BOARD BILL NO. 182 SPONSORED BY ALDERWOMAN PHYLLIS YOUNG

An Ordinance adopting the International Existing Building Code, 2009 Edition with changes including Appendix Chapters A and B, as the Existing Building Code of the City of Saint Louis; repealing Ordinances 66788; and containing a penalty clause, a savings clause and an emergency clause.

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

SECTION ONE.

An ordinance repealing Ordinance 66788, approved September 1, 2005, and codified as Chapter 25.20, pertaining to the Existing Building Code of the City of Saint Louis which adopted the International Existing Building Code 2003: and enacting in lieu thereof a new Existing Building Code and adopting the International Existing Building Code 2009 including Appendix Chapters A and B.

SECTION TWO

The International Existing Building Code, 2009, as published by the International Code Council, Inc., one copy of which is on file in the Office of the Register of the City of Saint Louis, being marked and designated as the International Existing Building Code, 2009, as published by the International Code Council, Inc., be and is hereby adopted as "The Existing Building Code of the City of Saint Louis, in the State of Missouri", pursuant to the Ordinance and in conformity with Section 71.943 RSMo for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Existing Building Code, 2009, are hereby referred to, adopted and made a part hereto, as if fully set out in this

ordinance with the additions, insertions, deletions and changes prescribed in Section Three of this Ordinance.

SECTION THREE.

The International Existing Building Code, 2009, is amended and changed in the following respects:

Delete Chapter 1 as published in its entirety.

Add new Chapter 1 to read as follows:

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

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

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

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

101.2.1 Appendices. Appendix Chapters A and B are specifically adopted.

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

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.6 and

referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

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

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

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

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

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

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

101.5 Compliance methods. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in Sections 101.5.1 through 101.5.3 as selected by the applicant. Application of a method shall be the sole basis for assessing the compliance of work performed under a single permit unless otherwise approved by the building official. Sections 101.5.1 through 101.5.3 shall not be applied in combination with each other. Where this code requires consideration of the seismic-force-resisting system of an existing building subject to repair, alteration, change of occupancy, addition or relocation of existing buildings, the seismic evaluation and design shall be based on Section 101.5.4

regardless of which compliance method is used.

Exception: Subject to the approval of the building official, alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing more than a limited structural alteration as defined in Section 807.5.3. New structural members added as part of the alteration shall comply with the International Building Code. Alterations of existing buildings in flood hazard areas shall comply with Section 601.3.

101.5.1 Prescriptive compliance method. Repairs, alterations, additions and changes of occupancy complying with Chapter 3 of this code in buildings complying with the International Fire Code shall be considered in compliance with the provisions of this code.

101.5.2 Work area compliance method. Repairs, alterations, additions, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 4 through 12 of this code shall be considered in compliance with the provisions of this code.

101.5.3 Performance compliance method. Repairs, alterations, additions, changes in occupancy and relocated buildings complying with Chapter 13 of this code shall be considered in compliance with the provisions of this code.

101.5.4 Evaluation and design procedures. The seismic evaluation and design shall be based on the procedures specified in the International Building Code, ASCE 31 or ASCE 41. The procedures contained in Appendix A of this code shall be permitted to be used as specified in Section 101.5.4.2.

101.5.4.1 Compliance with IBC level seismic forces. Where compliance with the seismic design provisions of the International Building Code is required, the procedures shall be in accordance with one of the following:

1. The International Building Code using one hundred percent (100%) of the prescribed forces. The R-factor used for analysis in accordance with Chapter 16 of the International Building Code shall be the R-factor specified for structural systems classified as "Ordinary" in accordance with Table 12.2-1 of ASCE 7, unless it can be demonstrated that the structural system satisfies the proportioning and detailing requirements for systems classified as "Intermediate" or "Special."
2. Compliance with ASCE 41 using both the BSE-1 and BSE-2 earthquake hazard levels and the corresponding performance levels shown in Table 101.5.4.1.

TABLE 101.5.4.1
PERFORMANCE CRITERIA FOR IBC LEVEL SEISMIC FORCES

OCCUPANCY CATEGORY (Based on IBC Table 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL
I	Life safety (LS)	Collapse prevention (CP)
II	Life safety (LS)	Collapse prevention (CP)
III	Note a, Note b	Note a
IV	Immediate occupancy (IO)	Life safety (LS)

a. Acceptable criteria for Occupancy Category III shall be taken as eighty (80) percent of the acceptance criteria specified for Occupancy Category IV performance levels.
b. For Occupancy Category III, the ASCE 31 screening phase checklists shall be based on the life safety performance level.

101.5.4.2 Compliance with reduced IBC level seismic forces. Where seismic evaluation and design is permitted to meet reduced International Building Code seismic force levels, the procedures used shall be in accordance with one of the following:

1. The International Building Code using seventy-five percent (75%) of the prescribed forces. Values of R, Ω_O, and Cd used for analysis shall be as specified in Section 101.5.4.1 of this code.
2. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A as specified in Items 2.1 through 2.5 shall be deemed to comply with this section.
   - 2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.
   - 2.2. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A2.
   - 2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A3.
   - 2.4. Seismic evaluation and design of soft, weak, or open-front wall conditions in multiunit residential buildings of wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Chapter A4.
   - 2.5. Seismic evaluation and design of concrete buildings and concrete with masonry infill buildings in all occupancy categories are permitted to be based on the procedures specified in Chapter A5.

