: The Saint Louis Fire Department
9	Chapters 40 through 49 are reserved.
10	Chapter 50: The Saint Louis Fire Department
11	Chapter 51: The Saint Louis Fire Department
12	Chapter 53 (except sections 5306 and 5307):.The Saint Louis Fire Department
13	Sections 5306 and 5307: The Division of Building & Inspection Mechanical
14	Section
15	Chapter 54: The Saint Louis Fire Department
16	Chapter 55: The Saint Louis Fire Department
17	Chapter 56: The Saint Louis Fire Department
18	Chapter 57: The Saint Louis Fire Department
19	Chapter 58: The Saint Louis Fire Department
20	Chapter 59: The Saint Louis Fire Department
21	Chapter 60: The Saint Louis Fire Department
22	Chapter 61: The Saint Louis Fire Department

- 1 Chapter 62: The Saint Louis Fire Department
- 2 Chapter 63: The Saint Louis Fire Department
- 3 Chapter 64: The Saint Louis Fire Department
- 4 Chapter 65: The Saint Louis Fire Department
- 5 Chapter 66: The Saint Louis Fire Department
- 6 Chapter 67: The Saint Louis Fire Department

7 **104.1.2 Rule making authority.** The Building Commissioner shall have authority as  
8 necessary in the interest of public health, safety, and general welfare to adopt and  
9 promulgate rules and regulations to interpret and implement the provisions of this code,  
10 to secure the intent thereof, and to designate requirements applicable because of local  
11 climatic or other conditions. Such rules shall not have the effect of waiving structural or  
12 fire performance requirements specifically provided for in this code or violating accepted  
13 engineering practice involving public safety.

14 **104.2 Applications and permits.** The fire official is authorized to receive applications,  
15 review construction documents, and issue permits for construction regulated by this code;  
16 issue permits for operations regulated by this code; inspect the premises for which such  
17 permits have been issued; and enforce compliance with the provisions of this code.

18 **104.3 Right of entry.** Whenever it is necessary to make an inspection to enforce the  
19 provisions of this code or whenever the fire official has reasonable cause to believe that there  
20 exists in a building or upon any premises any condition or violation of this code which makes  
21 the building or premises unsafe, dangerous, or hazardous, the fire official shall have the

1 authority to enter the building or premises at all reasonable times to inspect or to perform the  
2 duties imposed upon the fire official by this code. If such building or premises is occupied,  
3 the fire official shall present credentials to the occupant and request entry. If such structure  
4 or premises is unoccupied, the code official shall first make a reasonable effort to locate the  
5 owner or other person having charge or control of the building or premises and request entry.  
6 If entry is refused, the building official has recourse to every remedy provided by law to  
7 secure entry.

8 **104.3.1 Warrant.** When the fire official has first obtained a proper inspection warrant or  
9 other remedy provided by law to secure entry, an owner or occupant or person having  
10 charge, care, or control of the building or premises shall not fail or neglect, after proper  
11 request is made as herein provided, to permit entry therein by the fire official for the  
12 purpose of inspection and examination pursuant to this code.

13 **104.4 Identification.** The fire official shall carry proper identification when inspecting  
14 buildings, structures, or premises in the performance of duties under this code.

15 **104.5 Notices and orders.** The fire official shall issue such notices or orders as are required  
16 to affect compliance with this code.

17 **104.6 Official records:** The fire official shall keep official records as required by Sections  
18 104.6.1 through 104.6.4. Such official records shall be retained for not less than three years,  
19 unless otherwise provided by other regulations.

20 **104.6.1 Approvals.** A record of approvals granted shall be maintained by the fire

1 official and shall be available for public inspection during business hours in accordance  
2 with applicable laws.

3 **104.6.2 Inspections.** The fire official shall keep a record of each inspection made,  
4 including notices and orders issued, showing the findings and dispositions of each.

5 **104.6.3 Fire records.** The Saint Louis Fire Department shall keep a record of fires  
6 occurring within the City of Saint Louis and of facts concerning the same, including  
7 statistics as to the extent of such fires and the damage caused thereby together with other  
8 information as required by the fire official.

9 **104.6.4 Administrative.** Application for modification, alternative methods of materials,  
10 and the final decision of the fire official shall be in writing and shall be officially  
11 recorded in the permanent records of the fire official.

12 **104.7 Approved materials and equipment.** Materials, equipment, and devices approved by  
13 the fire official shall be constructed and installed in accordance with such approval.

14 **104.7.1 Used materials and equipment.** The use of used materials which meet the  
15 requirements of this code for new materials is permitted. Used equipment and devices  
16 shall not be reused unless they have been reconditioned, tested, and placed in good and  
17 proper working condition and approved by the building official.

18 **104.7.2 Technical assistance.** To determine the acceptability of technologies, processes,  
19 products, facilities, materials, and uses attending the design, operation, or use of a

1 building or premises subject to inspection by the fire official, the fire official is  
2 authorized to require the owner or agent to provide, without charge to the City of Saint  
3 Louis, a technical opinion and report. The opinion and report shall be prepared by a  
4 qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable  
5 to the code official and shall analyze the fire safety properties of the design, operation, or  
6 use of the building or premises and the facilities and appurtenances situated thereon to  
7 recommend necessary changes. The fire official is authorized to require design submittal  
8 to be prepared by and bear the seal, signature, and date of a licensed design professional.

9 **104.8 Modifications.** Wherever there are practical difficulties involved in carrying out  
10 provisions of this code, the fire official shall have the authority to grant modifications for  
11 individual cases upon application of the owner or owner's representative, provided the fire  
12 official shall first find that special individual reason makes the strict letter of this code  
13 impractical, that the modification is in compliance with the intent and purpose of this code,  
14 and that such modification does not lessen health, accessibility, life and fire safety, or  
15 structural requirements. The details of action granting modifications shall be recorded and  
16 entered in the files of the Division of Building and Inspection.

17 **104.9 Alternative methods and materials.** The provisions of this code are not intended to  
18 prevent the installation of any material or prohibit any method of construction not  
19 specifically prescribed for in this code, provided that any such alternative has been approved.  
20 The fire official is authorized to approve an alternative material or method of construction  
21 where the fire official finds that the proposed design is satisfactory and complies with the



1 intent of the provisions of this code, and that the material, method, or work offered is, for the  
2 purpose intended, at least the equivalent of that prescribed in this code in quality, strength,  
3 effectiveness, fire resistance, durability, and safety.

4 **104.9.1 Research reports.** Supporting data, when necessary to assist in the approval of  
5 materials or assemblies not specifically provided for in this code, shall consist of valid  
6 research reports from approved sources.

7 **104.9.2 Tests.** Whenever there is insufficient evidence of compliance with the  
8 provisions of this code, or evidence that a material or method does not conform to the  
9 requirements of this code, or in order to substantiate claims for alternative materials or  
10 methods, the fire official shall have the authority to require tests as evidence of  
11 compliance to be made at no expense to the City of Saint Louis. Test methods shall be as  
12 specified in this code or by other recognized test standards. In the absence of recognized  
13 and accepted test methods, the fire official shall approve the testing procedures. Tests  
14 shall be performed by an approved agency. Reports of such tests shall be retained by the  
15 fire official for the period required for retention of public records.

16 **104.10 Fire investigation.** The fire official, the fire department, or other responsible  
17 authority shall have the authority to investigate the cause, origin, and circumstances of any  
18 fire, explosion, or other hazardous condition. Information that could be related to trade  
19 secrets or processes shall not be made part of the public record except as directed by a court  
20 of law.

1       **104.10.1 Assistance from other agencies.** The Saint Louis Metropolitan Police  
2       Department and other enforcement agencies shall have the authority to render necessary  
3       assistance in the investigation of explosions and fires when requested to do so by the  
4       Saint Louis Fire Department.

5       **104.11 Authority at fires and other emergencies.** The fire chief or officer of the fire  
6       department in charge at the scene of a fire or other emergency involving the protection of life  
7       or property or any part thereof, shall have the authority to direct such operation as necessary  
8       to extinguish or control any fire; perform any rescue operation; investigate the existence of  
9       suspected or reported fires, gas leaks, or other hazardous conditions or situations; or take any  
10      action necessary in the reasonable performance of duty. In the existence of such power, the  
11      fire chief is authorized to prohibit any person, vehicle, vessel, or thing from approaching the  
12      scene and is authorized to remove or cause to be removed or kept away from the scene any  
13      vehicle, vessel, or thing that could impede or interfere with the operations of the fire  
14      department and, in the judgment of the fire chief, any person not actually and usefully  
15      employed in the extinguishing of such fire or in the preservation of property in the vicinity  
16      thereof.

17      **104.11.1 Barricades.** The fire chief or officer of the fire department in charge at the  
18      scene of an emergency is authorized to place ropes, guards, barricades, or other  
19      obstructions across any street, alley, place, or private property in the vicinity of such  
20      operation so as to prevent accidents or interference with the lawful efforts of the fire  
21      department to manage and control the situation and to handle fire apparatus.



1           1.2    Until renewed or revoked.

2           2.    Building permit. A building permit allows the applicant to install or modify  
3           systems and equipment for which a permit is required by Section 105.7.

4           **105.1.3 Permits for the same location.** When more than one permit is required for the  
5           same location, the fire official is authorized to consolidate such permits into a single  
6           permit provided that such provision is listed in the permit.

7           **105.2 By whom application is made.** Application for a permit shall be made by the owner  
8           or lessee of the building or structure, or agent of either, or by the Missouri licensed design  
9           professional employed in connection with the proposed work. The full names, addresses,  
10          and telephone number of the owner, lessee, and applicant shall be stated in the application.  
11          Every application shall have a local contact person listed.

12          **105.2.1 Application for permit.** To obtain a permit, the applicant shall first file an  
13          application on a form furnished by the Division of Building and Inspection for that  
14          purpose. Such application shall:

- 15           1. Identify and describe the work to be covered by the permit for which the  
16           application is made.
- 17           2. Indicate the use and occupancy for which the proposed work is intended.
- 18           3. Be accompanied by construction documents and other information.
- 19           4. State the valuation of the proposed work.
- 20           5. Be signed by the applicant or the applicant's authorized agent.
- 21           6. Give such other data and information as required by the fire official.

1       **105.2.2 Action on application.** The fire official shall examine or cause to be examined  
2 applications for permits and amendments thereto. If the application or the construction  
3 documents do not conform to the requirements of all pertinent laws, the fire official shall  
4 reject such application in writing, stating the reasons therefore. If the fire official is  
5 satisfied that the proposed work conforms to the requirements of this code and all City of  
6 Saint Louis laws and ordinances applicable thereto, the fire official shall issue a permit.  
7 The fire official shall rely upon other City agencies to review for compliance with their  
8 ordinance requirements.

9       **105.2.3 Time limitation of application.** An application for a permit for any proposed  
10 work shall be deemed to have been abandoned six months after date of filing unless such  
11 application has been pursued in good faith or a permit has been issued, except that the  
12 building official is authorized to grant one or more extensions of time for additional  
13 periods not exceeding 90 days each if the building official deems that there is reasonable  
14 cause and if a written request is received from the applicant for the extension prior to the  
15 expiration date.

16       **105.2.4 Time limitation on approval.** An application for a permit for any proposed  
17 work shall have been deemed to have been abandoned three months after the approval  
18 date of the building official. A notice of abandonment shall be sent to the applicant of  
19 record two weeks prior to the abandonment date. Should the permit still not have been  
20 issued after these two weeks, the permit application shall be abandoned.

21       Applicants who have a record of abandoned permit applications shall be required on

1 all future permits to pay the application fee and a the full permit fee upon application  
2 until such time as the abandoned permits have been reapplied for, approved, and permit  
3 fees and possible surcharges paid.

