

1 An Ordinance adopting the International Property Maintenance Code, 2009 edition with
2 changes, as the Property Maintenance Code of the City of Saint Louis; repealing Ordinance
3 66787; and containing a penalty clause; savings clause and an emergency clause.

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

5
6 ***SECTION ONE.***

7 Ordinance 66787, approved September 1, 2005, pertaining to the 2003 International Property
8 Maintenance Code is hereby repealed.

9 ***SECTION TWO.***

10 The International Property Maintenance Code, 2009, as published by the International Code
11 Council, Inc., one copy of which is on file in the Office of the Register of the City of Saint Louis,
12 being marked and designated as the International Property Maintenance Code, be and is hereby
13 adopted as The Property Maintenance Code of the City of Saint Louis, in the State of Missouri
14 pursuant to this Ordinance and in conformity with Section 71.943 RSMo; for the control of the
15 buildings and structures as herein provided; and that each and all of the regulations, provisions,
16 penalties, conditions and terms of said International Property Maintenance Code are hereby referred
17 to, adopted and made a part hereto, as if set out in this Ordinance, with the additions, insertions,
18 deletions and changes prescribed in Section Three of this Ordinance.

19 ***SECTION THREE.***

20 The 2009 International Property Maintenance Code is amended and changed in the following
21 respects:

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1
2 *Change Chapter One to read as follows:*
3
4

5 **CHAPTER 1**
6 **SCOPE AND ADMINISTRATION**

7
8 **PART 1 - SCOPE AND ADMINISTRATION**

9
10 **SECTION 101**
11 **GENERAL**

12
13 **101.1 Title.** These regulations shall be known as the International Property Maintenance Code of
14 the City of Saint Louis, Missouri, hereinafter referred to as "this code."
15

16 **101.2 Scope.** The provisions of this code shall apply to all existing residential and non-residential
17 structures and all existing premises and shall constitute minimum requirements and standards for
18 premises, structures, equipment and facilities for, light, ventilation, space, heating, sanitation,
19 protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary
20 maintenance; the responsibility of owners, operators and occupants; the occupancy of existing
21 structures and premises, and for administration, enforcement and penalties.
22

23 **101.3 Intent.** This code shall be construed to secure its expressed intent, which is to ensure public
24 health, safety and general welfare insofar as they are affected by the continued occupancy and
25 maintenance of structures and premises. Existing structures and premises that do not comply with
26 these provisions shall be altered or repaired to provide a minimum level of health and safety as
27 required herein.
28

29 **101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.6 and referenced
30 elsewhere in this code shall be considered part of the requirements of this code to the prescribed
31 extent of each such reference.
32

33 **101.4.1 Gas.** The provisions of the International Fuel Gas Code shall apply to the installation of gas
34 piping from the point of delivery, gas appliances and related accessories as covered in this code.
35 These requirements apply to gas piping systems extending from the point of delivery to the inlet
36 connections of appliances and the installation and operation of residential and commercial gas
37 appliances and related accessories.
38

39 **101.4.2 Mechanical.** The provisions of the International Mechanical Code shall apply to the
40 installation, alteration, repair, and replacement of mechanical systems, including equipment,
41 appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-

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1 conditioning and refrigeration systems, incinerators, and other energy-related systems.
2

3 **101.4.3 Plumbing.** The provisions of the Uniform Plumbing Code as adopted by the City of
4 Saint Louis shall apply to the installation, alteration, repair and replacement of plumbing
5 systems, including equipment, appliances, fixtures, fittings and appurtenances, and where
6 connected to a water or sewage system and all aspects of a medical gas system.
7

8 **101.4.4 Fire prevention.** The provisions of the International Fire Code shall apply to matters
9 affecting or relating to structures, processes and premises from the hazard of fire and explosion
10 arising from the storage, handling or use of structures, materials or devices; from conditions
11 hazardous to life, property of public welfare in the occupancy of structures or premises; and
12 from the construction, extension , repair, alteration or removal of fire suppression and alarm
13 systems or fire hazards in the structure or on the premises from occupancy or operation.
14

15 **101.5 Severability.** If a section, subsection, sentence, clause or phrase of this code is, for any
16 reason, held to be unconstitutional, such decision shall not affect the validity of the remaining
17 portions of this code.
18

19
20 **SECTION 102**
21 **APPLICABILITY**
22

23 **102.1 General.** Where, in any specific case, different sections of this code specify different
24 materials, methods of construction or other requirements, the most restrictive shall govern. Where
25 there is a conflict between a general requirement and a specific requirement, the specific requirement
26 shall be applicable.
27

28 **102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of
29 local, state or federal law.
30

31 **102.3 Application of references.** References to chapter or section numbers, or to provisions not
32 specifically identified by number, shall be construed to refer to such chapter, section or provision of
33 this code.
34

35 **102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be
36 considered part of the requirements of this code to the prescribed extent of each such reference.
37 Where differences occur between provisions of this code and referenced standards, the provisions of
38 this code shall apply. Reference standards shall be permitted to be updated by rule making authority
39 of the building official.