3. Compliance with ASCE 31 based on the applicable performance level as shown in Table 101.5.4.2. It shall be permitted to use the BSE-1 earthquake hazard level as defined in ASCE 41 and subject to the limitations in Item 4 below.
4. Compliance withASCE41 using the BSE-1 Earthquake Hazard Level and the performance level shown in Table 101.5.4.2. The design spectral response acceleration parameters S_{XS} and S_{X1} specified in ASCE 41 shall not be taken less than 75 percent of the respective design spectral response acceleration parameters S_{DS} and S_{D1} defined by the International Building Code.

TABLE 101.5.4.2
PERFORMANCE CRITERIA FOR REDUCED IBC LEVEL SEISMIC FORCES

OCCUPANCY CATEGORY (Based on IBC Table 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 31	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL
I	Life safety (LS)	Life safety (LS)
II	Life safety (LS)	Life safety (LS)
III	Note a	Note a
IV	Immediate occupancy (IO)	Immediate occupancy (IO)

a. Performance levels for Occupancy Category III shall be taken as halfway between the performance levels specified for Occupancy Categories II and IV.

101.6 Safeguards during construction. All construction work covered in this code, including any related demolition, shall comply with the requirements of Chapter 14.

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

SECTION 102
APPLICABILITY

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

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

state or federal law.

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

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

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

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

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

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

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

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

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

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

Exceptions:

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

SECTION 103
DIVISION OF BUILDING AND INSPECTION

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

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

103.2.1 Appointment; qualifications. The Building Commissioner, also herein referred to as the building official, shall be a Missouri licensed professional architect, or, a Missouri licensed professional engineer, or, shall have a bachelors degree in an appropriately related field with Certified Building Code Official status, or, shall have a masters degree in an appropriately related

field and five (5) years experience in building code enforcement at a senior management level. The Building Commissioner shall be appointed by the Director of Public Safety, and shall possess any one of the above necessary qualifications.

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

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

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

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

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

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

A reasonable charge shall be established for making copies of documents. If staff time is

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

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

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL

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

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

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

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

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

Exception: Repairs, and Level 1 Alterations.

104.2.1.1 Building evaluation. The building official is authorized to require an existing building to

be investigated and evaluated by a licensed design professional based on the circumstances agreed upon at the preliminary meeting. The design professional shall notify the building official if any potential nonconformance with the provisions of this code is identified.

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

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

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

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

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

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

104.7 Liability. The building official, member of the Board of Building Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without

malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the City of Saint Louis City Counselor's Office until the final termination of the proceedings. The building official or any subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any employee of the Division of Building and Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

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

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

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

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

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

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

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

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

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

SECTION 105
PERMITS

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

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

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

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

required to any person.

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

Exceptions:

1. Work involving repair of Flood, Earthquake or other Natural Disaster damage.
2. A Flood Plain Development Permit is still required to be obtained if the site is located in the flood plain areas defined by FEMA.
3. Ordinary repairs or minor work to buildings and structures, which fall under the purview of the Cultural Resource Office requiring a "Cultural Resource Office Only" permits.

1. Tuckpointing, ordinary and/or minor repair to exterior masonry, exterior painting and similar repair and or finish work;
2. New aluminum, steel, fiber cement, hardboard, and vinyl exterior siding with no change to existing openings. Replacement of twenty-five percent (25%) or less of the wall sheathing;
3. Application of pre-finished aluminum, steel, vinyl or other like materials on soffits, fascia boards, rake boards and overhangs;
4. Repair or replacement of existing gutters and above grade portions of downspouts;
5. Roof covering replacement with like material; Replacement of twenty-five percent (25%) or less of the roof sheathing;
6. Replacement or repair of exterior and/or interior doors and/or frames, provided the fire rating, when applicable, is maintained, and no modification is made to the opening;
7. Replacement or repair of existing windows and frames, whenever no modification is made to the opening; installation of storm windows and doors, whenever no modification is made to the opening; glazing and glass replacement;
8. Awnings installed on up to four-family dwellings which do not project over property lines, and not over forty (40) square feet in projected area;
9. Sidewalks and driveways;
10. Exterior ramps, stairs, and/or steps, which are on grade and not more than twelve (12) inches above adjacent grade, not attached to the structure, and within residential property lines;
11. Paved areas for up to four-family dwellings on the same lot as the primary structure, without roofs, covers or enclosures;
12. Resealing and/or restriping of an existing paved parking lot, provided the restriping done matches the existing configuration and the number of spaces remain the same;
13. Concrete patio slabs or wooden patios/decks which rest directly on the ground or a rock base, provided that they are not covered by a roof or canopy, not supported by any type of permanent foundation and a maximum of twelve (12) inches above adjacent grade;
14. Miscellaneous site work, landscaping, gardens, shrubbery and planting boxes, excavation or fill that does not create a permanent change in property elevation of more than six (6) inches along property lines, block drainage or create erosion or damage to adjacent properties;