4 **105.2.5 Inspection authorized.** Before a new operational permit is approved, the fire  
5 official is authorized to inspect the receptacles, vehicles, buildings, devices, premises,  
6 storage spaces, or areas to be used to determine compliance with this code or any  
7 operational constraints required.

8 **105.3 Conditions of permit.** A permit shall constitute permission to maintain, store, or  
9 handle materials; or to conduct processes which produce conditions hazardous to life or  
10 property; or to install equipment utilized in connection with such activities; or to install or  
11 modify any fire protection system or equipment or any other construction, equipment  
12 installation, or modification in accordance with the provisions of this code where a permit is  
13 required by Section 105.6 or 105.7. Such permission shall not be construed as authority to  
14 violate, cancel, or set aside any of the provisions of this code or other applicable regulations  
15 or laws of the City of Saint Louis.

16 **105.3.1 Expiration.** All permits shall be issued in the name of the property owner of  
17 record for a period of six months unless noted otherwise. Permits shall be permitted to  
18 be extended for additional six month periods if work is progressing and a written request  
19 from the owner for the extension is received by the building official prior to the  
20 expiration of each permit. Any permit issued shall become invalid if the authorized work  
21 is not commenced within six months after issuance of the permit or if the authorized

1 work is suspended or abandoned for a period of six months after the time of commencing  
2 the work, except that the building official shall be permitted to grant one or more  
3 extensions of time for additional periods not exceeding six months each if the building  
4 official deems that there is reasonable cause and if a written request is received from the  
5 owner for the extension prior to the expiration date. No permit shall be extended if after  
6 six months from issuance of said permit, no work has begun and the Board of Aldermen  
7 has passed an ordinance that would make all or part of the work thereon illegal or  
8 unlawful.

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

11 **105.3.2 Partial occupancy permits.** Upon the request of an owner or an owner's  
12 representative, a partial occupancy permit shall be permitted to be issued for a building,  
13 structure, or premises, provided that no conditions exist which endanger life, public  
14 safety, or welfare. Temporary or partial occupancy permits shall be permitted to be  
15 subject to conditions.

16 **105.3.3 Placement of permit.** A true copy of the building permit shall be kept on the  
17 site of operations, open to inspection during the entire time of prosecution of the work  
18 and until the completion of the same.

19 **105.3.4 Responsibility.** It shall be the duty of every person who performs work for the  
20 installation or repair of building, structural, electrical, gas, mechanical, or plumbing  
21 systems for which this code is applicable to comply with this code.

1       **105.3.5 Notice of start.** At least 24 hours notice of start of work under a building permit  
2 shall be given to the building official.

3       **105.3.6 Compliance with permit.** All work shall conform to the approved application  
4 and the approved construction documents for which the permit has been issued and any  
5 approved amendments to the approved application or the approved construction  
6 documents. Any addition to or alteration of approved construction documents shall be  
7 approved in advance by the code official as evidenced by the issuance of a new or  
8 amended permit.

9       **105.4 Construction documents.** Construction documents shall be in accordance with this  
10 section.

11       **105.4.1 Construction Documents.** The application for the permit shall be accompanied  
12 by at least five complete sets of construction drawings with sufficient clarity and detailed  
13 dimensions to show the nature and character of the work to be performed, and one set of  
14 project specifications. The minimum size of any sheet shall be 8½" x 11" and the  
15 maximum size of any sheet shall be 36" x 48". When quality of materials is essential for  
16 conformity to this code, specific information shall be given to establish such quality and  
17 this code shall not be cited or the term "legal" or its equivalent be used as a substitute for  
18 specific information. Construction documents containing the words "not for  
19 construction", "preliminary", "review set", or their equivalent shall not be accepted for  
20 application. Construction documents marked with contractors "take-off" notations shall  
21 not be accepted for application.



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

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

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

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

1           **105.4.1.1 Examination of documents.** The building or fire official shall examine or  
2           cause to be examined the construction documents for code compliance.

3           **105.4.2 Information on construction documents.** Construction documents shall be  
4           drawn and dimensioned upon suitable material. Construction documents shall be of  
5           sufficient clarity to indicate the location, nature, and extent of the work proposed and  
6           show in detail that it will conform to the provisions of this code and relevant laws,  
7           ordinances, rules, and regulations as determined by the building or fire official.

8           **105.4.2.1 Fire protection system shop drawings.** Shop drawings for fire protection  
9           systems shall be submitted to indicate compliance with this code and the construction  
10          documents and shall be approved prior to the start of installation. Shop drawings  
11          shall contain all information as required by the referenced installation standards in  
12          Chapter 9.

13          **105.4.3 Applicant responsibility.** It shall be the responsibility of the applicant to ensure  
14          that the construction documents include all of the fire protection requirements and the  
15          shop drawings are complete and in compliance with the applicable codes and standards.

16          **105.4.4 Approved documents.** Construction documents approved by the fire official are  
17          approved with the intent that such construction documents comply in all respects with  
18          this code. Review and approval by the fire official shall not relieve the applicant of the  
19          responsibility of compliance with this code.

20          **105.4.4.1 Phased approval.** The fire official is authorized to issue a permit for the

1 construction of part of a structure, system, or operation before the construction  
2 documents for the whole structure, system, or operation have been submitted,  
3 provided that adequate information and detailed statements have been filed  
4 complying with pertinent requirements of this code. The holder of such permit for  
5 parts of a structure, system, or operation shall proceed at the holder's own risk with  
6 the building operation and without assurance that a permit for the entire structure,  
7 system, or operation will be granted.

8 **105.4.5 Corrected documents.** Where field conditions necessitate any substantial  
9 change from the approved construction documents, the fire official shall have the  
10 authority to require the corrected construction documents to be submitted for approval.

11 **105.4.6 Retention of construction documents.** One set of the construction documents  
12 shall be retained by the fire official until final approval of the work covered therein. One  
13 set of approved construction documents shall be returned to the applicant and said set  
14 shall be kept on the site of the building or work at all times during which the work  
15 authorized thereby is in progress.

16 **105.5 Revocation.** The fire official is authorized to revoke a permit or approval issued under  
17 the provisions of this code when it is found by inspection or otherwise that there has been a  
18 false statements or misrepresentations as to material fact in the application, data, or  
19 construction documents on which the permit or approval was based including but not limited  
20 to any one of the following:

21 1. The permit is issued for a location or establishment other than for which it was

- 1 issued.
- 2 2. The permit is used for a condition or activity other than that listed in the permit.
- 3 3. Conditions and limitations set forth in the permit have been violated.
- 4 4. There have been any false statements or misrepresentations as to the material fact in
- 5 the application for permit or plans submitted or a condition of the permit.
- 6 5. The permit is used by a different person or firm than the name for which it was
- 7 issued.
- 8 6. The permittee failed, refused, or neglected to comply with orders or notices duly
- 9 served in accordance with the provisions of this code within the time provided
- 10 therein.
- 11 7. The permit was issued in error or in violation of an ordinance, regulation, or this
- 12 code.
- 13 8. An owner is convicted by a court of competent jurisdiction twice within a twelve
- 14 month period of being in violation of the same code provision on the same building,
- 15 structure, or premises.

16 **105.5.1 Suspension or revocation.** The fire official is authorized to suspend or revoke a

17 permit issued under the provisions of this code whenever the permit is issued in error or

18 on the basis of incorrect, inaccurate, or incomplete information or in violation of any

19 ordinance, regulation, or provision of this code.

20 **105.5.2 Revocation of permits.** The fire official shall be permitted to revoke a permit or

21 approval issued under the provisions of this code in case of any false statement or

1 misrepresentation of fact in the application or on the construction documents on which  
2 the permit or approval was based. The fire official shall be permitted to revoke or  
3 suspend a permit upon discovery of substantial non-compliance with this code or any  
4 applicable city ordinance. Permits shall be revoked for non-payment of fees.

5 **105.6 Required operational permits.** The fire official is authorized to issue operational  
6 permits for the operations set forth in Sections 105.6.1 through 105.6.48. An operational  
7 permit fee is permitted to be charged as set forth in Table 113.1.

8 **105.6.1 Aerosol products.** An operational permit is required to manufacture, store, or  
9 handle an aggregate quantity of Level 2 or Level 3 aerosol products in excess of 500  
10 pounds net weight. These permits shall be enforced by the Saint Louis Fire Department.  
11 See Chapter 51.

12 **105.6.2 Amusement buildings.** An operational permit is required to operate a special  
13 amusement building. As set forth in the Building Code, these permits shall be enforced  
14 by the Division of Building and Inspection Fire Safety Unit.

15 **105.6.3 Aviation facilities.** An operational permit is required to use a Group H or Group  
16 S occupancy for aircraft servicing or repair and aircraft fuel-servicing vehicles.  
17 Additional permits required by other sections of this code include but are not limited to  
18 hot work, hazardous materials, and flammable or combustible finishes. These permits  
19 shall be enforced by the Saint Louis Fire Department. See Chapter 20.

20 **105.6.4 Carnivals and fairs.** An operational permit is required to conduct a carnival or

1 fair. As set forth in the Building Code, these permits shall be enforced by the Division of  
2 Building and Inspection Fire Safety Unit.

3 **105.6.5 Cellulose nitrate film.** An operational permit is required to store, handle, or use  
4 cellulose nitrate film in a Group A occupancy. These permits shall be enforced by the  
5 Division of Building and Inspection Fire Safety Unit. See Section 306.

6 **105.6.6 Combustible dust-producing operations.** An operational permit is required to  
7 operate a grain elevator, flour starch mill, feed mill, or a plant pulverizing aluminum,  
8 coal, cocoa, magnesium, spices or sugar, or other operations producing combustible dusts  
9 as defined in Chapter 2. These permits shall be enforced by the Saint Louis Fire  
10 Department. See Chapter 22.

11 **105.6.7 Combustible fibers.** An operational permit is required for the storage and  
12 handling of combustible fibers in quantities greater than 100 cubic feet. These permits  
13 shall be enforced by the Saint Louis Fire Department. See Chapter 37.

14 **105.6.8 Compressed gases.** An operational permit is required for the storage, use, or  
15 handling at normal temperatures and pressure (NTP) of compressed gases in excess of  
16 the amounts listed in Table 105.6.8. These permits shall be enforced by the Saint Louis  
17 Fire Department. See Chapter 53.

18 **Exception:**

19 1. When used in accordance with Section 319.8 for cooking on Mobile Food  
20 Preparation Vehicles or trailers.

- 1           2. Vehicles equipped for and using compressed gas as a fuel for propelling the  
2           vehicle.

**TABLE 105.6.8**  
**PERMIT AMOUNTS FOR COMPRESSED GASSES**

Type of Gas	Amount (cubic feet at NTP)
Corrosive	200
Flammable (except cryogenic fluids and liquified petroleum gases)	200
Highly toxic	Any Amount
Inert and simple asphyxiant (a)	6,000
Oxidizing (including oxygen)	504
Pyrophoric	Any Amount
Toxic	Any Amount

For SI: 1 cubic foot = 0.02832 m<sup>3</sup>.

A. For carbon dioxide used in beverage dispensing applications, see Section 105.6.4.

3           **105.6.9 Covered and open mall buildings.** An operational permit is required for:

- 4           1. The placement of retail fixtures and displays, concession equipment, displays of  
5           highly combustible goods, and similar items in the mall.  
6           2. The display of liquid- or gas-fired equipment in the mall.  
7           3. The use of open-flame or flame-producing equipment in the mall.

8           As set forth in the Building Code, these permits shall be enforced by the Division of  
9           Building and Inspection Fire Safety Unit.