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1 **102.5 Partial invalidity.** In the event any part or provision of this code is held to be illegal or void,
2 this shall not have the effect of making void or illegal any of the other parts or provisions.

3
4 **102.6 Maintenance.** Equipment, systems, devices and safeguards required by this code or a
5 previous regulation or code under which the structure or premises was constructed, altered or
6 repaired shall be maintained in good working order. The requirements of this code are not intended
7 to provide the basis for removal or abrogation of fire protection and safety systems and devices in
8 existing structures. Except as otherwise specified herein, the owner or the owner's designated agent
9 shall be responsible for the maintenance of buildings, structures and premises.

10
11 **102.7 Application of other codes.** Repairs, additions or alterations to a structure, or changes of
12 occupancy, shall be done in accordance with the procedures and provisions of the International
13 Building Code, Uniform Plumbing Code, International Mechanical Code, International Fuel Gas
14 Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any
15 provision of the zoning code.

16
17 **102.8 Existing remedies.** The provisions in this code shall not be construed to abolish or impair
18 existing remedies of the City of Saint Louis or its officers or agencies relating to the removal or
19 demolition of any structure which is dangerous, unsafe and unsanitary.

20
21 **102.9 Other regulations.** When the provisions specified herein for public safety, health and
22 welfare are in conflict with other regulations, the most rigid requirements of either the building code
23 or other regulations shall apply whenever they conflict. However, the building official shall not be
24 the enforcement officer for such other ordinances or regulations unless specified in said ordinances
25 or regulations.

26
27 **102.10 Requirements not covered by code.** Requirements necessary for the strength, stability or
28 proper operation of an existing structure or equipment, or for the public safety, health and general
29 welfare, not specifically covered by this code, shall be determined by the building official.

30
31 **102.11 Historic buildings.** The provisions of this code shall not be mandatory for existing buildings
32 or structures designated by the state or local jurisdiction as historic buildings when such buildings or
33 structures are judged by the building official to be safe and in the public interest of health, safety and
34 welfare.

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1
2 **103.5 Relief from personal responsibility.** The building official or employee charged with the
3 enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable
4 personally, and is hereby relieved from all personal liability for any damage accruing to persons or
5 property as a result of any act required or permitted in the discharge of official duties. Any suit
6 instituted against any employee because of an act performed by that person in the lawful discharge
7 of duties and under the provisions of this code shall be defended by the City of Saint Louis City
8 Counselor’s Office until the final termination of the proceedings. The building official or any
9 subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is
10 instituted in pursuance of the provisions of this code; and any employee of the Division of Building
11 and Inspection, acting in good faith and without malice, shall be free from liability for acts
12 performed under any of its provisions or by reason of any act or omission in the performance of
13 official duties in connection therewith.

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

17 **103.6 Official records.** An official record shall be kept of all business and activities of the
18 department specified in the provisions of this code, and all such records shall be open to public
19 inspection at all appropriate times.

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

25 Further, whenever any person, firm or corporation requests a comprehensive historical
26 investigation of the Division of Building and Inspection records relating to building or occupancy
27 permits, an application fee of twenty-five dollars (\$25) shall be charged, as specified in Section
28 108.2.1, in addition to all other fees as provided in other sections of this code.
29
30

31 **SECTION 104**
32 **DUTIES AND POWERS OF THE BUILDING OFFICIAL**
33

34 **104.1 General.** The building official is hereby authorized and directed to enforce the provisions of
35 this code. The building official shall have the authority to render interpretations of this code and
36 adopt policies and procedures in order to clarify the application of its provisions. Such
37 interpretations, policies and procedures shall be in compliance with the intent and purpose of this
38 code. Such policies and procedures shall not have the effect of waiving requirements specifically
39 provided for in this code.

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1
2 **104.1.1 Rule making authority.** The Building Commissioner shall have authority as necessary in
3 the interest of public health, safety and general welfare, to adopt and promulgate rules and
4 regulations to interpret and implement the provisions of this code to secure the intent thereof, and to
5 designate requirements applicable because of local climatic or other conditions. Such rules shall not
6 have the effect of waiving structural or fire performance requirements specifically provided for in
7 this code or violating accepted engineering practice involving public safety.

8
9 **104.2 Inspections.** The building official shall make all of the required inspections, or the building
10 official shall have the authority to accept reports of inspection by approved agencies or individuals.
11 Reports of such inspections shall be in writing and certified by a responsible officer of such
12 approved agency or by the responsible individual. The building official is authorized to engage such
13 expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the
14 approval of the appointing authority. The owner shall provide such special inspections as are
15 required by the building official.