15. Small detached accessory buildings, such as utility/storage/tool sheds, cabanas, play houses, etc., one hundred twenty (120) square feet in area or less and less than twelve (12) feet in height, provided such accessory buildings maintain the setbacks required by the Zoning Ordinance. This does not include accessory buildings having unique uses such as barbeque and/or smoke houses, storage of fuel or other hazardous material having fuel fired equipment, and other uses that present an increased fire hazard or nuisance to adjoining property. A permit is required for all buildings housing these types of uses exceeding fifty (50) square feet in area;
16. Residential accessory structures such as arbors, garden trellises and other minor structures, provided such structures maintain the setbacks required by the Zoning Ordinance;
17. Swings and other backyard playground equipment including basketball goals and standards accessory to up to four-family dwellings;
18. Replacement of existing fencing, same height, material and location, except when enclosing swimming pools, hot tubs or spas;
19. Retaining walls eighteen (18) inches or less in height above lowest adjacent grade;
20. Non-dish radio or television antennae twelve (12) feet or less in height, mounted on the ground, not in the front yard area, attached to, or on the roof of a building. Dish antennas two (2) feet in diameter or less installed on grade or on the roof, provided such antennae maintain the setbacks required by the Zoning Ordinance, and comply with Section 3108.6.1;
21. Tents smaller than one thousand (1,000) square feet, or those used for private family events on the same lot as the owner's residence;
22. Statues on private property, erected on grade, not attached to or part of a building or structure;
23. Above-ground swimming pools, hot tubs and spas placed on a slab. Also, in-ground swimming pools with less than twenty-four (24) inches water depth with a surface area of less than two hundred fifty (250) square feet. All pools, hot tubs and spas shall maintain the setbacks required by the Zoning Ordinance.
24. Relining, repairing, patching an/or shotcreting existing swimming pool walls or floors, provided required minimum water depths under diving boards, if present, are maintained;
25. Ordinary and/or minor repairs to exterior cantilevered balconies, stairways and fire escapes such as patching or replacing small areas of treads, risers and platform surfaces, repairing and/or replacing small areas of handrail and guardrail panels, etc. as long as it does not effect the structural components of the exterior cantilevered balcony, stairway or fire escape;
26. Interior painting, floor sanding and refinishing, floor tile or carpeting, replacement of flooring with like material, application of wall paper and other wall covering material, moveable cases, counters and partitions, and cabinet installation, counter tops and similar finish work;
27. Plaster patching and/or gypsum board replacement not exceeding twenty-five percent (25%) of the total wall or ceiling area of a room or space provided the fire rating and moisture resistance is maintained and no modifications are made;
28. Wall paneling of any type when applied directly to existing room wall surfaces;
29. Ceiling tile of any type, other than foam plastic, when applied directly to existing ceiling surfaces, except when within assembly rooms with more than three hundred (300) occupants, institutional rooms or spaces, mercantile spaces exceeding three thousand (3,000) square feet. Replacement of lay-in acoustical ceiling panels with like materials in a room or space and a

maximum of five hundred (500) square feet;

30. Nonfixed and moveable fixtures, cases, racks, counters and partitions not over five (5) feet nine (9) inches in height;
31. Installation of battery-operated smoke detectors;
32. Foundations and floor slab repair such as patching/filling of crack of up to one-fourth (1/4) inch in walls and three-eighth (3/8) inch in slabs, waterproofing, etc., provided the building is otherwise structurally sound and plumb.

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

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

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

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

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

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

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

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

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

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

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

105.3.2.1 Substantially improved or substantially damaged existing buildings in areas prone to flooding. For applications for reconstruction, rehabilitation, addition, or other improvement of existing buildings or structures located in an area prone to flooding, the building official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or

structure to its pre-damage condition. If the building official finds that the value of the proposed work equals or exceeds 50 percent (50%) of the market value of the building or structure before the damage has occurred or the improvement is started, the finding shall be provided to the board of appeals for a determination of substantial improvement or substantial damage. Applications determined by the board of appeals to constitute substantial improvement or substantial damage shall meet the requirements of this code.

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

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

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

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

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

105.5 Expiration. All permits shall be issued in the name of the property owner of record for a period of six (6) months unless noted otherwise. Permits shall be permitted to be extended for additional six (6) month periods if work is progressing and a written request from the owner for

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

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

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

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

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

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

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

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

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

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

SECTION 106
SUBMITTAL DOCUMENTS

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

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

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

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

Exception: The building official is authorized to waive the submission of construction

documents and other data not required to be prepared by a licensed design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

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

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

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

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

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

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

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

openings.

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

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

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

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

106.3.1 Approval of construction documents. The building official shall stamp three (3) sets of construction documents "APPROVED", and at least one (1) set of such approved construction documents shall be retained by the building official and one (1) set shall be kept at the building site, open to the inspection of the building official or an authorized representative at all reasonable times. If additional "APPROVED" sets are required by the applicant, a charge shall be made as listed in Table 108.3.1.