10          **105.6.10 Cryogenic fluids.** An operational permit is required to produce, store, transport

1 on site, use, handle, or dispense cryogenic fluids in excess of the amounts listed in Table  
2 105.6.11. These permits shall be enforced by the Saint Louis Fire Department. See  
3 Chapter 63.

4 **Exception:** Permits are not required for vehicles equipped with and using cryogenic  
5 fluids as a fuel for propelling the vehicle or for refrigerating the lading.

**TABLE 105.6.10**  
**PERMIT AMOUNTS FOR CRYOGENIC FLUIDS**

Type of cryogenic fluid	Inside building (gallons)	Outside building (gallons)
Flammable	More than 1	60
Inert	60	500
Oxidizing (including oxygen)	10	50
Physical or health hazard not indicated above	Any Amount	Any Amount

For SI: 1 gallon = 3.785 L.

6 **105.6.11 Cutting and welding.** An operational permit is required to conduct cutting or  
7 welding operations. These permits shall be enforced by the Saint Louis Fire Department.  
8 See Chapter 35. Permit fees shall be as established in Table 113.1.

9 **105.6.12 Dry cleaning.** An operational permit is required to engage in the business of  
10 dry cleaning or to change to a more hazardous cleaning solvent used in existing dry  
11 cleaning equipment. These permits shall be enforced by the Division of Building and  
12 Inspection Fire Safety Unit. See Chapter 21.

13 **105.6.13 Exhibits and trade shows.** An operational permit is required to operate



1 exhibits and trade shows. These permits shall be enforced by the Division of Building  
2 and Inspection Fire Safety Unit.

3 **105.6.14 Explosives.** An operational permit is required for the manufacture, storage,  
4 handling, sale, or use of any quantity of explosives, explosive material, fireworks, or  
5 pyrotechnic special effects within the scope of Chapter 56. These permits shall be  
6 enforced by the Saint Louis Fire Department. Permit fees shall be as established in Table  
7 113.1.

8 **105.6.15 Fire hydrants and valves.** An operational permit is required to use or operate  
9 fire hydrants or valves intended for fire suppression purposes which are installed on  
10 water systems and provided with ready access from a fire apparatus access road that is  
11 open or generally used by the public. These permits shall be enforced by the Saint Louis  
12 Fire Department. See Section 507.

13 **Exception:** A permit is not required for authorized employees of the Saint Louis  
14 Water Department or the fire department to use or operate fire hydrants or valves.

15 **105.6.16 Flammable and combustible liquids.** An operational permit is required:

16 1. To use or operate a pipeline for the transportation within facilities of flammable  
17 or combustible liquids. This requirement shall not apply to off-site transportation  
18 in pipelines regulated by the Department of Transportation nor does it apply to  
19 piping systems.

20 2. To store, handle or use Class I liquids in excess of five gallons in a building or in

1 excess of ten gallons outside of a building except that a permit is not required for  
2 the following:

3 2.1 The storage or use of Class I liquids in the fuel tank of a motor vehicle,  
4 aircraft, motorboat, mobile power plant, or mobile heating plant unless such  
5 storage, in the opinion of the code official, would cause an unsafe  
6 condition.

7 2.2 The storage or use of paints, oils, varnishes, or similar flammable mixtures  
8 when such liquids are stored for maintenance, painting, or similar purposes  
9 for a period of not more than thirty days.

10 3. To store, handle, or use Class II or Class IIIA liquids in excess of 25 gallons in a  
11 building or in excess of 60 gallons outside a building except for fuel oil used in  
12 connection with oil-burning equipment.

13 4. To store, handle or use Class IIIB liquids in tanks or portable tanks for fueling  
14 motor vehicles at motor fuel-dispensing facilities or where connected to fuel-  
15 burning equipment.

16 **Exception:** Fuel oil and used motor oil used for space heating or water  
17 heating.

18 5. To remove Class I or Class II liquids from an underground storage tank used for  
19 fueling motor vehicles by any means other than the approved, stationary on-site  
20 pumps normally used for dispensing purposes.

21 6. To operate tank vehicles, equipment, tanks, plants, terminals, wells, fuel-  
22 dispensing stations, refineries, distilleries, and similar facilities where flammable

1 and combustible liquids are produced, processed, transported, stored, dispensed,  
2 or used.

3 7. To place temporarily out of service (for more than 90 days) an underground,  
4 protected above-ground, or above-ground flammable or combustible liquid tank.

5 8. To change the type of contents stored in a flammable or combustible liquid tank  
6 to a material which poses a greater hazard than that for which the tank was  
7 designed and constructed.

8 9. To manufacture, possess, blend, or refine flammable or combustible liquids.

9 10. To engage in the dispensing of liquid fuels into the fuel tanks of motor vehicles at  
10 commercial, industrial, governmental, or manufacturing establishments.

11 11. To utilize a site for the dispensing of liquid fuels from tank vehicles into the fuel  
12 tanks of motor vehicles, marine craft, and other special equipment at commercial,  
13 industrial, governmental, or manufacturing establishments.

14 These permits shall be enforced by the Saint Louis Fire Department. See Chapter 57.

15 Permit fees shall be as established in Table 113.1.

16 **105.6.17 Floor finishing.** An operational permit is required for floor finishing or  
17 surfacing operations exceeding 350 square feet using Class I or Class II liquids. These  
18 permits shall be enforced by the Division of Building and Inspection Fire Safety Unit.

19 **105.6.18 Fruit and crop ripening.** An operational permit is required to operate a fruit-  
20 or crop-ripening facility or conduct a fruit-ripening process using ethylene gas. These  
21 permits shall be enforced by the Saint Louis Fire Department. See Chapter 25.

1       **105.6.19 Fumigation and thermal insecticide fogging.** An operational permit is  
 2       required to operate a business of fumigation or thermal insecticide fogging and to  
 3       maintain a room, vault, or chamber in which a toxic or flammable fumigant is used.  
 4       These permits shall be enforced by the Saint Louis Fire Department. See Chapter 26.

5       **105.6.20 Hazardous materials.** An operational permit is required to store, transport on  
 6       site, dispense, use, or handle hazardous materials in excess of the amounts listed in Table  
 7       105.6.20. These permits shall be enforced by the Saint Louis Fire Department. See  
 8       Chapter 50.

**TABLE 105.6.20**  
**PERMIT AMOUNTS FOR HAZARDOUS MATERIALS**

Type of Material	Amount
Combustible liquids	See Section 105.6.16
Corrosive materials Gases Liquids Solids	See Section 105.6.8 55 gallons 1000 pounds
Explosive materials	See Section 105.6.14
Flammable materials Gases Liquids Solids	See Section 105.6.8 See Section 105.6.16 100 pounds
Highly toxic materials Gases Liquids Solids	See Section 105.6.8 Any Amount Ant Amount

**TABLE 105.6.20  
PERMIT AMOUNTS FOR HAZARDOUS MATERIALS**

Type of Material	Amount
Oxidizing materials Gases Liquids Class 4 Class 3 Class 2 Class 1 Solids Class 4 Class 3 Class 2 Class 1	See Section 105.6.8  Any Amount 1 gallon (a) 10 gallons 55 gallons  Any amount 10 pounds (b) 100 pounds 500 pounds
Organic peroxides Liquids Class I Class II Class III Class IV Class V Solids Class I Class II Class III Class IV Class V	Any Amount Any Amount 1 gallon 2 gallons No permit required  Any Amount Any Amount 10 pounds 20 pounds No permit required
Pyrophoric materials Gases Liquids Solids	Any Amount Any Amount Any Amount
Toxic materials Gases Liquids Solids	See Section 105.6.8 10 gallons 100 pounds
Unstable (reactive) materials Liquids Class 4 Class 3 Class 2 Class 1 Solids Class 4 Class 3 Class 2 Class 1	Any Amount Any Amount 5 gallons 10 gallons  Any Amount Any Amount 50 pounds 100 pounds

**TABLE 105.6.20**  
**PERMIT AMOUNTS FOR HAZARDOUS MATERIALS**

Type of Material	Amount
Water-reactive Materials	
Liquids	
Class 3	Any Amount
Class 2	5 gallons
Class 1	55 gallons
Solids	
Class 3	Any Amount
Class 2	50 pounds
Class 1	500 pounds

For SI: 1 gallon = 3.785 L, 1 pound = 0.454 kg.

- a. 20 gallons when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 20 gallons or less.
- b. 200 pounds when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 200 pounds or less.

1       **105.6.21 HPM facilities.** An operational permit is required to store, handle or use  
 2 hazardous production materials. These permits shall be enforced by the Saint Louis Fire  
 3 Department. See Chapter 50.

4       **105.6.22 High-piled storage.** An operational permit is required to use a building or  
 5 portion thereof with more than 500 square feet, including aisles, of high-piled storage.  
 6 These permits shall be enforced by the Saint Louis Fire Department. See Chapter 32.

7       **105.6.23 Hot work operations.** An operational permit is required for hot work  
 8 including but not limited to:

- 9           1. Public exhibitions and demonstrations where hot work is conducted.
- 10          2. Use of portable hot work equipment within a structure.

11                   **Exception:** Work that is conducted under a construction permit.

- 12          3. Fixed-site hot work equipment such as welding booths.

- 1           4. Hot work conducted within a wildfire risk area.
- 2           5. Application of roof coverings with the use of an open-flame device.
- 3           6. When approved, the code official shall issue a permit to carry out a hot work
- 4           program. This program allows approved personnel to regulate their facility's hot
- 5           work operation. The approved personnel shall be trained in the fire safety aspects
- 6           denoted in this chapter and shall be responsible for issuing permits requiring
- 7           compliance with the requirements found in Chapter 35. These permits shall be
- 8           issued only to their employees or hot work operations under their supervision.
- 9           These permits shall be enforced by the Saint Louis Fire Department.

10       **105.6.24 Industrial ovens.** An operational permit is required for operation of industrial

11       ovens regulated by Chapter 30. These permits shall be enforced by the Division of

12       Building & Inspection Fire Safety Unit.

13       **105.6.25 Lumber yards and woodworking plants.** An operational permit is required

14       for the storage or processing of lumber exceeding 100,000 board feet. These permits

15       shall be enforced by the Saint Louis Fire Department. See Chapter 28.

16       **105.6.26 Liquid- or gas-fueled vehicles or equipment in assembly buildings.** An

17       operational permit is required to display, operate, or demonstrate liquid- or gas-fueled

18       vehicles or equipment in assembly buildings. These permits shall be enforced by the

19       Saint Louis Fire Department. See Chapter 57.

20       **105.6.27 LP-gas.** An operational permit is required for:

1           1. Storage and use of LP-gas.

2                   **Exception:**

3                   1. When used in accordance with Section 319.8 for cooking on Mobile  
4                   Food Preparation Vehicles or Trailers.

5                   2. A permit is not required for individual containers with a 500-gallon (1893  
6                   L) water capacity or less serving occupancies in Group R-3.

7           2. Operation of cargo tankers that transport LP-gas.

8           These permits shall be enforced by the Saint Louis Fire Department. See Chapter 61.  
9           Permit fees shall be as established in Table 113.1.

10       **105.6.28 Magnesium.** An operational permit is required to melt, cast, heat treat, or grind  
11       more than ten pounds of magnesium. These permits shall be enforced by the Saint Louis  
12       Fire Department. See Chapter 59.

13       **105.6.29 Miscellaneous combustible storage.** An operational permit is required to store  
14       in any building or upon any premises in excess of 2,500 cubic feet gross volume of  
15       combustible empty packing cases, boxes, barrels or similar containers, rubber tires,  
16       rubber, cork, or similar combustible materials. These permits shall be enforced by the  
17       Division of Building and Inspection Fire Safety Unit. See Section 315.