16
17 **104.3 Identification.** The building official shall carry proper identification when inspecting
18 buildings, structures or premises in the performance of duties under this code.

19
20 **104.4 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this
21 code, or where the building official has reasonable cause to believe that there exists in a structure or
22 upon a premises a condition which is contrary to or in violation of this code which makes the
23 structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the
24 structure or premises at reasonable times to inspect or perform the duties imposed by this code,
25 provided that if such structure be occupied that credentials be presented to the occupant and entry
26 requested. If such structure or premises be unoccupied, the building official shall first make a
27 reasonable effort to locate the owner or other person having charge or control of the structure or
28 premises and request entry. If entry is refused, the building official shall recourse to the remedies
29 provided by law to secure entry.

30
31 **104.5 Notices and orders.** The building official shall issue all necessary notices or orders to ensure
32 compliance with the code.

33
34 **104.6 Nuisance.** The building official is authorized to enter and inspect every room, building,
35 structure, inhabitable structure, or portion thereof which constitutes a nuisance as defined herein,
36 within forty-eight hours of being notified by the police department that such condition exists. The
37 police department shall notify the building official of a nuisance property within twenty-four hours
38 of identifying such property. If the owner or occupant of said building refuses to permit an
39 inspection, the building official shall immediately condemn for occupancy the building or structure,
40 or portion thereof, and issue an order to vacate. In the event that any person refuses to leave,
41 interferes with the evacuation of other occupants, or continues any operation within said building or
42 structure, or portion thereof, after having been given an evacuation order by the building official, it

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1 shall be the duty of the police department to immediately remove such person from said building or
2 structure and prevent anyone from reentering the building or structure until such time as the police
3 department has been notified by the building official that the order to condemn for occupancy has
4 been rescinded. The building official shall immediately rescind the condemnation order, issued
5 herein, upon the completion of the inspection authorized by this section. For purposes of this section
6 a nuisance shall be defined as any violation of this ordinance which if not promptly corrected will
7 constitute a fire hazard or a serious threat to the life, health or safety of the occupants of the
8 building, structure, or portion thereof in which the violations occur.
9

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

23 The above protection shall also extend to former employees for work performed during their
24 period of employment with the City of Saint Louis.
25

26
27 **SECTION 105**
28 **APPROVAL**
29

30
31 **105.1 Approved materials and equipment.** Materials, equipment and devices approved by the
32 building official shall be constructed and installed in accordance with such approval.
33

34 **105.1.1 Used materials and equipment.** The use of used materials which meet the
35 requirements of this code for new materials is permitted. Used equipment and devices shall not
36 be reused unless they have been reconditioned, tested and placed in good and proper working
37 condition and approved by the building official.
38

39 **105.2 Modifications.** Wherever there are practical difficulties involved in carrying out provisions
40 of this code, the building official shall have the authority to grant modifications for individual cases,
41 upon application of the owner or owner's representative, provided the building official shall first
42 find that special individual reason makes the strict letter of this code impractical and the

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1 modification is in compliance with the intent and purpose of this code and that such modification
2 does not lessen health, accessibility, life and fire safety, or structural requirements. The details of
3 action granting modifications shall be recorded and entered in the files of the Department of Public
4 Safety.

5
6 **105.3 Alternative materials, design and methods of construction and equipment.** The
7 provisions of this code are not intended to prevent the installation of any material or to prohibit any
8 design or method of construction not specifically prescribed by this code, provided any such
9 alternative has been approved. An alternative material, design or method of construction shall be
10 approved where the building official finds that the proposed design is satisfactory and complies with
11 the intent of the provisions of this code, and that the material, method or work offered is, for the
12 purpose intended, at least the equivalent of that prescribed in this code in quality, strength,
13 effectiveness, fire resistance, durability and safety.

14
15 **105.3.1 Research reports.** Supporting data, where necessary to assist in the approval of materials
16 or assemblies not specifically provided for in this code, shall consist of valid research reports from
17 approved sources.

18
19 **105.3.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this
20 code, or evidence that a material or method does not conform to the requirements of this code, or in
21 order to substantiate claims for alternative materials or methods, the building official shall have the
22 authority to require tests as evidence of compliance to be made at no expense to the jurisdiction.
23 Test methods shall be as specified in this code or by other recognized test standards. In the absence
24 of recognized and accepted test methods, the building official shall approve the testing procedures.
25 Tests shall be performed by an approved agency. Reports of such tests shall be retained by the
26 building official for the period required for the retention of public records.

27
28 **105.3.3 Research and investigations.** The building official shall require that sufficient technical
29 data be submitted to substantiate the proposed use of any material or assembly, and if it is
30 determined that the evidence submitted is satisfactory proof of performance for the use intended, the
31 building official shall approve its use subject to the requirements of this code. The costs of all tests,
32 reports and investigations required under these provisions shall be paid by the applicant or owner.