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

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

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

106.3.4 Design professional in responsible charge.

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

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

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

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

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

Submittal documents for deferred submittal items shall be submitted to the Missouri licensed design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have

been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

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

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

SECTION 107
TEMPORARY STRUCTURES AND USES

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

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

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

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

SECTION 108
FEES

108.1 General. No permit, certificate or inspection report, as required by the provisions of this

code, shall be released or issued until the fees listed in this section have been paid to the City of Saint Louis, as collected by the building official or designated representative; nor shall an amendment to a permit be released until the additional fees have been paid. In collecting said fees, the building official is authorized to accept personal checks as payment; however, non-payment by said checking account shall be considered as a violation of this code and is cause for suspension or revocation of permits, certificates or reports issued or released for such personal check payment. If a permit is suspended or revoked for non-payment of a fee, or for insufficient funds, an additional twenty-five dollars ($25) shall be collected to cover administrative costs.

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

108.1.2 City of Saint Louis, Department of the President, Board of Public Service projects. Building permit fees shall be waived for contractors working in facilities located within the city limits, owned and occupied by the City of Saint Louis. Only projects which are paid for by the Department of the President, Board of Public Service out of general revenue funds and bid and contract let by the Department of the President, Board of Public Service, and inspected by the Department of the President, Board of Public Service shall be exempt from the payment of fees. This shall not relieve the applicant from applying for and obtaining a building permit. These five (5) requirements shall apply to building permits only. These requirements shall not apply to Demolition, Plumbing, Mechanical, Electrical and Fire Protection Systems permits. Demolition permits, Plumbing permits, Mechanical permits, Electrical permits and Fire Protection Systems permits shall be applied for and paid for by the appropriate contractor.

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

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

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

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

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

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

108.2.5 Explosives. The fee for a permit for the use of explosives for blasting in connection with demolition, excavation, construction or other building operations, shall be as listed in Table 108.3.1. When a blasting operation consists of a series of blasts at intervals of distance, such as blasting a trench for the installation of utilities, and the extent of the blasting operations exceeds two hundred and fifty (250) feet in length, the fee for a permit shall be charged for the first two hundred and fifty (250) feet of the operation with an additional fee for each additional two hundred and fifty feet (250) or any part thereof. The fee for a permit for the use of explosives shall cover the issuance of the permit and shall also cover pre-blasting survey inspection and post-blasting survey inspection of all property within two hundred fifty (250) feet of the blasting operation. In addition, a separate permit shall be required under the International Fire Code for the transportation, storage or use of explosives.

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

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

remain the same or decrease. To this shall be added the application fee.

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

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

108.2.9 Vacant building registration fee. A semiannual registration fee of two hundred dollars ($200) shall be charged to the owner of any parcel of residential property improved by a residential structure, or commercial property improved by a structure containing multiple dwelling units, which is vacant and has been vacant for at least six (6) months, and which is violation of this code. This fee is listed in Table 108.3.1.

108.2.10 Fee for duplicate copy. Any person requesting a copy of an building permit, occupancy permit or certificate of inspection issued under this code, or the holder of any permit for similar purpose issued by the building official under any previous code or ordinance, can obtain a duplicate or re-issued copy of said permit for a fee of one dollar ($1) per copy. This fee is listed in Table 108.3.1.

108.2.11 Fee for occupancy permit. Fees for the issuance of an occupancy permit shall be as listed in Table 108.3.1. There shall be no charge for the issuance of the original occupancy permit upon completion of construction in accordance with the building permit for buildings hereafter altered with construction costs exceeding thirty thousand dollars ($30,000).

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

108.2.12 Fee for changing the name on an occupancy permit. Any person requesting a re-issuance of an occupancy permit issued under this code or under any previous code or ordinance due to a change of name, can obtain a re-issued copy of said permit for a fee of five dollars ($5) per copy. This fee is listed in Table 108.3.1.

108.2.13 Fee for approving additional sets of construction documents. Any person requesting additional sets of approved construction documents issued under this code or under any previous code or ordinance shall be charged a fee of one dollar ($1) per page. This fee is listed in Table 108.3.1.

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

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

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

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

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

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

Table 108.3.1

BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES

Item	Fee	Minimum Fee	Section	Remarks & Requirements
APPLICATION FEE;	$ 25.00		108.2.1	An administrative charge made for processing applications.
PERMIT FOR REPAIRS, LEVEL I, II OR III ALTERATIONS, AND ADDITIONS	$6.00/$1000 of estimated cost or fraction thereof	$ 15.00	108.2.2	Includes Cultural Resources Only permits.
MISCELLANEOUS STRUCTURES PERMIT - Structures such as towers, retaining walls, floating structures, parking lots, outdoor pay telephone, fences, awnings, etc.	$6.00/$1000 of estimated cost or fraction thereof	$ 15.00	108.2.3	For all structures, devices, appurtenances and equipment requiring permits & not otherwise provided for by this code.
MOVING OF BUILDING PERMIT Within City Limits	$ 1.00/$100 of estimated cost or fraction thereof	$ 15.00	108.2.4	Estimated cost of moving building to new location plus cost of restoring previous site to a safe condition.
To outside City Limits	$ 1.00/$100 of estimated cost or fraction thereof	$ 15.00		Estimated cost of moving building to city limits plus cost of restoring previous site to a safe condition.
From outside City Limits to within City Limits	$ 1.00/$100 of estimated cost or fraction thereof	$ 15.00		Estimated cost of moving building from City Limits to a new site.
Foundation for building	$6.00/$1000 of estimated cost or fraction thereof	$ 15.00	108.2.4.1	
EXPLOSIVES PERMIT Blasting permit for trenching	$ 6.00/250 lineal feet or fraction thereof	$ 100.00	108.2.5	For construction, excavation or other building operation.
Blasting for Demolition	$ 100.00	$100.00	108.2.5	Includes pre and post blast survey, per building/per blast.