18       **105.6.30 Mobile food vehicles.** A permit is required for mobile food vehicles and  
19       trailers. These permits shall be enforced by the Division of Building and Inspection Fire  
20       Safety Unit.



1       **105.6.31 Motor fuel dispensing facilities.** An operational permit is required for the  
2       operation of automotive, marine, and fleet motor fuel dispensing facilities. These  
3       permits shall be enforced by the Saint Louis Fire Department.

4       **105.6.32 Open burning.** An operational permit is required for the kindling or  
5       maintaining of an open fire or a fire on any public street, alley, road, or other public or  
6       private ground. Instructions and stipulations of the permit shall be adhered to. These  
7       permits shall be enforced by the Saint Louis Fire Department. See Section 307.

8               **Exception:** Recreational fires.

9       **105.6.33 Open flames and torches.** An operational permit is required to remove paint  
10       with a torch or to use a torch or open-flame device in a wildfire risk area. These permits  
11       shall be enforced by the Division of Building and Inspection Fire Safety Unit. See  
12       Section 308.

13       **105.6.34 Open flames and candles.** An operational permit is required to use open  
14       flames or candles in connection with assembly areas, dining areas of restaurants, or  
15       drinking establishments. These permits shall be enforced by the Division of Building  
16       and Inspection Fire Safety Unit. See section 308.

17       **105.6.35 Organic coatings.** An operational permit is required for any organic-coating  
18       manufacturing operation producing more than 1 gallon (4 L) of an organic coating in one  
19       day. These permits shall be enforced by the Saint Louis Fire Department. See Chapter  
20       29. Permit fees shall be as established in Table 113.1.

1       **105.6.36 Outdoor assembly event.** An operational permit is required to conduct an  
2 outdoor assembly event where planned attendance exceeds 1,000 persons. These permits  
3 shall be enforced by the Division of Building and Inspection Fire Safety Unit.

4       **105.6.37 Places of assembly.** An operational permit is required to operate a place of  
5 assembly. These permits shall be enforced as set forth in the Building Code by the  
6 Division of Building and Inspection Fire Safety Unit.

7       **105.6.38 Plant extraction systems.** An operational permit is required to use plant  
8 extraction systems. These permits shall be enforced by the Saint Louis Fire Department.

9       **105.6.39 Private fire hydrants.** An operational permit is required for the removal from  
10 service, use, or operation of private fire hydrants. These permits shall be enforced by the  
11 Division of Building and Inspection Plumbing Section.

12       **Exception:** A permit is not required for private industry with trained maintenance  
13 personnel, private fire brigade or fire department to maintain, test, and use private  
14 hydrants.

15       **105.6.40 Pyrotechnical special effects material.** An operational permit is required for  
16 use and handling of pyrotechnic special effects material. These permits shall be enforced  
17 by the Saint Louis Fire Department. See Chapter 56.

18       **105.6.41 Pyroxylin plastics.** An operational permit is required for storage or handling of  
19 more than 25 pounds of cellulose nitrate (pyroxylin) plastics and for the assembly or

1 manufacture of articles involving pyrolytic plastics. These permits shall be enforced by  
2 the Saint Louis Fire Department. See Chapter 65.

3 **105.6.42 Refrigeration equipment.** An operational permit is required to operate a  
4 mechanical refrigeration unit or system regulated by Chapter 6. These permits shall be  
5 enforced by the Division of Building and Inspection Mechanical Inspection Section.

6 **105.6.43 Repair garages and motor fuel dispensing facilities.** An operational permit  
7 is required for operation of repair garages and automotive, marine, and fleet motor fuel  
8 dispensing facilities. As set forth in the Building Code, these permits shall be enforced  
9 by the Saint Louis Fire Department. See Chapter 23.

10 **105.6.44 Rooftop heliports.** An operational permit is required for the operation of a  
11 rooftop heliport. As set forth in the Building Code, these permits shall be enforced by  
12 the Saint Louis Fire Department. See Chapter 20.

13 **105.6.45 Spraying or dipping.** An operational permit is required to conduct a spraying  
14 or dipping operation utilizing flammable or combustible liquids or the application of  
15 combustible powders regulated by Chapter 24. These permits shall be enforced by the  
16 Division of Building and Inspection Mechanical Inspection Section.

17 **105.6.46 Storage of scrap tires and tire byproducts.** An operational permit is required  
18 to establish, conduct, or maintain storage of scrap tires and tire byproducts that exceeds  
19 2,500 cubic feet of total volume of scrap tires and for indoor storage of tires and tire  
20 byproducts. These permits shall be enforced by the Saint Louis Fire Department. See

1 Chapter 25.

2 **105.6.47 Temporary membrane structures, tents, and canopies.** An operational  
3 permit is required to operate an air-supported temporary membrane structure or a tent per  
4 Chapter 31. These permits shall be enforced by the Division of Building and Inspection  
5 Fire Safety Unit.

6 **105.6.48 Tire-rebuilding plants.** An operational permit is required for the operation  
7 and maintenance of a tire-rebuilding plant. These permits shall be enforced by the Saint  
8 Louis Fire Department. See Chapter 34.

9 **105.6.49 Waste handling.** An operational permit is required for the operation of  
10 wrecking yards, junk yards, and waste material handling facilities. These permits shall  
11 be enforced by the Division of Building and Inspection Fire Safety Unit.

12 **105.6.50 Wood products.** An operational permit is required to store chips, hogged  
13 material, lumber, or plywood in excess of 200 cubic feet. These permits shall be  
14 enforced by the Saint Louis Fire Department. See Chapter 28.

15 **105.7 Required building permits.** The fire official is authorized to issue building permits  
16 for work as set forth in Sections 105.7.1 through 105.7.14.

17 **105.7.1 Automatic fire-extinguishing systems.** A building permit is required for  
18 installation of or modification to an automatic fire-extinguishing system. Maintenance  
19 performed in accordance with this code is not considered a modification and does not

1 require a permit. These permits shall be enforced by the Division of Building and  
2 Inspection Mechanical Inspection Section.

3 **105.7.2 Battery systems.** A permit is required to install stationary storage battery  
4 systems having a liquid capacity more than 50 gallons. These permits shall be enforced  
5 by the Division of Building and Inspection Electrical Inspection Section.

6 **105.7.3 Capacitor energy storage systems.** A permit is required to install capacitor  
7 energy storage systems regulated by Section 1206.3. These permits shall be enforced by  
8 the Division of Building and Inspection Electrical Inspection Section.

9 **105.7.4 Compressed gases.** When the compressed gases in use or storage exceed the  
10 amounts listed in Table 105.6.9, a permit is required to install, repair damage to,  
11 abandon, remove, place temporarily out of service, close, or substantially modify a  
12 compressed gas system. These permits shall be enforced by the Saint Louis Fire  
13 Department.

14 **Exceptions:**

- 15 1. Routine maintenance.
- 16 2. For emergency repair work performed on an emergency basis, application for  
17 permit shall be made within two working days of commencement of work.

18 **105.7.5 Cryogenic fluids.** A permit is required for installation of or alteration to outdoor  
19 stationary cryogenic fluid storage systems where the system capacity exceeds the  
20 amounts listed in Table 105.6.10. Maintenance performed in accordance with this code

1 is not considered an alteration and does not require a construction permit. These permits  
2 shall be enforced by the Saint Louis Fire Department.

3 **105.7.6 Emergency responder radio coverage system.** A permit is required for  
4 installation of or modification to emergency responder radio coverage systems and  
5 related equipment. Maintenance performed in accordance with this code is not  
6 considered to be a modification and does not require a permit. These permits shall be  
7 enforced by the Division of Building and Inspection Electrical Inspection Section.

8 **105.7.7 Fire alarm and detection systems and related equipment.** A building permit  
9 is required for installation or modification to fire alarm and detection systems and related  
10 equipment. Maintenance performed in accordance with this code is not considered a  
11 modification and does not require a permit. These permits shall be enforced by the  
12 Division of Building and Inspection Electrical Inspection Section.

13 **105.7.8 Fire pumps and related equipment.** A permit is required for installation of or  
14 modification to fire pumps and related fuel tanks, jockey pumps, controllers, and  
15 generators. Maintenance performed in accordance with this code is not considered a  
16 modification and does not require a permit. These permits shall be enforced by the  
17 Division of Building and Inspection Mechanical Inspection Section.

18 **105.7.9 Flammable and combustible liquids.** A permit it required:

- 19 1. To install, repair, or modify a pipeline for the transportation of flammable or  
20 combustible liquids.

- 1           2. To install, construct, or alter tank vehicles, equipment, tanks, plants, terminals,  
2           wells, fuel dispensing stations, refineries, distilleries, and similar facilities where  
3           flammable and combustible liquids are produced, processed, transported, stored,  
4           dispensed, or used.
- 5           3. To install, alter, remove, abandon, or otherwise dispose of a flammable or  
6           combustible liquid tank.

7           These permits shall be enforced by the Saint Louis Fire Department.

8           **105.7.10 Fuel Cell Power systems.** A permit is required to install stationary fuel cell  
9           power systems. These permits shall be enforced by the Division of Building and  
10          Inspection Electrical Inspection Section.

11          **105.7.11 Gas detection systems.** A permit is required for the installation or  
12          modification to gas detection systems. Maintenance performed in accordance with this  
13          code is not considered a modification and does not require a permit.

14          **105.7.12 Gates and barricades across fire apparatus access roads.** A permit is  
15          required for the installation of or modification to a gate or barricade across a fire  
16          apparatus access road. . These permits shall be enforced by the Saint Louis Fire  
17          Department.

18

19          **105.7.13 Hazardous materials.** A permit is required to install, repair damage to,  
20          abandon, remove, place temporarily out of service, close, or substantially modify a  
21          storage facility or other area regulated by Chapter 50 when the hazardous materials in use

1 or storage exceed the amounts listed in Table 105.6.20. These permits shall be enforced  
2 by the Saint Louis Fire Department.

3 **Exceptions:**

- 4 1. Routine maintenance.
- 5 2. For emergency repair work performed on an emergency basis, application for  
6 permit shall be made within two working days of commencement of work.

7 **105.7.14 High-piled combustible storage.** A permit is required for the installation of or  
8 modification to a structure exceeding 500 square feet including aisles, for high-piled  
9 combustible storage. Maintenance performed in accordance with this code is not  
10 considered a modification and does not require a permit. These permits shall be enforced  
11 by the Saint Louis Fire Department.

12 **105.7.15 Industrial ovens.** A permit is required for installation of industrial ovens  
13 covered by Chapter 30.

14 **Exceptions:**

- 15 1. Routine maintenance.
- 16 2. For repair work performed on an emergency basis, application for permit  
17 shall be made within two working days of commencement of work.

18 These permits shall be enforced by the Division of Building & Inspection Fire Safety  
19 Unit.

20 **105.7.16 LP-gas.** A permit is required for installation of or modification to an LP-gas  
21 system. These permits shall be enforced by the Saint Louis Fire Department.



1       **105.7.17 Motor vehicle repair rooms and booths.** A permit is required to install or  
2       modify a motor vehicle repair room or booth. Maintenance performed in accordance  
3       with this code is not considered a modification and does not require a permit. These  
4       permits shall be enforced by the Saint Louis Fire Department.

5       **105.7.18 Plant extraction systems.** A permit is required for installation of or  
6       modification to plant extraction systems. Maintenance performed in accordance with this  
7       code is not considered a modification and does not require a permit. These permits shall  
8       be enforced by the Saint Louis Fire Department.

9       **105.7.19 Private fire hydrants.** A permit is required for the installation or modification  
10      of private fire hydrants. These permits shall be enforced by the Division of Building and  
11      Inspection Plumbing Inspection Section.