33
34
35 **SECTION 106**
36 **VIOLATIONS**

37 **106.1 Unlawful acts.** It shall be unlawful for any person, firm or corporation to grade for, excavate
38 for, erect, construct, alter, extend, repair, move, remove, demolish, use or occupy any building,
39 structure or premises, or equipment regulated by this code, or cause same to be done, in conflict
40 with, or in violation of the provisions of this code or any decision or order of the Board of Building
41 Appeals or the building official.

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1 **106.2 Notice of violation.** The building official is authorized to serve a notice of violation or order
2 on the owner, as shown in the records of the City of Saint Louis Assessor's Office, or person
3 responsible for the grading, excavating, erection, construction, alteration, extension, repair, moving,
4 removal, demolition, use or occupancy of a building, structure or premises in violation of the
5 provisions of this code, or in violation of a detail statement or construction documents approved
6 thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such
7 order shall direct the discontinuance of the illegal action or condition and the abatement of the
8 violation. Such notice shall be permitted to be served by the United States mail. Posting of the
9 premises shall also constitute notice. It shall be a violation of this code for any person to remove
10 any such notice, lawfully posted pursuant to this code, unless otherwise ordered by the building
11 official.

12
13 **106.2.1 Investigation of records.** Upon the receipt of a written request from the owner of the
14 property, or the real estate agent for the property, or the attorney, architect or engineer representing
15 the owner of the property, the permit section supervisor shall ask the various building division
16 sections for copies of any existing violation letters concerning the property. If the request is not on
17 the owner's letterhead, a notarized authorization from the owner must be submitted.

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

27
28 **106.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the
29 building official is authorized to request the legal counsel of the City of Saint Louis to institute the
30 appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require
31 the removal or termination of the unlawful occupancy of the building, structure or premises in
32 violation of the provisions of this code or of the order or direction made pursuant thereto.

33
34 **106.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with
35 any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in
36 violation of the approved construction documents or directive of the building official, or of a permit
37 or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in
38 Section Four.

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1 **106.5 Abatement of violation.** The imposition of penalties as set forth in Section Four shall not
2 preclude the legal officer of the City of Saint Louis from instituting appropriate action to prevent
3 unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a
4 building, structure or premises, or to stop an illegal act, conduct business or use of a building or
5 structure on or about any premises.
6

7 **SECTION 107**
8 **NOTICES AND ORDERS**
9

10 **107.1 Notice to owner or to person or persons responsible.** Whenever the building official
11 determines that there has been a violation of this code or has grounds to believe that a violation has
12 occurred, notice shall be given to the owner or the person or persons responsible therefore in the
13 manner prescribed in Sections 107.2 and 107.3.
14

15 **107.2 Form.** Such notice prescribed in Section 107.1 shall:

- 16 1. Be in writing;
- 17 2. Include a description of the real estate sufficient for identification;
- 18 3. Include a statement of the violation or violations and why the notice is being issued;
- 19 4. Include a correction order allowing a reasonable time to make the repairs and improvements
20 required to bring the dwelling unit or structure into compliance with the provisions of this code;
21 and
- 22 5. Inform the property owner of the right to appeal.
23

24 **107.3 Method of service.** The notice to the owner of the building, structure or premise found to be
25 in violation of this code by the building official, shall be directed to the owner or owners of such
26 building, structure or premise as recorded most recently in the City of Saint Louis Assessor's Office.

27 The notice shall be served in one of the following ways:

- 28 1. Delivered personally to owner or owners; or
- 29 2. By posting a copy of said notice upon the building, structure or premise; or
- 30 3. By mailing a copy of said notice by regular mail, postage prepaid, direct to the owner or owner's
31 place of business or the address currently recorded in the Assessor's Office of the City of Saint
32 Louis; or
- 33 4. By publication in a newspaper of general circulation in the City of Saint Louis.
34

35 **107.4 Unauthorized tampering.** Signs, tags or seals posted or affixed by the building official shall
36 not be mutilated, destroyed or tampered with, or removed without authorization from the building
37 official.
38

39 **107.5 Penalties.** Penalties for noncompliance with orders and notices shall be as set forth in
40 Section Four.
41

42 **107.6 Transfer of ownership.** It shall be unlawful for the owner of any dwelling unit or structure

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1 who has received a compliance order or upon whom a notice of violation has been served to sell,
2 transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance
3 order or notice of violation have been complied with, or until such owner shall first furnish the
4 grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation
5 issued by the building official and shall furnish to the building official a signed and notarized
6 statement from the grantee, transferee, mortgagee or lessee acknowledging the receipt of such
7 compliance order or notice of violation and fully accepting the responsibility without condition for
8 making the corrections or repairs required by such compliance order or notice of violation.
9