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Table 108.3.1

BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES

Item	Fee	Minimum Fee	Section	Remarks & Requirements
ADDENDUM TO PERMIT Amendment which involves additional dollars in project cost.	$6.00/$1000 of estimated increased cost or fraction thereof	$ 25.00	108.2.6	
Amendment which involves decrease or no increase in project cost.	$ 25.00	$ 25.00		
SPECIAL DEMOLITION FUND	$2.00/$1,000 of estimated cost or fraction thereof		108.2.7	Special fund approved by the voters.
LEAD REMEDIATION FUND	$2.00/$1,000 of estimated cost or fraction thereof		108.2.8	Special fund approved by Ordinance 64699.
VACANT BUILDING REGISTRATION FEE	$200.00 Semi-annually		108.2.9	Special fee established by Ordinance 64678.
DUPLICATE COPY OF BUILDING PERMIT, OCCUPANCY PERMIT OR CERTIFICATE OF INSPECTION	$ 1.00 per copy		108.2.10	
APPLICANT REQUEST FOR OCCUPANCY PERMIT Residential.	$80.00 $20.00/each additional unit in same structure		108.2.11 108.2.11.1	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.
Commercial 3,500 sq. ft. or less.	$ 80.00			
Commercial over 3,500 sq. ft.	$160.00			
RE-ISSUANCE OF OCCUPANCY PERMIT DUE TO NAME CHANGE	$ 5.00 per copy		108.2.12	

Sponsored by: Alderwoman Phyllis Young

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

Item	Fee	Minimum Fee	Section	Remarks & Requirements
COST FOR APPROVING ADDITIONAL SETS OF CONSTRUCTION DOCUMENTS	$1.00 per page		108.2.13	
APPLICANT REQUEST FOR LEAD INSPECTION	$100.00		108.2.14	

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

Table 108.4
SCHEDULE FOR SURCHARGE BUILDING PERMIT FEES

Building Permit fee	Surcharge fee
$ 0 TO $ 50	$ 30.00
$ 51 TO $ 200	$ 90.00
$ 201 TO $ 500	$ 240.00
$ 501 TO $ 2,000	$ 360.00
$ 2,001 TO $ 10,000	$ 480.00
OVER $ 10,000	$ 600.00

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

law.

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

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

SECTION 109
INSPECTIONS

109.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the City of Saint Louis. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official not the City of Saint Louis shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

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

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

109.3 Required inspections. The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.11. No work shall be done on any part of the building or

structure beyond the point indicated in each successive inspection without first obtaining the approval of the building official or authorized representative. Approval shall be given only after an inspection has been requested and made of each successive step in the construction phase and all code requirements or corrections are completed, as indicated by each of the inspections required. There shall be a final inspection and approval of all buildings completed before occupancy, as described in Section 110 of this code. Failure to obtain a final inspection before occupancy will constitute a violation of the building code, subject to the penalties as set forth in Section Four. Reinforcing steel or structural framework of any part of a building or structure shall not be covered or concealed in any manner without first obtaining the approval of the building official. The building official, upon notification from a permit holder or agent, in accordance with the rules of procedure listed on the permit and posted in the office of the building official, shall make the following inspections, and shall either approve that section or portion of the construction as completed, or shall notify the permit holder or agent that they have failed to comply with the law.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

and conformance to this code.

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

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

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

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

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

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

109.3.11 Blast survey inspections. When a permit is issued for the use of explosives, the building official shall cause to be conducted two (2) survey inspections of all buildings within two hundred fifty (250) feet of the blasting, and a third inspection to be made after the blasting. These inspections shall indicate any settlement, cracks or other deterioration; additional or supplemental detailed survey work shall be permitted to be required by the building official. Such inspections or survey work, as required by the building official, must be conducted by a private individual or individuals technically competent to do such work and acceptable to the building official. Such private surveys shall be conducted at the expense of the permit applicant. The additional or

supplemental survey work shall be permitted to be accepted by the building official in lieu of the pre-blast or post-blast survey if the survey(s) has included all areas within two hundred fifty (250) feet of the blasting site and contains the details required herein.

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

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

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

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

109.7 Periodic inspections. The building official shall, if deemed necessary, make or cause to be made such periodic inspections of buildings, structures, devices, appurtenances, and uses as are required by and in the intervals prescribed by Table 109.7. In order to provide a uniform workload throughout the year, the building 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 (3) years by a Missouri licensed design professional. The owner shall submit a report bearing the seal, signature and date of a Missouri licensed professional engineer or architect to the building official describing the condition and safety of the exterior cantilevered balconies, stairways, and fire escapes. This shall apply to all exterior cantilevered balconies, stairways, and fire escapes on all buildings regardless of stories or height.

