

ORDINANCE #65204
Board Bill No. 40

An ordinance pertaining to the building code; amending Ordinance 64771, approved November 8, 1999 by repealing sections 112.2.13, 113.5, 113.5.1, 3004.5.6, Table 112.3.1 and Table 113.5 of Section Three and enacting new sections 112.2.13 Fee for duplicate copy, 112.2.14 Fee for changing the name on an occupancy permit, Table 112.3.1 Building permit fees for structures; blasting and inspection fees, 113.5 Periodic inspections, Table 113.5 Periodic Inspection of Structures, Devices and Uses 113.5.1 Professional inspection, Table 503 note n pertaining to height exceptions, 504.8 Type B Construction, 1014.6 Treads and Risers, 1017.3 Size of doors, 1021.3 Opening limitations, 1022.2.2 Height, 1022.2.4 Handrail grip size, 1606.2.2 Residential attics with joists, 1606.2.3, Residential attics trusses, 1614.5 Change of Occupancy, and 3004.5.6 Workmen's hoists; and containing a savings clause and an emergency clause.

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

Section One.

Ordinance 64771, approved November 8, 1999 is hereby amended by repealing sections 112.2.13, 113.5, 3004.5.6, Table 112.3.1 and Table 113.5 of Section Three and enacting new sections to be known and numbered as:

112.2.13	Fee for duplicate copy,
112.2.14	Fee for changing the name on an occupancy permit,
Table 112.3.1	Building permit fees for structures; blasting and inspection fees,
113.5	Periodic inspections,
Table 113.5	Periodic Inspection Of Structures, Devices and Uses
113.5.1	Professional inspection,
Table 503, note n	Pertaining to height exceptions,
504.8	Type 5B Construction,
1014.6	Treads and Risers,
1017.3	Size of doors,
1021.3	Opening limitations,
1022.2.2	Height
1022.2.4	Handrail grip size,
1606.2.2	Residential attics with joists,
1606.2.3	Residential attics trusses,
1614.5	Change of Occupancy,
3004.5.6	Workmen's hoists

112.2.13 Fee for duplicate copy: Any person requesting a copy of an building permit, occupancy permit or certificate of inspection issued under this code, or the holder of any permit for similar purpose issued by the code official under any previous code or ordinance, can obtain a duplicate or re-issued copy of said permit for a fee of one dollar per copy. This fee is listed in Table 112.3.1.

112.2.14 Fee for changing the name on an occupancy permit: Any person requesting a re-issuance of an occupancy permit issued under this code or under any previous code or ordinance due to a change of name, can obtain a re-issued copy of said permit for a fee of five dollars per copy. This fee is listed in Table 112.3.1.

**Table 112.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES**

Item	Fee	Minimum Fee	Section	Remarks & Requirements
APPLICATION FEE; or Building Line Survey	\$ 24.00		112.2.1	An administrative charge made for processing applications.
For permits with estimated cost up to \$1,000 AND one and two family dwellings with an estimated cost of up to \$2,500.	\$ 9.00			
Certificate of Flood Plain Status	\$ 9.00		3107.2.2	
PERMIT FOR NEW CONSTRUCTION AND ADDITIONS	\$2.50/\$1000 of estimated cost or fraction thereof	\$ 8.00	112.2.2	An minimum \$8.00 fee will be charged for all new construction and additions to one and two family dwellings with an estimated cost up to \$2,500
MISCELLANEOUS STRUCTURES PERMIT - Structures such as towers, retaining walls, floating structures, parking lots, outdoor pay telephone, fences, etc.	\$2.50/\$1000 of estimated cost or fraction thereof	\$ 8.00	112.2.3	For all structures, devices, appurtenances and equipment requiring permits & not otherwise provided for by this code.
PERMIT FOR ALTERATIONS & REPAIRS TO AN EXISTING BUILDING	\$2.50/\$1000 of estimated cost or fraction thereof	\$ 8.00	112.2.4	An minimum \$8.00 fee will be charged for all alteration and repair work to one and two family dwellings with an estimated cost up to \$2,500
TANK PERMIT For any purpose except flammable and combustible liquids	\$2.50/\$1000 of estimated cost or fraction thereof	\$ 8.00	112.2.5	Permits for flammable and combustible liquids are required under the Fire Prevention Code.
TENT PERMIT For any purpose other than a carnival, circus or traveling exhibition	\$ 6.00		112.2.6	See Note a.