10 **107.7 Continuation of Violation.** Any notice sent pursuant to this code or any other ordinance of
11 the City of Saint Louis concerning the condition of a property or structure, including building,
12 health, safety or environmental, shall run with the land and no further notices are required to be sent
13 to any new owner, except any violation notice or condemnation of structure or property shall be in
14 full force and effect upon transfer of property and the city is not required to reissue the notice or re-
15 condemn the property unless twelve (12) months have elapsed since the last notice.
16
17

18 **SECTION 108**
19 **UNSAFE BUILDINGS, STRUCTURES AND EQUIPMENT**
20

21 **108.1 Conditions.** Buildings, structures or equipment that are or hereafter become unsafe,
22 unsanitary or deficient because of inadequate means of egress, facilities, inadequate light and
23 ventilation, or which constitutes a fire hazard, or are otherwise dangerous to human life or the public
24 welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed
25 an unsafe condition. Unsafe buildings or structures shall be taken down and removed or made safe,
26 as the building official deems necessary and as provided for in this section. A vacant structure that
27 is not secured against entry shall be deemed unsafe.
28

29 **108.1.1 Closing of vacant structures.** If the structure is vacant and unfit for human habitation
30 and occupancy, and is not in danger of structural collapse, the building official is authorized to
31 post a placard of condemnation on the premises and order the structure closed up so as not to be
32 an attractive nuisance. Upon failure of the owner to close up the premises within the time
33 specified in the order, the building official shall cause the premises to be closed and secured
34 through any available public agency or by contract or arrangement by private persons and the
35 cost thereof shall be charged against the real estate upon which the structure is located and shall
36 be a lien upon such real estate and may be collected by any other legal resource.
37

38 **108.1.2 Authority to disconnect service utilities.** The building official shall have the authority
39 to authorize disconnection of utility service to the building, structure or system regulated by this
40 code and the reference codes and standards set forth in Section 102.7 in case of emergency
41 where necessary to eliminate an immediate hazard to life or property or when such utility
42 connection has been made without approval. The building official shall notify the serving utility

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1 and, whenever possible, the owner and occupant of the building, structure or service system of
2 the decision to disconnect prior to taking such action. If not notified prior to disconnection the
3 owner or occupant of the building, structure or service system shall be notified in writing as soon
4 as practical thereafter.
5

6 **108.2 Notice.** If an unsafe condition is found, the building official shall serve on the owner, agent or
7 person in control of the structure, a written notice that describes the condition deemed unsafe and
8 specifies the required repairs or improvements to be made to abate the unsafe condition, or that
9 requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the
10 person thus notified to declare immediately to the building official acceptance or rejection of the
11 terms of the order.
12

13 **108.2.1 Prohibited occupancy.** Any occupied structure condemned and placarded by the
14 building official shall be vacated as ordered by the building official. Any person who shall
15 occupy a placarded premises or shall operate placarded equipment, and any owner or any person
16 responsible for the premises who shall let anyone occupy a placarded premises or operate
17 placarded equipment shall be liable for the penalties provided by this code.
18

19 **108.3 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a)
20 delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at
21 the last known address with the return receipt requested; or (c) delivered in any other manner as
22 prescribed by local law. If the certified or registered letter is returned showing that the letter was not
23 delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by
24 such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the
25 person responsible for the structure shall constitute service of notice upon the owner.
26

27 **108.4 Restoration.** The structure or equipment determined to be unsafe by the building official is
28 permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are
29 made or a change of occupancy occurs during the restoration of the structure, such repairs,
30 alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2.
31 of the International Building Code
32

33 **108.4.1 Abatement methods.** The owner, operator or occupant of a building, premises or
34 equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such
35 unsafe condition either by repair, rehabilitation, demolition or other approved corrective action.
36

37 **108.5 Securing structures.** The building official shall be permitted to order the owner of a vacant
38 or partially vacant building or structure that is open and unsecured, in whole or in part, to secure all
39 openings of said building or structure in accordance with Section 119 of the International Building
40 Code.
41

42 If the owner or owners fail to comply with the order of the building official within seven (7)
calendar days, and in such a manner as provided by code, then such owner or owners shall have

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1 violated this code, and the building official may forthwith, subject to funds availability, proceed to
2 undertake and complete the work specified in that order. Billing, liens and cost recovery shall be in
3 accord with Section 119.5 of the International Building Code.

4
5 **108.6 Declaration of emergency securing.** The building official may declare an emergency to
6 exist which shall waive the required seven calendar day owner compliance period, and allow the
7 building official to immediately cause the removal or the securing of open hazardous structures by
8 placarding a notice on the structure and after a twenty-four (24) hour period, causing the securing.
9 Lien and recovery of costs shall be in accord with applicable sections of the Building Code. In
10 extreme imminent public safety conditions, the twenty-four (24) hour period need not be observed.