12      **105.7.20 Smoke control or smoke exhaust systems.** Permits are required for  
13      installation of or alteration to smoke control or smoke exhaust systems. Maintenance  
14      performed in accordance with this code is not considered a modification and does not  
15      require a permit. These permits shall be enforced by the Division of Building and  
16      Inspection Mechanical Inspection Section.

17      **105.7.21 Solar photovoltaic power systems.** A permit is required to install or modify  
18      solar photovoltaic power systems. Maintenance performed in accordance with this code  
19      is not considered a modification and does not require a permit. These permits shall be  
20      enforced by the Division of Building and Inspection Electrical Inspection Section.



1 remain accessible and exposed for inspection purposes until approved. Approval as a result  
2 of an inspection shall not be construed to be an approval of a violation of the provisions of  
3 this code or of other ordinances of the City of Saint Louis. Inspections presuming to give  
4 authority to violate or cancel the provisions of this code or of other ordinances shall not be  
5 valid.

6 **106.2 Inspections.** The fire official is authorized to conduct such inspections as are deemed  
7 necessary to determine the extent of compliance with the provisions of this code and to  
8 approve reports of inspection by approved agencies or individuals. All reports of inspections  
9 shall be prepared and submitted in writing for review and approval. Inspection reports must  
10 be certified by a responsible officer of such approved agency or by the responsible individual.  
11 The fire official is authorized to engage such expert opinion as deemed necessary to report  
12 upon unusual, detailed, or complex technical issues subject to the approval of the governing  
13 body.

14 **106.2.1 Inspection requests.** It shall be the duty of the holder of the permit or their duly  
15 authorized agent to notify the fire official when work is ready for inspection. It shall be  
16 the duty of the permit holder to provide access to and means for inspections of such work  
17 that are required by this code.

18 **106.3 Authority to enter.** The fire 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  
20 been issued but has not received a certificate of occupancy in accordance with Section 104.3  
21 to enforce the provisions of this code or any other code or ordinance of the City of Saint

1 Louis. No person shall accompany a building official onto a premises in the performance of  
2 their duty unless otherwise invited onto said premises by the owner or the owner's  
3 representative.

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

9 **106.4 Concealed work.** It shall be the duty of the permit applicant to cause the work to  
10 remain accessible and exposed for inspection purposes. Whenever any installation subject to  
11 inspection prior to use is covered or concealed without having first been inspected, the fire  
12 official shall have the authority to require that such work be exposed for inspection. Neither  
13 the fire official nor the City of Saint Louis shall be liable for expense entailed in the removal  
14 or replacement of any material required to allow inspection.

15 **SECTION 107**

16 **MAINTENANCE**

17 **107.1 Maintenance of safeguards.** Whenever or wherever any device, equipment, system,  
18 condition, arrangement, level of protection, or any other feature is required for compliance  
19 with the provisions of this code or otherwise installed, such device, equipment, system,  
20 condition, arrangement, level of protection, or any other feature shall thereafter be

1 continuously maintained in accordance with this code and applicable referenced standards.

2 **107.2 Testing and operation.** Equipment requiring periodic testing or operation to ensure  
3 maintenance shall be tested or operated as specified in this code.

4 **107.2.1 Testing and inspection records.** Required test and inspection records shall be  
5 available to the fire official at all times or such records as the fire official designates shall  
6 be filed with the fire official.

7 **107.2.2 Reinspection and testing.** When any work or installation does not pass an  
8 initial test or inspection, the necessary corrections shall be made so as achieve  
9 compliance with this code. The work or installation shall then be resubmitted to the fire  
10 official for inspection and testing.

11 **107.3 Supervision.** Maintenance and testing shall be under the supervision of a responsible  
12 person who shall ensure that such maintenance and testing are conducted at specified  
13 intervals in accordance with this code.

14 **107.4 Rendering equipment inoperable.** Portable or fixed fire-extinguishing systems or  
15 devices and fire-warning systems shall not be rendered inoperative or inaccessible except as  
16 necessary during emergencies, maintenance, repairs, alterations, drills, or prescribed testing.

17 **107.5 Owner/occupant responsibility.** Correction and abatement of violations of this code  
18 shall be the responsibility of the owner. If an occupant creates or allows to be created  
19 hazardous conditions in violation of this code, the occupant shall be held responsible for the

1 abatement of such hazardous conditions.

2 **107.6 Overcrowding.** Overcrowding or admittance of any person beyond the approved  
3 capacity of a building or portion thereof shall not be allowed. The fire official, upon finding  
4 any overcrowding conditions or obstructions in aisles, passageways, or other means of egress  
5 or upon finding any condition which constitutes a life safety hazard, shall be authorized to  
6 cause the event to be stopped until such condition or obstruction is corrected.

7 **SECTION 108**

8 **MEANS OF APPEAL**

9 **108.1 General.** Any person aggrieved by a decision of the fire official may appeal said  
10 decision to the Board of Building Appeals.

11 **108.2 Appeals to stay proceedings; exceptions.** Appeals shall stay all proceedings in  
12 furtherance of the action appealed from, unless the building official or fire official,  
13 whichever shall be the case, certifies to the Board of Building Appeals after the notice of  
14 appeal has been filed that by reason of the facts stated in the certificate, a stay would, in their  
15 opinion, cause imminent peril to life or property. Proceedings shall not be stayed other than  
16 by restraining order.



1       **109.2.2 Compliance with orders and notices.** A notice of violation issued or served as  
2       provided by this code shall be complied with by the owner, operator, occupant, or other  
3       person responsible for the condition or violation to which the notice of violation pertains.

4       **109.2.3 Prosecution of violation.** If the notice of violation is not complied with  
5       promptly, the fire official is authorized to request the legal counsel of the City of Saint  
6       Louis to institute the appropriate proceeding at law or in equity to restrain, correct, or  
7       abate such violation or to require the removal or termination of the unlawful occupancy  
8       of the building, structure, or premises in violation of the provisions of this code or of the  
9       order or direction made pursuant thereto.

10      **109.3 Violation penalties.** Any person who violates a provision of this code or fails to  
11      comply with any of the requirements thereof or who erects, constructs, alters, or repairs a  
12      building or structure in violation of the approved construction documents, directive of the  
13      fire official, or a permit or certificate issued under the provisions of this code shall be subject  
14      to penalties as prescribed in Section Four of the adopting ordinance.

15      **109.4 Abatement of violation.** The imposition of penalties as set forth in Section Four of  
16      the adopting ordinance shall not preclude the legal officer of the City of Saint Louis from  
17      instituting appropriate action to prevent unlawful construction; to restrain, correct, or abate a  
18      violation; to prevent illegal occupancy of a building, structure, or premises; or to stop an  
19      illegal act, conduct business, or use of a building or structure on or about any premises.





1 unsafe when such building has hazardous conditions that present imminent danger to  
2 building occupants. Persons so notified shall immediately leave the structure or premises  
3 and shall not enter or re-enter until authorized to do so by the fire official or the fire  
4 department official in charge of the incident.

5 **110.3 Summary abatement.** Where conditions exist that are deemed hazardous to life and  
6 property, the code official or fire department official in charge of the incident is authorized to  
7 abate summarily such hazardous conditions that are in violation of this code.

8 **110.4 Abatement.** The owner, operator, or occupant of a building or premises deemed  
9 unsafe by the fire official shall abate or cause to be abated or corrected such unsafe  
10 conditions either by repair, rehabilitation, demolition, or other approved corrective action.

## 11 SECTION 111

### 12 STOP WORK ORDER

13 **111.1 Order.** Whenever the fire official finds any work regulated by this code being  
14 performed in a manner contrary to the provisions of this code or in a dangerous or unsafe  
15 manner, the fire official is authorized to issue a stop work order.

16 **111.2 Issuance.** The stop work order shall be in writing and shall be given to the owner of  
17 the property involved, or to the owner's agent, or to the person doing the work. Upon  
18 issuance of a stop work order, the cited work shall immediately cease. The stop work order  
19 shall state the reason for the order and the conditions under which the cited work will be

1 permitted to resume.

2 **111.3 Emergencies.** When an emergency exists, the fire official shall not be required to give  
3 a written notice prior to stopping the work.

4 **111.4 Unlawful continuance.** Any person who shall continue any work in or about the  
5 building, structure, or premises after having been served with a stop work order, except such  
6 work as they are directed to perform to remove a violation or unsafe condition, shall, upon  
7 conviction thereof, be subject to the penalties as set forth in Section Four of the adopting  
8 ordinance. Each day that a violation continues shall constitute a separate and distinct  
9 offense.

10

## SECTION 112

11

### SERVICE UTILITIES

12 **112.1 Authority to disconnect service utilities.** The fire official shall have the authority to  
13 authorize disconnection of utility service to the building, structure, or system in order to  
14 safely execute emergency operations or to eliminate an immediate hazard. The fire official  
15 shall notify the serving utility and, whenever possible, the owner and occupant of the  
16 building, structure, or service system of the decision to disconnect prior to taking such action  
17 if not notified prior to disconnection. The owner or occupant of the building, structure, or  
18 service system shall be notified in writing as soon as practical thereafter.



**Table 113.1**  
**PERMIT FEES AND REQUIREMENTS (a)**

Section	Description	Permit Fee	Duration (b)
113.1.2	Application fee	\$ 25.00	
105.6	Operational permit fee	\$ 50.00	
2901.2	Organic coatings Use of more than one gallon per day	\$ 50.00 (c)	
3501.2	Welding or cutting Individual site City wide	\$40.00 \$60.00	each operation yearly
5601.2	Fireworks (individual demonstration only.) To store (not to exceed 48 hours.) To discharge To transport One vehicle Other vehicles	\$ 50.00 \$ 50.00 \$ 30.00 \$ 15.00	per event per event
5601.2	Explosives/blasting Storage, handling, and use of blasting agents.	\$ 120.00	
5701.4	Flammable and combustible liquids - storage, handling, use, processing Storage Vaults	\$ 50.00 (c)	
5701.4 & 5708.13 & 5709.4	Flammable and combustible liquids - tanks and equipment (per tank) To abandon, install or remove To repair any tank piping or pumps To clean	\$ 50.00 \$ 40.00 \$ 40.00	as required as required as required
6101.2	Liquefied petroleum gases Any quantity for exhibits, demonstrations, picnics, and carnivals (for duration of event or performance applied for.) Bulk installation Use on construction site	\$ 50.00 \$ 50.00c \$ 100.00	per event per vessel per heating season

1 **NOTES:**

- 2 a. Notice to fire official and approval required prior to any event or occupancy.  
3 b. All inspections are annual unless noted otherwise.  
4 c. Initial Inspection only.

5 **113.2 Final inspection and testing fees.** Fees for the testing of underground storage tanks  
6 and piping and fire detection and extinguishing equipment as required by this code are listed

1 in Table 113.2.

**Table 113.2  
FEES FOR WITNESSING TESTS**

Item	Fee for permit	Detail requirements See section	Remarks
To witness tests to determine leaking tanks and piping in underground storage tanks.	\$100.00/tank	5709.3	Fee is based on time and equipment utilized in isolating leak and hazard.
To witness test for fire fighting foam equipment	\$ 50.00	907.12	Acceptance testing
Final inspection of sprinkler or standpipe installation	\$ 200.00	907.12	Acceptance testing

2 **113.3 Certificate of fitness or competency.** All fees for certificates of fitness, registration  
 3 or competency as required by Section 915.4, 916.4, 3301.3, 3310.6 or 3409.6.3 of this code  
 4 shall be as specified by Table 113.3.