**Table 112.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES**

Item	Fee	Minimum Fee	Section	Remarks & Requirements
PICNIC/CARNIVAL PERMIT Each Tent	\$ 24.00	24.00	112.2.6	See Note b.
Each Amusement Booth	\$ 6.00			
CIRCUS OR TRAVELING EXHIBITION PERMIT For each tent with seats accessible to the public-per 1000 seats or fraction thereof	\$ 12.00	\$ 12.00	112.2.6	Circus or traveling exhibition shall be permitted to remain in one location not longer than 14 days.
For each tent without seats accessible to the public	\$ 12.00			
For each tent not accessible to the public.	\$ 6.00			
For each amusement booth	\$ 6.00			
For each structure other than a tent or amusement booth	\$ 6.00			Temporary grandstands and stadiums shall remain in place not longer than 90 days.
MOVING OF BUILDING PERMIT Within City Limits	\$.60/\$100 of estimated cost or fraction thereof	\$ 12.00	112.2.7	Estimated cost of moving building to new location plus cost of restoring previous site to a safe condition.
To outside City Limits	\$.60/\$100 of estimated cost or fraction thereof	\$ 12.00		Estimated cost of moving building to city limits plus cost of restoring previous site to a safe condition.
From outside City Limits to within City Limits	\$.60/\$100 of estimated cost or fraction thereof	\$ 12.00		Estimated cost of moving building from City Limits to a new site.
Foundation for building	\$2.50/\$1000 of estimated cost or fraction thereof	\$ 8.00	112.2.7.1	
EXPLOSIVES PERMIT Blasting permit for trenching	\$ 4/250 lineal feet or fraction thereof	\$ 60.00	112.2.8	For construction, excavation or other building operation.
Blasting for Demolition	\$ 100.00	\$100.00	112.2.8	Includes pre and post blast survey, per building/per blast.

**Table 112.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES**

Item	Fee	Minimum Fee	Section	Remarks & Requirements
DEMOLITION PERMITS- Structure volume Less than 10,000 cu. ft.	\$ 5.00	\$ 5.00	110.1.5	Based on volume of structure exclusive of basement or cellars.
10,000 cu. ft. and over	\$12.00/10,000 cu.ft. or fraction thereof	\$ 24.00		Demolition permits shall be issued for a period not to exceed thirty days.
DEMOLITION INSPECTION FEE Less than 10,000 cu. ft.	\$ 12.00	\$ 12.00	110.1.5	Per Site
10,000 cu. ft. or over	\$ 24.00	\$ 24.00		Per Site
Blasting for Demolition	\$ 50.00	\$ 50.00	112.2.8	Per Site
Applicant request	\$ 24.00		104.7	Related to other occupancy and use permits requested by the applicant.
Emergency and Specialty Inspection	\$ 24.00			Charge for inspection requested to be made beyond normal working hours - not to exceed \$24.00 per requested inspection.
ADDENDUM PERMIT Amendment which involves additional dollars in project cost.	\$2.50/\$1000 of estimated increased cost or fraction thereof	\$ 19.00	112.2.9	
Amendment which involves decrease or no increase in project cost.	\$ 19.00	\$ 19.00		
SPECIAL DEMOLITION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		112.2.10	Special fund approved by the voters.
LEAD REMEDIATION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		112.2.11	Special fund approved by Ordinance 64699.
VACANT BUILDING REGISTRATION FEE	\$200.00 Semi-annually		112.2.12	Special fee established by Ordinance 64678.
DUPLICATE COPY OF BUILDING PERMIT, OCCUPANCY PERMIT OR CERTIFICATE OF INSPECTION	\$ 1.00 per copy		112.2.13	