11
12 **108.7 Record.** The building official shall cause a report to be filed on an unsafe condition. The
13 report shall state the occupancy of the structure and the nature of the unsafe condition.

14
15 **SECTION 109**
16 **EMERGENCY MEASURES**

17
18 **109.1 Procedure.** When, in the opinion of the building official, a building, structure or premises
19 poses an immediate or imminent danger to the public health, safety or welfare, the building official
20 shall order the immediate evacuation and securing of said building, structure or premises, and shall
21 be permitted to order all utilities to be disconnected without sending a notice. Each principal
22 entrance shall be posted with a notice which reads as follows:

23
24 **DANGER**
25 **THIS PREMISES IS UNSAFE AND HAS BEEN**
26 **CONDEMNED**
27 **ALL PERSONS ARE WARNED TO**
28 **KEEP AWAY**

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

38
39 **109.2 Temporary safeguards.** When, in the opinion of the building official, there is actual and
40 immediate danger of collapse or failure of a building or structure or any part thereof which would
41 endanger life, the building official shall be permitted to cause the necessary work to be done to
42 render such building or structure or part thereof temporarily safe, whether or not the legal procedure

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1 herein described has been instituted.
2

3 **109.3 Closure.** When necessary for public safety, the building official shall temporarily close
4 sidewalks, streets, buildings, structures and places adjacent to such unsafe building, structure or
5 premises, and prohibit the same from being used.
6

7 **109.3.1 Catchment enclosures.** If, in the opinion of the building official, it is determined that there
8 exists an imminent structural hazard, catchment enclosures shall be erected protecting adjoining
9 property and the public right-of-way. The cost for such catchment enclosures shall be the
10 responsibility of the owner of record of the hazard, and the recovery of said costs will be as
11 described in Section 119.5 of the International Building Code.
12

13 **109.4 Emergency repairs; remedies.** For the purpose of this section, the building official shall be
14 permitted to employ the necessary labor and materials to perform the required work as expeditiously
15 as possible. Further, when it is found that potable water is running inside a vacant building or
16 structure, and the owner or the owner's representative cannot be contacted, and where severe
17 structural or other damage can thus occur to adjacent properties, the Building Commissioner or the
18 Health Commissioner shall be permitted to order the Water Division to cease the problem flow by
19 whatever means the Water Division finds necessary. The Water Division shall comply with any
20 order issued pursuant to this section.
21

22 **109.5 Cost of emergency repairs or demolition.** Costs incurred in the performance of emergency
23 work shall be paid from the Treasury of the City of Saint Louis on certification of the building
24 official. The legal counsel of the City of Saint Louis shall institute appropriate action against the
25 owner(s) of the premises where the unsafe building or structure is or was located for the recovery of
26 such costs plus a ten percent (10%) administrative fee. If such cost is not collected, a lien shall be
27 requested to be placed upon the property by the Comptroller. The costs shall also be certified by the
28 Collector of Revenue or other official collecting real estate taxes who shall cause a special tax bill
29 against the property to be prepared and collected in the same manner and procedures as other real
30 estate tax bills. Said special tax bill shall be deemed a personal debt against the property owner(s)
31 and shall also be a lien on the property until paid.
32

33 **109.6 Emergency demolition or removal.** If, in the opinion of the building official, a building,
34 structure, tree or premises, in whole or in part, poses an immediate and imminent danger to the
35 public health, safety or welfare, by virtue of its condition or conditions in violation of this code, the
36 building official shall be permitted to cause the immediate removal of said building, structure or tree
37 without the notice set forth elsewhere in this code. Further, the building official shall have the
38 authority to award a sole source contract for demolition of said dangerous building, structure or tree.
39

40 **109.7 Demolition of party walls; responsibility.** When a building or structure on one side of a
41 party wall is demolished, the demolition contractor is required to mortar in the floor and/or roof joist
42 pockets, and is also responsible for installing missing portions of the party wall which were not

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1 originally built. The demolition contractor shall remove any attachments to the building or structure
2 (plaster, mortar, steps, paneling, etc.). The adjacent wall shall have an approved roofing material
3 applied to create a coping for the wall. The demolition contractor shall also be responsible for
4 applying an exterior sprayed-on sand and tinted cement coating or tuckpointing; these are not the
5 responsibility of the owner of the remaining building who relies on structural support from the party
6 wall.

7
8 **SECTION 110**
9 **RIGHT TO APPEAL**

10
11 **110.1 Appeals.** Any person aggrieved by a decision of the building official may appeal said
12 decision to the Board of Building Appeals.

13
14 **110.2 Appeals to stay proceedings; exceptions.** Appeals shall stay all proceedings in furtherance
15 of the action appealed from, unless the building official or fire official whichever shall be the case,
16 certifies to the Board of Building Appeals, after the notice of appeal has been filed, that by reason of
17 the facts stated in the certificate, a stay would, in their opinion, cause imminent peril to life or
18 property. Proceedings shall not be stayed other than by restraining order.