**Table 113.3  
FEES FOR CERTIFICATE OF FITNESS, REGISTRATION OR COMPETENCY**

Item	Fee for certificate	Duration of certificate	Detail requirements See section	Remarks
Certificate of Registration to sell, lease, or service portable fire extinguishers	\$ 60.00	1 Year	918.4	See also Section 915.6
Certificate of Registration to install or service flammable liquid tanks	\$ 60.00	1 Year	5710.6.3	Underground storage systems, underground tanks & underground piping & valves for gasoline or other flammable liquids
Certificate of competency to discharge fireworks	\$ 50.00	1 Year	5608.1.1	
Certificate of registration (Fireworks)	\$ 60.00	1 Year	5601.3	Firms engaged in the business of offering for sale supervised fireworks displays.

1 **113.4 Fees for inspections required by other city agencies.** Fees for inspections made by  
 2 the code official which are required by other City Agencies or Departments shall be paid by  
 3 the applicant in the amount shown in Table 113.4.

**Table 113.4**  
**MISCELLANEOUS INSPECTION FEES**

Item	Fee for inspections
Hospitals, home for the aged, nursing homes (a)	\$200.00
Nursery school and children's homes, day care centers and similar uses (a)	\$200.00
Dance hall permits	
Initial Inspection (b)	\$ 200.00
Annual Inspection (b)	\$ 200.00

**Notes:**

- a. Inspections shall be performed by the Division of Building and Inspection, Inspection Section
- b. Inspections shall be performed by the Division of Building and Inspection, Fire Safety Unit

4 **113.5 Work started surcharge fees schedule.** In case any work for which a fire permit is  
 5 required by this code is substantially started or proceeded with prior to obtaining said permit,  
 6 the total normal fees applicable shall be increased by the amount as listed in Table 113.5.  
 7 The payment of said surcharge fee shall not relieve any persons from fully complying with  
 8 the requirements of this code for performance or execution of the work, nor from other  
 9 penalties prescribed by law.

**Table 113.5**  
**SCHEDULE FOR SURCHARGE BUILDING PERMIT FEES**

Permit fee	Surcharge fee
\$0 TO \$50	\$30.00
\$51 TO \$200	\$90.00

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

1 **113.6 Related fees.** The payment of fees for the construction, alteration, removal, or  
2 demolition for work done in connection with or concurrently with the work authorized by a  
3 building permit shall not relieve the applicant or holder of the permit from the payment of  
4 other fees that are prescribed by law.

5 **113.7 Fees non-refundable.** The fee for a permit based upon an estimated cost that is higher  
6 than later claimed by the applicant shall not be a basis for refund. When construction does  
7 not occur or only partially occurs, fees collected are not refundable.

8 **CHAPTER 2 IS AMENDED AS FOLLOWS:**

9 Change Section 201.3 to read as follows:

10 **201.3 Terms defined in other codes.** Where terms are not defined in this code and are  
11 defined in the Building Code, Fuel Gas Code, Mechanical Code, or Plumbing Code, such  
12 terms shall have the meanings ascribed to them as in those codes.

13 Modify Section 202 Definitions by the addition or changing of definitions to read as follows:

14 **FIRE OFFICIAL or FIRE CODE OFFICIAL.** The Division of Building and Inspection  
15 Fire Safety Unit of the City of Saint Louis, or any duly authorized representative.

16 **LICENSED DESIGN PROFESSIONAL.** An individual who is licensed to practice their



1 respective design profession as defined by Chapter 327 of the Revised Statutes of the State of  
2 Missouri.

3 **LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.** A licensed  
4 design professional engaged by the owner to review and coordinate certain aspects of the  
5 project, as determined by the building official, for compatibility with the design of the  
6 building or structure, including submittal documents prepared by others, deferred submittal  
7 documents, and phased submittal documents.

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

10 **REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE** - *same as*  
11 **LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.**

12 **CHAPTER 4 IS AMENDED AS FOLLOWS:**

13 Add Section 401.9 to read as follows:

14 **401.9 Emergency Fire Watch.** While responding to an emergency call, the Saint Louis Fire  
15 Department shall have the authority to require a fire watch when necessary to ensure public  
16 safety.

17 **CHAPTER 6 IS AMENDED AS FOLLOWS:**

18 Add Sections 607.5, 607.5.1, and 607.6 to read as follows:

1 **607.5 Permit required.** A mechanical permit shall be obtained from the Division of  
2 Building and Inspection Mechanical Inspection Section for the installation or alteration of a  
3 commercial kitchen hood system.

4 **607.5.1 Permit required.** A permit shall be obtained from the building official prior to  
5 the installation or alteration of any commercial kitchen exhaust system or hood  
6 suppression system. Permit fees shall be as established in the Mechanical Code.

7 **607.6 System discharge.** When a commercial kitchen exhaust suppression system  
8 discharges, the commercial cooking appliances shall not be operated until the suppression  
9 system has been recharged and placed back in service. When the system is recharged, it shall  
10 be tested and inspected in accordance with the appropriate section of Chapter 6.

11 **CHAPTER 9 IS AMENDED AS FOLLOWS:**

12 Change Section 901.6.3 to read as follows:

13 **901.6.3 Records.** Records of all system inspections, tests, and maintenance required by  
14 the referenced NFPA standard shall be maintained on the premises for a minimum of  
15 three years and shall be copied to the fire code official. Reports shall be allowed to be  
16 uploaded to *stlcitypremits.com* by the contractor.

17 Change Section 903.3.5 to read as follows:

18 **903.3.5 Water supplies.** Water supplies for automatic sprinkler systems shall comply  
19 with this section and the standards referenced in Section 903.3.1. The potable water

1 supply shall be protected against backflow in accordance with the requirements of this  
2 section and the Plumbing Code.

3 Change Section 904.11.1.3 to read as follows:

4 **904.11.1.3 Water supply protection.** Connections to a potable water supply shall be  
5 protected against backflow in accordance with the Plumbing Code.

6 Change Section 907.6.6 to read as follows:

7 **907.6.6 Monitoring.** All fire alarms and detection systems shall be monitored by a  
8 listed central station as defined in NFPA-72. A certificate or placard shall be issued by a  
9 recognized listing organization that has been listed the prime contractor for all newly  
10 installed fire alarm systems in commercial occupancies in accordance with the 2016  
11 Edition of NFPA-72. This regulation shall apply to all fire alarm systems that are newly  
12 installed in commercial occupancies for which permits are required by the City of Saint  
13 Louis Building Code on or after April 1, 2014. Any existing fire alarm system in a  
14 commercial occupancy wherein the fire alarm control panel and alarm system  
15 components are to be replaced shall be considered newly installed for the purpose of this  
16 section. Also, where there is reasonable cause due to non-compliance or faulty  
17 conditions, the building official shall be permitted to require that an existing fire alarm  
18 system meet the same requirements as a newly installed system. Central station service  
19 in full compliance with the 2016 Edition of NFPA-72, Chapter 26, shall be maintained at  
20 the protected property, so long as the requirement for the fire alarm system exists.

21 **Exceptions:** Supervisory service is not required for:

- 1           1. Single and multiple-station smoke alarms required by Section 907.2.10.
- 2           2. Smoke detectors in Group I-3 occupancies.
- 3           3. Automatic sprinkler systems in one- and two-family dwellings.

4   Change Section 907.8.5 to read as follows:

5           **907.8.5 Inspection, testing, and maintenance.** The building owner shall be responsible  
6           to maintain the fire and life safety systems in an operable condition at all times. Service  
7           personnel shall meet the qualification requirements of NFPA 72 for inspection, testing,  
8           and maintenance of such systems. A written record shall be maintained and shall be  
9           forwarded to the fire official immediately upon completion of the tests and inspections.

10   Add Sections 907.11 and 907.12 to read as follows:

11           **907.11 Central station supervision.** All companies engaged in the business of offering  
12           sprinkler and fire detection system supervisory service shall, upon completion of inspection  
13           and test of sprinkler systems and fire detection systems under their contracts, forward to the  
14           fire official a written report of the results of such test and serviceability of such sprinkler  
15           systems and fire detection systems. Their reports shall contain but not be limited to the  
16           following information:

- 17           1. Name of company under contract.
- 18           2. Address of company.
- 19           3. Date of last inspection.
- 20           4. Type of system.



1 extinguisher service facilities adequate for the purpose and utilizing its own personnel  
2 specially trained for such servicing.

3 **918.2 Certificate of registration for firms installing or servicing portable fire**  
4 **extinguishers or fixed extinguishing systems.** Each firm engaged in the business of  
5 servicing portable fire extinguishers or fixed extinguishing systems shall be required to have  
6 a Certificate of Registration issued by the fire official.

7 **918.3 Approval of portable fire extinguishers.** No portable fire extinguisher shall be sold  
8 or leased in the City of Saint Louis unless it is approved, labeled, or listed by a testing  
9 laboratory which is approved by the fire official as qualified to test portable fire  
10 extinguishers.

11 **918.4 Fees.** All fees prescribed herein shall be charged at the rate prescribed in Table 113.3.

12 **918.5 Penalties.** Whoever shall do any of the acts as set forth in 918.5.1 and 918.5.2 shall be  
13 held in violation of this code and shall, upon conviction thereof, be penalized as set forth in  
14 Section Four of the adopting ordinance.

15 **918.5.1 Misrepresentation.** Having obtained or attempted to obtain a Certificate of  
16 Registration by fraudulent misrepresentation.

17 **918.5.2 Violation of regulations.** Installed or repaired portable fire extinguishers or  
18 fixed extinguishing systems contrary to the provisions of this section or the rules and  
19 regulations formulated and administered under the authority of this section.

1 **918.6 Application for certificate of registration.** Any firm that desires to engage in the  
2 business of installing or servicing portable fire extinguishers or fixed extinguishing systems  
3 shall make a written verified application to the fire official on forms provided for a  
4 Certificate of Registration. The application must be signed by the sole proprietor, or each  
5 partner, or by an officer of the corporation. All firms are required to be an authorized  
6 distributor, manufacturer certified, or employ International Code Council certified fire  
7 extinguisher technicians (FE-certified portable fire extinguisher technician, FK-pre-  
8 engineered fire extinguisher system technician, or FN-pre-engineered industrial fire  
9 extinguishing system technician) appropriate to work being performed. All supporting  
10 documentation and fees in accordance with section 916.4 shall accompany the application.

11 **918.6.1 Liability.** At the time of application for a Certificate of Registration to service  
12 portable fire extinguishers or fixed extinguishing systems, the applicant must furnish a  
13 certificate of insurance in an amount as determined by the fire official.

14 **918.6.2 Issue.** If the fire official finds after reviewing the applicant's record that the  
15 granting or renewing of a Certificate of Registration would not be contrary to public  
16 safety and welfare, the fire official shall issue or renew such Certificate of Registration  
17 authorizing the firm to engage in the business of installing and servicing portable fire  
18 extinguishers and fixed extinguishing systems, provided the requisite fee has been paid.  
19 The fire official shall give each Certificate of Registration an identifying number.

20 **918.6.3 Renewal of certificate.** Application for renewal of a Certificate of Registration  
21 shall be made annually in accordance with detailed procedures to be followed.

1       **918.6.4 Revocation.** After a hearing is conducted as hereinafter provided, the fire  
2       official may either refuse to issue or renew, or may suspend or revoke any Certificate of  
3       Registration for any of the following causes:

- 4           1. Violation - Any violation as listed in Section 918.5.
- 5           2. Misrepresentation - Having obtained or having attempted to obtain a Certificate  
6           of Registration by fraudulent misrepresentation.
- 7           3. Incompetence - Malpractice or incompetence in fire extinguisher sales or  
8           servicing.
- 9           4. False Advertising - Advertising fire extinguisher sale or servicing by means of  
10          knowingly false or deceptive statements.
- 11          5. Fee Not Paid - Failure to pay the original or annual renewal Certificate of  
12          Registration fee provided in these regulations.
- 13          6. Violation of Rules - Violation of any provision of this section as formulated and  
14          administered by the fire official or violation of any provision of these regulations.