TABLE 109.7
PERIODIC INSPECTION OF STRUCTURES, DEVICES AND USES

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

Note a. Applies to all buildings over five (5) stories or sixty (60) feet in height. Owners to submit report bearing the seal, signature and date of a Missouri licensed Professional Engineer or Architect to the building official every three (3) years describing the condition and safety of cornices, entablatures, belt courses, etc. The building official shall waive inspection if feature does not encroach over City of Saint Louis sidewalk, street or alley.
Note b. Owners shall submit a report bearing the seal, signature and date of a Missouri licensed Professional Engineer or Architect to the building official every three (3) years describing the condition and safety of exterior cantilevered balconies, stairways and fire escapes.

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

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

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

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

109.10 Parking. Division of Building and Inspection employees, when on official duty, shall be allowed to park, without payment of fees, at any parking meter or contrary to posted NO PARKING

ZONES. In no event will parking be allowed in front of fire plugs, mail boxes, bus stops, wheelchair ramps, nor within disabled parking spaces unless vehicle displays a permanent Missouri placard or license plate for the disabled.

109.10.1 Placards. Each authorized individual shall display one (1) placard, approved by the building official, in either the front or rear window of private or city vehicles, to indicate that the individual is on official city business and is exempt from parking fees, citations, and parking tickets, in accordance with Section 109.10, during normal working hours. The Building Commissioner shall not issue such placards to any person not on the Division of Building and Inspection payroll. The Building Commissioner shall have the authority to request cancellation of parking tickets issued contrary to this ordinance.

SECTION 110
CERTIFICATE OF OCCUPANCY

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

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

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

110.2.1 Accessible type A dwelling units when granting partial occupancy permit.
To request a partial occupancy, an accessible Type A unit must be completed in for sale multi-family residential buildings where fifty percent (50%) of the units are built out. This must be an accessible Type A dwelling that was designated on the approved building permit construction drawings or on an addendum. The unit must comply with ICC/ANSI A117.1-2003 Chapter 10: Dwelling Units, Section 1002, Type A Dwelling units.

If the accessible Type A dwelling unit, on the original building permit construction drawings, is not built out in the location shown, the architect of record shall submit revised construction drawings indicating the location of the new accessible Type A dwelling units within the building

as an addendum to the original building permit application.

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

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

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

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

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

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

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

SECTION 111
SERVICE UTILITIES

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

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

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

SECTION 112
BOARD OF BUILDING APPEALS

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

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

SECTION 113
VIOLATIONS

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

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

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

The response letter written by the permit section supervisor shall list any known violations and must contain the following statement: "This letter does not certify that there are no actual existing violations of the ordinances for which the Division of Building and Inspection is responsible. To determine if there are any violations of any ordinances, an application for an occupancy permit must be filed in accordance with Section 110.5 of this code and the subsequent inspections completed. This letter does certify there are no existing letters of violation on record other than those attached herein. There will be a twenty-five dollar ($25) fee charged for this service. Five (5) working days will be allowed to respond to this request."

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

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with

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

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

SECTION 114
STOP WORK ORDER

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

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

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

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

SECTION 115
UNSAFE BUILDINGS, STRUCTURES AND EQUIPMENT

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

115.2 Record. The building official shall cause a report to be filed on an unsafe condition. The

report shall state the occupancy of the structure and the nature of the unsafe condition.

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

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

115.5 Restoration. The building, structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 13.

SECTION 116
PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES

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

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

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

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

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

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

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

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

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

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

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

SECTION 117
WORKMANSHIP

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

SECTION 118
EMERGENCY MEASURES

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

DANGER
THIS PREMISES IS UNSAFE AND HAS BEEN
CONDEMNED
ALL PERSONS ARE WARNED TO
KEEP AWAY

Any person who refuses to leave, interferes with the evacuation of other occupants, occupies or continues any operation after the property has been posted pursuant to this section, except such person(s) who is directed to perform work to remove a violation or unsafe condition, shall be deemed in violation of this section, and it shall be the duty of the Police Department to immediately remove such person(s) from said building, structure or premises, and prevent anyone, unless

approved by the building official, from re-entering the building, structure or premises until such time that the Police Department shall have been notified that the same is in a safe condition. The building official assumes no responsibility for persons entering upon said property, and said persons proceed at their own risk and assume all liability.

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

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

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

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

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

118.6 Emergency demolition or removal. If, in the opinion of the building official, a building,

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

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

SECTION 119
DEMOLITION

119.1 General. The building official shall order the owner of any premises upon which is located any structure, which in the building official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two (2) years, to demolish and remove such structure. Conditions of the demolition shall be as set forth in Section 121 of the International Building Code.

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

119.3 Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the building official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

119.4 Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts

deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

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

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

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

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

BUILDING. Any structure occupied or intended for supporting or sheltering any occupancy. For application of this code, each portion of a building which is completely separated from other portions by fire walls complying with Section 706.0 of the International Building Code, shall be considered as a separate building.