19
20 **SECTION 111**
21 **STOP WORK ORDER**

22
23 **111.1 Authority.** Whenever the building official finds any work regulated by this code being
24 performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner,
25 the building official is authorized to issue a stop work order.

26
27 **111.2 Issuance.** The work order shall be in writing and shall be given to the owner of the property
28 involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work
29 order, the cited work shall immediately cease. The stop work order shall state the reason for the
30 order, and the conditions under which the cited work will be permitted to resume.

31
32 **111.3 Unlawful continuance.** Any person who shall continue any work in or about the building,
33 structure or premises after having been served with a stop work order, except such work as they are
34 directed to perform to remove a violation or unsafe condition, shall, upon conviction thereof, be
35 subject to the penalties as set forth in Section Four. Each day that a violation continues shall
36 constitute a separate and distinct offense.

37
38 **SECTION 112**
39 **WORKMANSHIP**

40
41 **112.1 General.** All work shall be conducted, installed and completed in a neat, workmanlike and
42 acceptable manner so as to secure the results intended by this code.

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1
2 *Add or modify within Section 202* **GENERAL DEFINITIONS** *as follows:*

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

6
7 **COMMON EXIT.** An exit that serves two (2) or more dwelling units.

8
9 **OWNER.** Any person, agent, operator, management firm, collector of rent, firm, or corporation
10 having a legal or equitable interest in the property; or recorded in the official records of the
11 Assessor's Office of the City of Saint Louis as holding title to the property; or otherwise having
12 control of the property, including the guardian of the estate of any such person, and the executor or
13 administrator of the estate of such person if ordered to take possession of real property by a court.

14
15
16 *Change Section 302.3 through 302.8 to read as follows:*

17
18 **302.3 Private property areas.** All sidewalks, steps, driveways, parking spaces and similar paved
19 areas on private property shall be kept in a proper state of repair, free of all snow, ice, mud,
20 overhanging trees and shrubs which obstruct walkways, and other debris and shall be maintained
21 free of hazardous conditions. If any sidewalk or driveway or portion thereof on private property by
22 virtue of its state of repair shall constitute a danger to public health and safety, the sidewalk or
23 driveway or portion thereof shall be replaced. Steps shall comply with the requirements for exterior
24 stairs.

25 Whenever off-street parking is permitted in any dwelling district behind the building line, the
26 parking area, including the driveway to said parking area, if one thousand (1000) or more square
27 feet, shall be paved with concrete, bituminous material or an equivalent surface approved by the
28 building official, and any new off-street parking and loading areas, including a driveway behind the
29 building line, must be constructed to conform with the building code. Any said off-street parking
30 areas and driveways for said parking areas existing at the date of the passage of this ordinance shall
31 be of a surface approved by the building official. Any existing off-street parking areas that are
32 enlarged or changed in any manner that results in the total parking area, including the driveway to
33 said parking area, to be one thousand (1,000) or more square feet, the entire parking area and
34 driveway shall be paved with concrete, bituminous material or an equivalent surface approved by the
35 building official.

36
37 **302.4 Weeds.** All premises and exterior property shall be maintained free from weeds or plant
38 growth in excess of eight (8) inches. All noxious weeds shall be prohibited. Weeds shall be defined
39 as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term
40 shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge
41 of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to
42 prosecution in accordance with Section 106.3 and as prescribed by the City of Saint Louis. Upon

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1 failure to comply with the notice of violation, any duly authorized employee of the Forestry Division
2 or contractor hired by the City of Saint Louis shall be authorized to enter upon the property in
3 violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid
4 by the owner or agent responsible for the property.
5

6 **302.5 Rodent harborage.** All structures and exterior property shall be kept free from rodent
7 harborage and infestation. Where rodents are found, they shall be promptly exterminated by
8 approved processes which will not be injurious to human health. After extermination, proper
9 precautions shall be taken to eliminate rodent harborage and prevent infestation. Control of rodents
10 and their harborage shall be regulated by the City of Saint Louis Health Department.
11

12 **302.6 Exhaust vents.** Location and usage of exhaust vents shall be as regulated in the City of Saint
13 Louis Mechanical Code as listed in Chapter 8.
14

15 **302.7 Accessory structures.** All accessory structures, including attached and detached garages,
16 fences and walls, shall be maintained structurally sound and in good repair. All garages opening
17 onto an alley or street shall have doors in good repair and capable of being closed and locked.
18

19 **302.8 Motor vehicles, residential areas.** Except as provided in other regulations, no currently
20 unlicensed, unregistered or uninspected, derelict or abandoned motor vehicle shall be parked on any
21 property, and no such vehicle shall at any time be in a state of major disassembly, disrepair or shall it
22 be in the process of being stripped or dismantled unless such work is provided in a structure or
23 similarly enclosed area designed and approved for such purposes, except no vehicle of any type shall
24 at any time undergo major overhaul, including body work, in a residential district unless such work
25 is provided in a structure or similarly enclosed area designed and approved for such purposes.