15       **918.6.5 Record.** The fire official shall keep a list of the names, addresses, and  
16       Certificate of Registration numbers issued to each firm under these regulations.

17       **918.6.6 Public review.** The record of all numbers of Certificates of Registration shall be  
18       available for review by any person desiring to review same.

19       **918.7 Tagging of serviced portable fire extinguishers or fixed extinguishing systems**  
20       **required.** When an employee under the supervision of a licensee services a portable fire  
21       extinguisher or fixed extinguishing system, a tag shall be affixed that at least states:



- 1 1. The month and year the service was performed.
- 2 2. The type of extinguisher or system serviced.
- 3 3. The name and license number of the licensee and the name and permit number of the
- 4 apprentice, if any.
- 5 4. The name and Certificate of Registration number of the servicing firm.

6 **918.7.1 Information.** When a person exempt from the licensing provision of this section  
7 services a portable fire extinguisher, a tag shall be affixed that at least states:

- 8 1. The month and year when the service was performed.
- 9 2. The type of extinguisher serviced.
- 10 3. The name and address of the person performing the service and the name and
- 11 address of their employer.
- 12 4. The address of the premises within which the portable fire extinguisher is
- 13 customarily located.

14 **918.8 Semi-annual test.** The duct and kitchen exhaust hood extinguishing system shall be  
15 inspected semi-annually by a service technician that is certified through the corresponding  
16 manufacturer, the International Code Council, other nationally recognized certification  
17 organization, or other proof of competence, acceptable to the Authority Having Jurisdiction,  
18 for the type of system being serviced. The technician shall possess a certification document  
19 on their person at all times while working within the City of Saint Louis boundaries. A  
20 corresponding written report shall be filed with the Division of Building and Inspection, Fire  
21 Safety Unit, upon completion.

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**SECTION 919**

**SPRINKLER, STANDPIPE, AND FIRE PUMP MAINTENANCE**

**919.1 Scope.** The purpose of this section is to establish a sprinkler and standpipe system maintenance control in the interest of safeguarding lives and property.

**919.2 Application.** The provisions of this section shall apply to existing sprinkler and standpipe systems installed in buildings prior to the enactment of this code and to all new sprinkler systems hereafter installed.

**919.3 Sprinkler, standpipe, and fire pump maintenance and inspection.** All sprinkler, standpipe, and fire pump systems shall be inspected annually by a Sprinkler Fitter Contractor licensed by the City of Saint Louis or by a Missouri licensed Professional Engineer with experience in sprinkler and standpipe systems and a report shall be filed with the Division of Building and Inspection Fire Safety Unit.

**SECTION 920**

**FIRE PROTECTION EQUIPMENT**

**920.1 Scope.** Fire extinguishing, fire detection, first-aid fire fighting systems, and devices required by the Building Code shall be maintained in accordance with the provisions of this section.

**920.2 Existing occupancies.** Upon adoption of this code, the fire official shall make or

1 cause to be made a survey of each existing business and industrial establishment; mercantile,  
2 educational, and institutional occupancy; place of assembly; hotel; multi-family dwelling;  
3 and trailer camp to determine such fire detecting devices or extinguishing appliances which  
4 are necessary in or near boiler rooms; kitchens or restaurants; clubs or like establishments;  
5 storage rooms involving considerable combustible material; rooms in which hazardous  
6 manufacturing processes are involved; repair garages; and other places of a generally  
7 hazardous nature to provide for the safety of the public according to existing conditions and  
8 in accordance with the requirements of the Building Code. Such devices or appliances may  
9 consist of automatic fire alarm systems; automatic sprinkler or water spray systems;  
10 standpipe and hose; fixed or portable fire extinguishers of a type suitable for the probable  
11 class of fire; manual or automatic covers, or carbon dioxide or other special fire  
12 extinguishing systems. In special hazardous processes or storage, appliances of more than  
13 one type or special systems may be required.

14 **920.3 Maintenance of equipment.** Sprinkler systems, standpipe systems, fire pumps, fire  
15 alarm systems, and other fire protective or extinguishing systems or appliances which have  
16 been installed in compliance with any permit or order or because of any law or ordinance  
17 shall be maintained in operative condition at all times, and it shall be unlawful for any owner  
18 or occupant to reduce the effectiveness of the protection so required except that this shall not  
19 prohibit the owner or occupant from temporarily reducing or discontinuing the protection  
20 where necessary to make tests, repairs, alterations, or additions. The fire official shall be  
21 notified before such tests, repairs, alterations, or additions are started and upon its

1 completion, and shall be advised of the extent of such work for additional requirements.

2 **920.4 Suppression, detection and alarm nuisance.** It shall be the owner or occupant's  
3 responsibility to maintain suppression, detection, and alarm systems in such operating  
4 condition so as not to cause unnecessary alarms being transmitted to the Fire Department.  
5 Remedies to correct this situation shall be accomplished as expediently as possible. Those  
6 alarms deemed unnecessary shall be assessed a service charge of \$100.00 for each response.

7 **920.4.1 Notification of sprinkler or fire alarm shut-off.** Whenever a sprinkler or fire  
8 alarm system is to be shut off for repairs, it shall be the owner or occupant's  
9 responsibility to determine that the service person performing such repairs has notified  
10 the Fire Department of the pending shut-off prior to shutting the system off. When a  
11 sprinkler system has central station supervision, the company providing this service shall  
12 also be notified of the shut-off. Failure to notify the Fire Department or the Central  
13 Station supervising company of sprinkler or fire alarm shut-off resulting in an  
14 unnecessary alarm being transmitted to the Fire Department will subject the owner or  
15 occupant to a service charge of \$100.00 for each alarm received.

16 **920.4.2 Maintaining sprinkler systems in abandoned or unoccupied buildings.** It  
17 shall be the owner's responsibility to ensure that all automatic sprinkler systems in any  
18 building being temporarily vacated or permanently abandoned be maintained in an  
19 operable condition at all times. And it shall be unlawful to shut down or in any manner  
20 reduce or impair the effectiveness of any sprinkler system unless prior approval is  
21 granted by the fire official or until at such time as the building is in the process of being

1 demolished. Any conditions as set forth by the fire official governing the shut down of  
2 sprinkler systems shall be strictly adhered to. It shall be the owner's responsibility to  
3 notify the fire official 48 hours prior to vacating any building protected by an automatic  
4 sprinkler system. Any person, firm, agency, or corporation violating any provision of this  
5 section or failing to comply with any written order issued by the fire official pertinent to  
6 maintaining sprinkler protection in abandoned or temporarily vacated buildings shall,  
7 upon conviction thereof, be penalized as set forth in Section Four of the adopting  
8 ordinance.

9 **920.5 Periodic flow test.** Fire pumps shall be subjected to a water flow test every two years  
10 on or about the anniversary date of their last previous test. The test shall be conducted by a  
11 Sprinkler Fitter Contractor licensed by the City of Saint Louis or by a Missouri licensed  
12 Professional Engineer. A report shall be filed with the Division of Building and Inspection  
13 Fire Safety Unit.

14 **CHAPTER 11 IS AMENDED AS FOLLOWS:**

15 Delete Chapter 11 in its entirety.

16 **CHAPTER 23 IS AMENDED AS FOLLOWS:**

17 Change Section 2311.2.3 to read as follows:

18 **2311.2.3 Drainage and disposal of liquids and oil-soaked waste.** Garage floor drains,

1 where provided, shall drain to approved oil separators or traps discharging to a sewer in  
2 accordance with the Plumbing Code. Contents of oil separators, traps, and floor drainage  
3 systems shall be collected at sufficiently frequent intervals and removed from the  
4 premises to prevent oil from being carried into the sewers.

5 **CHAPTER 29 IS AMENDED AS FOLLOWS:**

6 Change Section 2901.2 to read as follows:

7 **2901.2 Permit.** Permits shall be required as set forth in Sections 105.6. The fee for organic  
8 coatings shall be as set forth in Table 113.1.

9 **CHAPTER 31 IS AMENDED AS FOLLOWS:**

10 Change Section 3103.2 to read as follows:

11 **3103.2 Approval required.** Tents and membrane structures having an area in excess of 800  
12 square feet or that cover or obstruct the means of egress of any building shall not be erected,  
13 operated, or maintained for any purpose without first obtaining a permit and approval from  
14 the fire code official.

15 **Exceptions:**

- 16 1. Tents used exclusively for recreational camping purposes in accordance with the  
17 Zoning Code when confined to a rear yard in residential zoning districts on a  
18 temporary basis.

- 1           2. Tents for private family events on the same lot as the residence are exempt from
- 2           obtaining a permit but shall meet all other requirements.
- 3           3. Tents open on all sides that comply with all of the following:
- 4           3.1. Individual tents having a maximum size of 800 square feet.
- 5           3.2. The aggregate area of multiple tents placed side by side without a fire break
- 6           clearance of 10 feet, not exceeding 800 square feet total.
- 7           3.3. A minimum clearance of 10 feet to all structures and other tents.

8           The use of propane tanks or equipment in the tent requires a separate permit and  
9 inspection by the fire code official. Means of egress for all tents shall comply with the  
10 Building Code. Tents shall be supported to withstand a live load of 20 pounds per square  
11 foot and wind speed of 115 mph, Exposure B. Setbacks required by the Zoning code and fire  
12 separation distances required by the Building Code shall be maintained but shall not be less  
13 than 10 feet.

14   **CHAPTER 35 IS AMENDED AS FOLLOWS:**

15   Change Section 3501.2 to read as follows:

16   **3501.2 Permit.** Permits shall be required as set forth in Sections 105.6. The fee for welding  
17 and other hot work shall be as set forth in Table 113.1.

18   **CHAPTER 50 IS AMENDED AS FOLLOWS:**

1 Change Section 5004.2.2.6 to read as follows:

2 **5004.2.2.6 Drainage system design.** Drainage systems shall be in accordance with  
3 the Plumbing Code and all of the following:

- 4 1. The slope of floors to drains in indoor locations or similar areas in outdoor  
5 locations shall not be less than 1 percent.
- 6 2. Drains from indoor storage areas shall be sized to carry the volume of the fire  
7 protection water as determined by the design density discharged from the  
8 automatic fire-extinguishing system over the minimum required system  
9 design area or area of the room or area of the room in which the storage is  
10 locate, whichever is smaller.
- 11 3. Drains from outdoor storage areas shall be sized to carry the volume of the  
12 fire flow and the volume of a 24-hour rainfall as determined by a 25-year  
13 storm.
- 14 4. Materials of construction for drainage systems shall be compatible with the  
15 materials stored.
- 16 5. Incompatible materials used in open systems shall be separated from each  
17 other in the drainage system.
- 18 6. Drains shall terminate in an approved location away from buildings, valves,  
19 means of egress, fire access roadways, adjoining property, and storm drains.

20 **CHAPTER 56 IS AMENDED AS FOLLOWS:**



1 Change Section 5601.2 to read as follows:

2 **5601.2 Permit.** Permits shall be required as set forth in Sections 105.6 and regulated in  
3 accordance with this section. The fee for explosive and fireworks shall be as set forth in  
4 Table 113.1.

5 Change Section 5601.2.1 to read as follows:

6 **5601.2.1 Limits.** The limits in which the storage of explosives, ammunition, and  
7 blasting agents is prohibited are hereby established as the entire City of Saint Louis.