**Table 112.3.1
BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES**

Item	Fee	Minimum Fee	Section	Remarks & Requirements
RE-ISSUANCE OF OCCUPANCY PERMIT DUE TO A CHANGE OF NAME	\$ 5.00 per copy		112.2.14	
COST FOR APPROVING ADDITIONAL SETS OF CONSTRUCTION DOCUMENTS	\$1.00 per page		108.5	
APPLICANT REQUEST FOR OCCUPANCY PERMIT Residential & 3,500 sq. ft. or less commercial Commercial over 3,500 sq. ft.	\$40.00-Building 20.00-Electrical 20.00-Plumbing \$80.00 total/ 1st unit \$20.00/each additional unit in same structure \$80.00-Building 40.00-Electrical 40.00-Plumbing		118.6 118.6.1	Special Inspection fees for occupancy permits. This fee is also applicable to partial or temporary occupancy permits. When units are inspected on the same site inspection.

Note a. Tents smaller than 1,000 sq. ft. or for private family events on the same lot with the residence are exempt from permit. Tents shall be erected for 30 days maximum. Tent must be supported to withstand wind of 20 lbs. per sq.ft. minimum. Tent must stay ten feet from tent walls to buildings and to interior lot lines. Tents for 49 persons or less must have one exit. Tents for 50 to 499 persons must have two exits. Tents for 500 to 999 persons must have three exits. Emergency lighting shall be permitted to be required.

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

113.5 Periodic inspections: The code official shall, if deemed necessary, make or cause to be made such periodic inspections of buildings, structures, devices, appurtenances, and uses as are required by and in the intervals prescribed by Table 113.5. In order to provide a uniform workload throughout the year, the code official shall be permitted to alter the intervals between periodic inspections as required to meet staffing levels.

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

**TABLE 113.5
PERIODIC INSPECTION OF STRUCTURES, DEVICES AND USES**

Item	Period between inspections
Cornices, Entablatures, Belt Courses, Trim and Similar Decorative Features; Maintenance repair and safe condition thereof (for such items projecting from the face of buildings). See Note a.	3 years
Other annual permits, Certificates and clearances through Board of Public Service action such as Day Care Centers, Nursing Homes, Homes for the Ages, Hospitals. See Note b.	1 year
Exterior Cantilevered Balconies, Stairways and Fire Escapes. See Note c.	3 years
Passenger Elevators & Man Lifts	1 year
Freight Elevators	1 year
Residential (2 Passenger) Elevators	1 year
Miscellaneous, Hoisting & Elevating Equipment	1 year
Moving Stairways & Moving Sidewalks	1 year
Permanent Amusement Devices	1 year
Dumbwaiters	1 year
Material Lifts	1 year
Auto Lifts	1 year

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

Note b. Applies to all other inspections of buildings or uses not otherwise provided for in this code or any City ordinance, which are made annually per the Board of Public Service Permit, and which are assigned by BPS to the Building Division for permit verification, certification, re-certification or clearances.

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

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

Table 503, Note n. For height exceptions for one- and two-family dwellings in buildings of type 5B construction see Section 504.8.

504.8 Type 5B construction. The height limitation for buildings of type 5B construction with occupancies in Use Group R-3 shall be increased to three stories and thirty-five feet (10668 mm) in height where the lowest story is a story above grade.