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

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

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

DWELLING UNIT OR SLEEPING UNIT, TYPE B. A dwelling unit or sleeping unit designed and constructed for accessibility in accordance with Section 1002 of the ICC/ANSI A117.1 *Accessible and Useable Buildings and Facilities* and is intended to be consistent with technical requirements for fair housing required by Federal law. Dwelling units required to be Type B shall

be permitted to be designed and constructed as Type A units. A Type B dwelling unit has all required knee and toe clearances, clear floor space requirements, door openings, turning radius, approaches, accessible routes. Blocking for grab bars in the bathroom is installed Kitchen cabinets can be installed under the sink. Grab bars and kitchen cabinets are removed for a person with a disability buying or renting the unit. In Type B (adaptable) dwelling units with two (2) or more bathrooms, only one (1) common use bathroom shall be designed as fully accessible.

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

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

LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. An individual who is licensed to practice their respective design profession as defined by Chapter 327 of the Revised Statutes of the State of Missouri. Also referred to as Registered Design Professional In Responsible Charge.

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

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

Add Section 401.4 to read as follows:
401.4 Aggregation of permits. For the purpose of applying Sections 404.1 and 405.1, all permits issued within any twelve (12) month period for work to be performed on an existing building shall be included in the calculation of a work area.

Add Section 601.1.1 to read as follows:
601.1.1 Elevators and escalators. Existing elevators and escalators not otherwise being altered shall conform to ASME A17.3.

Change Section 602.4 to read as follows:
602.4 Materials and methods: All new work shall comply with materials and methods requirements in the City of Saint Louis Building, Mechanical, Electrical and Plumbing Codes as amended as

applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component or system in the building.

Add Section 602.4.2 to read as follows:

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

Add Sections 604.2 to 604.4 to read as follows:

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

1. The entire building shall be fully sprinklered, all rooms and spaces with no exceptions
2. Floor area shall be ten thousand (10,000) square feet or less per floor.
3. The window sill height on the top floor shall be one hundred (100) feet or less from the lowest level of Fire Department vehicle access.
4. Standby power, light and emergency systems are required in all buildings having occupied floors located more than seventy-five (75) feet above the lowest level of Fire Department vehicle access.
5. Public corridors shall have a two (2) hour fire rated construction in a straight line with no turns.
6. The entire building shall have a complete fire alarm system.
7. Goups above the fifth floor shall be limited to B, M, R, S-1 and S-2. H Group occupancies shall not be allowed in the building.
8. Atriums and communicating stairs are not allowed in the building.
9. Stair enclosure shall be a minimum two (2) hour fire rated construction, with mechanical pressurization and automatic fire detection systems powered by an approved standby power system and a standpipe and hose connections at each floor. Stair shall be constructed of steel, steel pan, concrete or acceptable non-combustible construction.
10. All public corridors shall have emergency and exit lighting.
11. Stair shall discharge directly to the exterior or be connected to an exterior exit by a two (2) hour fire rated exit access corridor enclosure.
12. The basement, if used for any purpose other than mechanical equipment or storage, must have two (2) means of egress.

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

Exceptions:

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

604.4 Fire-resistance rating. The fire-resistance rating for corridors and tenant separation walls, partitions and floor/ceiling assemblies shall be a minimum of one (1) hour.

Add Sections 605.3 thru 605.5 to read as follows:

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

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

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

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

Add Sections 608 to 610 to read as follows:

SECTION 608
ELECTRICAL

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

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

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

SECTION 609
MECHANICAL

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

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

Exception: The electrical requirements of the City of Saint Louis Mechanical Code shall only be applied to new or replacement equipment.

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

Exceptions:

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

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

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

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

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

system length is not increased even if the altered system does not meet the existing City of Saint Louis Mechanical Code minimums.

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

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

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

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

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

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

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

SECTION 610
PLUMBING

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

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

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

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

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

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

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

Change Section 704.2.2 to read as follows:

704.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2. In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction;
2. The work area exceeds 50 percent of the floor area; and
3. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

Exception:

Work areas in Group R occupancies three (3) stories or less in height when the building is equipped throughout with a hard-wired smoke detection system.

Change Section 705.2 to read as follows:

705.2 General. The means of egress shall comply with the requirements of this section.

Exception: Means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress if, in the opinion of the building official, they do not constitute a distinct hazard to life.

Add Section 705.5.5 to read as follows:

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

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

Change Section 706.1 to read as follows:

706.1 General. A building, facility or element that is altered shall comply with Section 506. An accessible entrance shall be provided when entrance steps are being replaced in buildings required to be accessible. Vertical platform lifts can be used to achieve vertical accessibility. In an existing multi-floor building with two or more floors above grade, where the functions on the second or other floors above grade are identical to all the functions on the first floor and is the same tenant, vertical accessibility can be waived by the Commissioner on the Disabled if the first floor is totally accessible.

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

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

Change Section 708.1 to read as follows:

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

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

Change Section 708.3.4 to read as follows:

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

Add Section 709.4 to read as follows:

709.4 Reconfigured or converted spaces. All reconfigured spaces intended for occupancy and all spaces converted to habitable or occupiable space in any work area shall be provided with either

natural or mechanical ventilation in accordance with the City of Saint Louis Mechanical Code.