8 **Exception:** Storage of smokeless propellant, black powder, and small arms primers  
9 for personal use and not for resale in accordance with Section 5606.2.

10 Add Section 5608.1.1 to read as follows:

11 **5608.1.1 Certification of registration.** Each firm engaged in the business of offering  
12 for sale supervised fireworks displays for private or public amusement shall be required  
13 to have a Certificate of Registration issued by the fire official. The fee shall be as set  
14 forth in Table 113.3.

15 Add section 5610 to read as follows:

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## SECTION 5610

17

### CERTIFICATE OF COMPETENCY

18 **5610.1 General.** Each individual who engages in the activity of discharging fireworks for  
19 public or private amusement shall be required to have a Certificate of Competency issued by

1 the fire official.

2 **5610.2 Qualifications.** An individual applying for a Certificate of Competency must be 21  
3 years of age; capable of reading, writing, speaking, and understanding the English language;  
4 and possessing at least two years experience in the supervision of discharging fireworks  
5 displays. Proof of the experience will be required at the time of application.

6 **5610.3 Examination.** The applicant for a Certificate of Competency must satisfactorily pass  
7 a written or oral examination administered by the fire official or designated representative.

8 **5610.4 Non-transferable.** The Certificate of Competency shall be issued to the name of the  
9 applicant and is non-transferable.

10 **5610.5 Insurance.** The permittee shall furnish evidence of public liability and property  
11 damage insurance in amounts deemed adequate by the fire official.

12 **5610.6 Fees.** The fees for the Certificate of Competency shall be paid at the time of  
13 application in accordance with the fee schedule as set forth in Table 113.3.

14 **CHAPTER 57 IS AMENDED AS FOLLOWS:**

15 Change Section 5701.4 to read as follows:

16 **5701.4 Permit.** Permits shall be required as set forth in Sections 105.6. The fee for  
17 flammable and combustible liquids shall be as set forth in Table 113.1.

18 Add sections 5708 thru 5710 to read as follows:



1 **5708.7 Final inspection.** All flammable liquid storage tanks shall be subject to a final  
2 inspection by the fire official or representative before filling tanks; in case of underground  
3 tanks, the final inspection shall take place before tanks are covered over.

4 **5708.7.1 Responsibility.** It shall be the responsibility of the installer to notify the fire  
5 official 48 hours before final inspection is requested.

6 **5708.8 Abandonment or removal of tanks.** The fire official shall be notified 48 hours prior  
7 to the abandonment, cleaning, or removal of a flammable liquid tank.

8 **5708.8.1 Requirements.** The abandonment or removal of a flammable liquid tank shall  
9 comply with the applicable standards of NFPA 30.

10 **5708.9 Leaking tanks.** The fire official shall be notified immediately upon discovery of any  
11 leakage of product from a flammable liquid tank, connected piping, or pumps.

12 **5708.10 Test of tanks or piping.** The owner or occupant shall, when required by the fire  
13 official, cause the testing of tanks, piping, pumps, and related equipment as so designated.  
14 Tests shall be performed according to procedures established by the fire official.

15 **5708.10.1 Witnessing test.** Whenever the fire official requires any tank, piping, pump,  
16 or related equipment to be tested, the test shall be witnessed by the fire official or  
17 designated representative. The fire official shall be notified 48 hours before each test is  
18 to begin.

19 **5708.11 Inventory control records to be kept.** Accurate inventory control records for the

1 purpose of detecting leakage shall be maintained by the person in control of the premises of  
2 each underground storage facility. The person in control of such premises shall make all  
3 inventory control records available for inspection and checking by the fire official at all  
4 reasonable times and shall promptly report to the fire official any abnormal loss of content.

5 **5708.12 Testing for leaks.** Notwithstanding any of the requirements of this chapter for  
6 testing piping systems and underground storage tanks, the fire official may require testing of  
7 any such system when there are grounds to believe that a system may be leaking, including,  
8 without limitation, failure to maintain inventory control records, when inventory control  
9 records indicate a shortage of product, or visual detection of leakage. The fire official may,  
10 at any time when such leakage shall be apparent, close the entire facility and the facility shall  
11 remain closed until such time as the fire official has been furnished sufficient proof that the  
12 leakage which has caused the closing of the facility has been repaired. The fire official may  
13 at any time require the construction of intercepting holes or trenches to prevent the  
14 continuing migration of the contaminating liquid.

15 **5708.13 Permits.** A permit shall be obtained from the fire official to repair any tank,  
16 container, or piping and pumps used for the storage and dispensing of flammable liquids.  
17 The fee shall be as set forth in Table 113.1.

18 **5708.14 Removal of covering devices for inspection.** At the time of periodic tests of  
19 piping systems and at any other reasonable time when requested to do so by the fire official,  
20 dispenser panels, access covers, and any other covering devices shall be removed to permit  
21 access for inspection. Any deficiencies which are causing the loss of product shall be

1 immediately corrected.

2 **5708.14.1 Observation well.** An observation well shall be installed for each new tank  
3 location as determined by the fire official.

4 **5708.14.2 Secondary containment.** Secondary containment shall be required in new  
5 tank installations as determined by the fire official.

## 6 SECTION 5709

### 7 REPAIR OF LEAKING TANKS OR CONTAINERS

8 **5709.1 Repairs.** Before any tank, equipment, or containers used for the storage or conveying  
9 of flammable liquids is repaired, the fire official shall be notified prior to commencement of  
10 work.

11 **5709.1.1 Requirements.** The repair of all equipment outlined in Section 5709.1 shall be  
12 done in strict compliance of requirements set forth by the fire official and NFPA 329 and  
13 NFPA 30.

14 **5709.2 Requirements for installers of tanks and equipment.** Only those companies and  
15 individuals duly certified by the fire official having met the requirements set forth in Section  
16 3409 for such certification shall be engaged for the purpose of installation or repairing  
17 flammable liquid tanks and related equipment.

18 **5709.3 Fees.** A fee shall be assessed by the fire official for witnessing the testing of tanks

1 and equipment. Fees shall be paid according to the fee schedule established in Table 113.2.

2 **5709.4 Repair permit.** A fee shall be assessed by the fire official for the repair, installation,  
3 or abandonment of tanks and the repair of any tank, piping, or pump as listed in Table 113.1

4 **5709.5 Cleaning tanks.** Before any flammable liquid tank is cleaned, a permit shall be  
5 obtained from the fire official and a fee paid as listed in Table 113.1.

6 **SECTION 5710**

7 **CERTIFICATION OF FLAMMABLE LIQUID TANK INSTALLATIONS**

8 **5710.1 Scope.** The purpose of this section is to regulate the installation, repair, and testing of  
9 tanks and equipment used for the storage of flammable liquids in the interest of safeguarding  
10 lives and property.

11 **5710.2 Registration of persons installing, repairing, or testing flammable liquid storage**  
12 **tanks.** Each firm engaged in the business of installing, repairing or testing flammable liquid  
13 storage tanks shall be required to have a Certificate of Registration issued by the fire official.

14 **5710.3 Prohibition against installing, repairing, or testing flammable liquid storage**  
15 **tanks by personnel from uncertified company.** The only person under this section allowed  
16 to install, repair, or test flammable liquid tanks is a person that holds a Certificate of  
17 Registration or an employee, agent, or servant of a firm that holds a Certificate of  
18 Registration.

1 **5710.4 Applications and hearing on licenses, permits, and certificates.** Applications for  
2 Certificates hereunder shall be made pursuant to regulations adopted by the fire official as  
3 those regulations may from time to time be amended.

4 **5710.5 Penalties.** Whoever shall intentionally commit any acts as set forth in 5709.5.1 and  
5 5709.5.2 shall be held in violation of this code and shall, upon conviction thereof, be  
6 penalized as set forth in Section Four of the adopting ordinance.

7 **5710.5.1 Operating without certificate.** No person shall engage in the business of  
8 installing, repairing, or testing flammable liquid storage tanks without a current  
9 Certificate of Registration.

10 **5710.5.2 Misrepresentation.** No person shall obtain or attempt to obtain a Certificate of  
11 Registration by fraudulent misrepresentation.

12 **5710.6 Application for certificate of registration.** Any firm that desires to engage in the  
13 business of installing, repairing, or testing flammable liquid storage tanks shall make a  
14 written verified application to the code official on forms provided for a Certificate of  
15 Registration for each separate location of such firm where service is performed. The  
16 application must be signed by the sole proprietor, each partner, or an officer of the  
17 corporation.

18 **5710.6.1 Review.** If the fire official finds after reviewing the applicant's record that the  
19 granting or renewing of a Certificate of Registration would not be contrary to the public  
20 safety and welfare, the fire official shall issue or renew such Certificate of Registration



1 authorizing the applicant to engage in the business of installing, repairing, or testing  
2 flammable liquid storage tanks provided the requisite fees have been paid. The fire  
3 official shall give each Certificate of Registration an identifying number.

4 **5710.6.2 Renewal of certificate.** An application for renewal of a Certificate of  
5 Registration shall be made annually in accordance with detailed procedures to be  
6 followed.

7 **5710.6.3 Fees.** The original and annual renewal fee for Certificates of Registration  
8 issued pursuant to these regulations shall be paid according to the fee schedule  
9 established in Table 113.3.

10 **5710.7 Revocation.** The fire official shall conduct a hearing pursuant to the revocation of  
11 any Certificate of Registration. The fire official may then either refuse to renew, suspend, or  
12 revoke the Certificate of Registration for any of the following causes:

- 13 1. Violation - Any violation as listed in Section 3409.5.
- 14 2. Misrepresentation - Having obtained or having attempted to obtain a Certificate of  
15 Registration by fraudulent misrepresentation.
- 16 3. Malpractice - Malpractice or incompetence.
- 17 4. Failure to Pay Fee - Failure to pay the original or annual renewal Certificate of  
18 Registration fee provided in these regulations.
- 19 5. Violation of any provision of the rules and regulations as formulated and  
20 administered by the fire official or violation of any provision of this section.



1    **APPENDIX N IS AMENDED AS FOLLOWS:**

2    Delete Sections N105.4, N105.6 and N106.

3           **SECTION FOUR. PENALTY CLAUSE.** Any person who shall violate a  
4    provision of this code or shall fail to comply with any of the requirements thereof, or who  
5    shall erect, construct, alter, extend, repair, remove, demolish, use, or occupy any building,  
6    structure, premises, or equipment regulated by this code in violation of an approved  
7    construction document or directive of the building official or the Board of Building Appeals,  
8    or of a permit or certificate issued under the provisions of this code, and shall, upon  
9    conviction thereof, be punished by a fine of not more than \$500, or by imprisonment not  
10   exceeding 90 days, or both such fine and imprisonment. Each day that a violation continues  
11   shall constitute a separate and distinct offense.

12           **SECTION FIVE. SEVERABILITY.** If a section, subsection, sentence, clause,  
13   or phrase of this code is for any reason held to be unconstitutional, such decision shall not  
14   affect the validity of the remaining portions of this code.

15           **SECTION SIX. SAVINGS CLAUSE.** That nothing in this Ordinance or in the  
16   Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in  
17   any court, or any rights acquired, or liability incurred, or any cause or causes of action  
18   acquired or existing under any act or ordinance hereby repealed as cited in Section Two of

1 this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired,  
2 or affected by this ordinance.

3 **SECTION SEVEN. EMERGENCY CLAUSE.** This being an ordinance  
4 necessary for the immediate preservation of the public safety, it is hereby declared to be an  
5 emergency measure and shall become effective immediately upon its approval by the Mayor.

6 **SECTION EIGHT. CODIFIED.** It is the intent of the Board of Aldermen that  
7 Sections Two, Three, and Four of this ordinance be codified in the Revised Code of the City  
8 of Saint Louis.