1014.6 Treads and risers: Maximum riser height shall be 7 inches (178 mm) and minimum riser height shall be 4 inches (102 mm). The riser height shall be measured vertically between the leading edges of the adjacent treads. Minimum tread depth shall be 11

inches (279 mm), measured horizontally between the vertical plane of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

Exceptions

1. Winders in accordance with Section 1014.6.3.
2. Spiral stairways in accordance with Section 1014.6.4.
3. Circular stairways in accordance with Section 1014.6.5.
4. Alternating tread stairways in accordance with Section 1014.6.6.
5. Stairways serving as aisles in assembly seating areas where the stairway pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area.
6. Any stairway replacing an existing stairway within a space where because of existing construction, the pitch or slope cannot be reduced.
7. Existing stairways.
8. In occupancies in Use Group R-3, within dwelling units in occupancies in Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3, the maximum riser height shall be 8¼ inches (210 mm) and the minimum tread shall be 9 inches (229 mm). A 1-inch (25 mm) nosing shall be provided on stairways with solid risers.
9. Stairways in penal facilities serving guard towers, observation stations and control rooms not more than 250 square feet (23 m²) in area shall be permitted to have risers not exceeding 8 inches (203 mm) in height and treads not less than 9 inches (229 mm) in depth.

1017.3 Size of doors: The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of not less than 32 inches (813 mm). The clear width of door openings at swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where this section requires a minimum clear width of 32 inches (813 mm) and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches (813 mm). The maximum width of a swinging door leaf shall be 48 inches nominal. Means of egress doors in an occupancy in Use Group I-2 used for the movement of beds shall provide a clear width not less than 41½ inches (1050 mm). The height of doors shall not be less than 80 inches (2032 mm).

Exceptions

1. A means of egress door serving a storage area of not more than 800 square feet (74 m²) and which is normally unoccupied shall have a minimum width of 10 feet (3048 mm).
2. The minimum and maximum width shall not apply to door openings that are not part of the required means of egress in occupancies of Use Groups R-2 and R-3, other than residential care facilities.
3. Door openings to resident sleeping rooms in occupancies in Use Group I-3 shall have a clear width of less than 28 inches (711 mm).
4. Door openings to storage closets less than 10 square feet (0.93 m²) in area shall not be limited by the minimum width.
5. Width of door leaves in revolving doors that comply with Section 1018.0 shall not be limited.
6. Door openings within a dwelling unit shall not be less than 78 inches (1981 mm) in height.
7. Exterior door openings in dwelling units, other than the required exit door, shall not be less than 76 inches

(1930 mm) in height.

8. Interior egress doorways within a dwelling unit not required to be accessible or adaptable shall have a minimum door leaf width of 28 inches (762 mm). Door openings to storage closets and all other non-habitable spaces within a dwelling unit not required to be accessible or adaptable, shall not be limited by the minimum width.
9. Door openings within Type B dwelling units shall have a minimum clear width of 31¾ inches (806 mm).

1021.3 Opening limitations: In occupancies in Use Group A, B, E, H-4, I-1, I-2, M and R, and in public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches (102 mm) cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

Exceptions

1. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a minimum size such that a sphere 6 inches (152 mm) in diameter cannot pass through the opening.
2. At elevated walking surfaces for access to and utilization of electrical, mechanical or plumbing systems or equipment, guards shall have balusters or be of solid materials such that a sphere with a diameter of 21 inches (533 mm) cannot pass through any opening.
3. In occupancies in Use Group R-3 angular intermediate rails shall be permitted parallel to the plane of the tread nosing provided all of the following conditions are complied with:
 - a. The stair serves only an unfinished basement area, and
 - b. The stairwell opening is no larger than the horizontal projected area of the stair, and
 - c. The opening between the rails is such that a sphere with a diameter of 4 inches (102 mm) cannot pass through any opening, and
 - d. The triangular opening formed by the riser, trad and bottom rail is of a maximum size that a sphere 6 inches (152 mm) in diameter cannot pass through the opening, and
 - e. A handrail in compliance with Section 1022.0 is provided on at least one side of the stair.