Change Section 710.1 to read as follows:

710.1 Minimum fixtures. Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the City of Saint Louis Plumbing Code as amended listed in Chaper15 based on the increased occupant load.

Add Sections 808 thru 810 to read as follows:

SECTION 809
ELECTRICAL

809.1 Electrical. In buildings undergoing Level 3 Alterations, the electrical system shall meet the City of Saint Louis Electrical Code.

SECTION 810
MECHANICAL

810.1 Mechanical systems. In buildings undergoing Level 3 Alterations, all mechanical systems shall meet the City of Saint Louis Mechanical Code.

SECTION 811
PLUMBING

811.1 Plumbing systems. In buildings undergoing Level 3 Alterations, the plumbing system shall meet the City of Saint Louis Plumbing Code as amended.

Add Section 901.1.1 to read as follows:

901.1.1 Converting unfinished area to habitable rooms. Any alteration work within a dwelling undertaken to convert unfinished areas to habitable rooms shall be considered a change in occupancy and shall conform to the applicable requirements of the International Residential Code, or the International Building Code for Groups R-3 or R-4 for the converted area.

Light and ventilation shall comply with the requirements of the International Building Code for the new occupancy.

Add Section 907.1.1 to read as follows:

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

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

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

Change Section 912.8.2 to read as follows:

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

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

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

Exceptions:

1. Type B dwelling units required by Section 1107 of the International Building Code are not required to be provided in existing buildings and facilities.
2. Waivers as provided for in Section 605.4 and 605.5

Add Sections 1006 through 1009 to read as follows:

SECTION 1006
ENERGY CONSERVATION

1006.1 Minimum requirements. Additions to existing buildings or structures may be made to such buildings or structures without making the entire building or structure comply with the requirements of the International Energy Conservation Code. The addition shall conform to the requirements of the International Energy Conservation Code as they relate to new construction only.

Exception: Residential additions shall be permitted to comply with Chapter 11, Energy Efficiency in the International Residential Code.

SECTION 1007
ELECTRICAL

1007.1 Minimum requirements. Additions to existing buildings or structures may be made to such buildings or structures without requiring that the entire building or structure comply with the requirements of the City of Saint Louis Electrical Code as amended. The addition shall conform to the requirements of the City of Saint Louis Electrical Code as amended. The addition of fixtures, equipment or appliances shall not increase loads on the electrical service unless the service is upgraded in accordance with the City of Saint Louis Electrical Code as amended to accommodate the increased load.

SECTION 1008
MECHANICAL

1008.1 Minimum requirements. Additions to existing buildings or structures may be made to such buildings or structures without requiring that the entire building or structure comply with the requirements of the City of Saint Louis Mechanical Code as amended. The addition shall conform to the requirements of the City of Saint Louis Mechanical Code as amended. The addition of fixtures, equipment or appliances shall not increase loads on any mechanical system unless the system is upgraded in accordance with the City of Saint Louis Mechanical Code as amended to accommodate the increased load.

SECTION 1009
PLUMBING

1009.1 Minimum requirements. Additions to existing buildings or structures may be made to such buildings or structures without requiring that the entire building or structure comply with the requirements of the City of Saint Louis Plumbing Code as amended. The addition shall conform to the requirements of the City of Saint Louis Plumbing Code as amended. The addition of fixtures, equipment or appliances shall not increase loads on any plumbing system unless the system is upgraded in accordance with the City of Saint Louis Plumbing Code as amended to accommodate the increased load.

Add Section 1101.5 and 1101.5.1 to read as follows:

1101.5 Cultural Resources Office permit requirements: When the ordinances of the Cultural Resources Office (CRO) require a permit for items for which this code does not require a permit, applications shall be permitted to be taken by the Building Division and processed solely to the Cultural Resources Office. Both the Building Commissioner and the Cultural Resources Director are authorized to place stop work orders. Any appeals or court actions resulting from such citations, applications or permits shall have technical and aesthetic testimony from the staff of the Cultural Resources Office.

1105.1.1 Cultural Resources Office denial: Unless overruled by the Building Commissioner as a result of an emergency situation, or the Planning and Urban Design Commission, a denial from the Cultural Resources Office shall be the final denial; no further notice from the building official shall be required to any person.

Change Section 1105.15 to read as follows:

1105.15 Accessibility requirements. The provisions of Section 912.8 shall apply to buildings and facilities designated as historic structures that undergo a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 1104.1.1 through 1104.1.4 for that element shall be permitted.

Exception: Waivers as provided for in Section 605.5 and 605.6

Change Section 1301.2 to read as follows:

1301.2 Applicability. Structures existing prior to the date of August 1,2003, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 11. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or I.

Change Section 1401.5 to read as follows:

1401.5 Facilities required. Sanitary facilities shall be provided during construction or demolition activities in accordance with the City of Saint Louis Plumbing Code as amended listed in Chapter 15.

Modify Chapter 15 by adding the following:

IAPMO

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

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

SECTION FOUR....PENALTY CLAUSE

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

SECTION FIVE ....SAVING CLAUSE

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

SECTION SIX....EMERGENCY CLAUSE

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

SECTION SEVEN....CODIFIED

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