In occupancies in Use Groups I-3, F, H-1, H-2, H-3, S (other than public garages and open parking structures), and along open-sided floor areas located less than 30 inches (762 mm) above the floor or grade below, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a diameter of 21 inches (533 mm) to pass through any opening.

1022.2.2 Height: Handrails shall be not less than 34 inches (864 mm) nor more than 38 inches (965 mm), measured vertically, above the leading edge of the treads or above the finished floor of the landing or walking surfaces.

Exception: Handrails that form part of the guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1,067 mm). Use Group R-3 and within units in Use Group R-2 the height shall not be less than 34 inches (864 mm) and not more than 42 inches (1,67 mm).

1022.2.4 Handrail grip size: All stairway and ramp handrails shall have a circular cross section with an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm).

Exceptions

1. Any other shape with a perimeter dimension of at least 4 inches (100 mm), but not greater than 6¼ inches (158 mm) with the largest cross-section dimension not exceeding 2¾ inches (70 mm).
2. Approved rails of equivalent graspability.

1606.2.2 Residential attics with joists: A live load shall be applied to joists only in those portions of the attic space having a clear height of 42 inches (1067 mm) or more between joist and rafter in convention rafter construction. Joists shall be designed, however, to sustain the imposed dead load or 10 psf (479 Pa), whichever is greater, uniformly distributed over the entire span.

A further ceiling dead-load reduction to a minimum of 5 psf (239 Pa) or the actual dead-load, whichever is greater, applied to joists in conventional rafter construction is permitted under either or both of the following conditions:

1. Where the clear height is not over 30 inches (762 mm) between joist and rafter in conventional construction.
2. Where a clear height of greater than 30 inches (762 mm), as defined in item 1, does not exist for a horizontal distance of more than 12 inches (305 mm) along the member.

Exception: The bottom chord/ceiling joist 20 pound live load design criteria shall be permitted to be deleted for house and/or garage attics accessible only through a scuttle opening meeting the size specifications of Section 1211.2.

1606.2.3 Residential attics with trusses: A live load shall be applied to those portions of the bottom chord of not less than two adjacent trusses with the same web configuration containing a rectangle 42 inches (1067 mm) high or greater by 2 feet (610 mm) wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided each of the following criteria are met:

1. The attic area is accessible by a permanent stairway, pull-down stairway, and
2. The truss shall have a bottom chord pitch less than 2 in 12.

Exception: The bottom chord/ceiling joist 20 pound live load design criteria shall be permitted to be deleted for house and/or garage attics accessible only through a scuttle opening meeting the size specifications of Section 1211.2.

Bottom chords of trusses shall be designed for the greater of the actual imposed dead load or 10 psf (478 Pa), uniformly distributed over the entire span.

A ceiling dead load of 5 psf (239 Pa) or the actual dead load, whichever is greater, uniformly distributed over the entire bottom chord of trusses applies to either or both of the following conditions:

1. Where the clear height is not over 30 inches (762 mm) between the bottom chord and any other member of the truss, or
2. Where a clear height of greater than 30 inches (762 mm) as defined in item 1, does not exist for a horizontal distance of more than 12 inches (304 mm) along the member.

1614.5 Change of occupancy: Any existing structure heretofore approved, in which there is not a change of occupancy to an occupancy requiring greater floor live loads, is permitted to be continued in use for the originally approved live loads, provided that the structure is structurally safe and adequate for the proposed occupancy, and the public safety is not endangered thereby. If the approved live load is less than required by Section 1606.0, the areas designed for the reduced live load shall be posted with the approved load. Placards shall be of an approved design.

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

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

3004.5.6 Workmen's hoists: All equipment and machinery of workmen's hoists shall be inspected and tested to ensure safety of operation and shall include tests of the brake, terminal and emergency stopping devices and belt tension. Acceptance tests shall also include a load capacity test as specified in ASME A90.1 listed in Chapter 35.

Section Three.

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

Section Four.

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

Approved: June 1, 2001