26 Except as provided in other regulations and approved by the building official, no currently
27 unregistered or uninspected, derelict or abandoned motor vehicle shall be permitted on any property
28 in a nonresidential district, and no such vehicle shall at any time be in a state of major disassembly
29 or disrepair; nor shall it be in the process of being stripped or dismantled. (Also see Ordinance
30 60935).
31
32

33 *Add Section 302.10 to read as follows:*
34

35 **302.10 Metal structures and fixtures.** All metal structures, metal fixtures appurtenant to such
36 structures and metal fixtures attached to any property shall be free of rust and maintained
37 weatherproof and in good condition.
38
39

40 *Change Section 304.3 to read as follows:*

41 **304.3 Premises identification.** Approved numbers or addresses shall be provided for all new
42 buildings in such a position as to be plainly visible and legible from the street or road fronting the

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1 property. These numbers shall contrast with their background. Address numbers shall be Arabic
2 numerals or alphabet letters. Numbers shall be a minimum of four (4) inches high with a minimum
3 stroke width of one-half (0.5) inch.

4 If there is an alley, numbers shall also be placed on the alley elevation of the premises on which
5 the house, building or structure is located. If there is a garage or carport fronting on an alley, house
6 numbers shall also be placed on the alley elevation of the garage or carport.

7
8 *Change Section 304.6 to read as follows:*

9 **304.6 Exterior walls.** Every exterior wall shall be free of holes, breaks, loose or rotting boards or
10 timbers, and any other conditions which might admit rain or dampness to the interior portion of the
11 walls or to the occupied spaces of the building. All exterior surface materials, including wood,
12 composition or metal siding, shall be maintained weatherproof and shall be properly surface coated
13 when required to prevent deterioration. Tuckpointing shall not be loose or missing.

14
15 *Change Section 304.7 to read as follows:*

16 **304.7 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that
17 admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or
18 interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good
19 repair and free from obstructions. Roof water shall not be discharged in a manner that adversely
20 affects adjacent property.

21
22 *Add Section 304.10.1 to read as follows:*

23 **304.10.1 Stair dimension tolerances.** Treads and risers shall be significantly the same in depth
24 or height so as to not create a trip hazard.

25
26 *Change Sections 304.12 and 304.12.1 to read as follows:*

27 **304.12 Handrails and guards.** Every flight of stairs which is more than four (4) risers high shall
28 have a handrail on at least one (1) side of the stair, and every open portion of a stair, landing or
29 balcony which is more than thirty (30) inches above the floor or grade below shall have guards.
30 Every handrail and guard shall be firmly fastened and capable of supporting normal imposed loads
31 and shall be maintained in good condition.

32
33 **304.12.1 Handrail and guard installations.** The replacement or installation of handrails and/or
34 guards shall be in accordance with the Building Code listed in Chapter 8 of this code.

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1 *Change Section 304.14 to read as follows:*

2 **304.14 Insect screens.** During the period from April 1 to November 1, every door, window and
3 other outside opening required for ventilation of habitable rooms, food preparation areas, food
4 service areas, or any areas where products to be included or utilized in food for human consumption
5 are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting
6 screens of not less than sixteen (16) mesh per inch and every swinging door shall have a self-closing
7 device in good working condition.

8 **Exception:** Screen doors shall not be required where other approved means, such as air curtains
9 or insect repellent fans are employed.

10
11 *Add section 305.5.1 to read as follows:*

12 **305.4.1 Stair dimension tolerances.** Treads and risers shall be significantly the same in depth
13 or height so as to not create a trip hazard.

14
15 *Change Section 305.5 and add Section 305.5.1 to read as follows:*

16 **305.5 Handrails and guards.** Every flight of stairs which is more than four (4) risers high shall
17 have a handrail on at least one (1) side of the stair, and every open portion of a stair, landing or
18 balcony which is more than thirty (30) inches above the floor or grade below shall have guards.
19 Every handrail and guard shall be firmly fastened and capable of supporting normal imposed loads
20 and shall be maintained in good condition.

21
22 **305.5.1 Handrail and/or Guard Installations.** The replacement or installation of handrails
23 and/or guards shall be in accordance with the International Residential Code, or International
24 Building Code, whichever is applicable.

25
26 *Add Section 305.7 to read as follows:*

27 **305.7 Storage.** The interior of every structure shall be free from excessive storage, as determined by
28 the building official, to maintain the health, safety and welfare of the occupants. Storage shall not
29 interfere with the clearances required for egress or the operation of plumbing, mechanical or
30 electrical equipment.

31
32 *Change Section 307.1 to read as follows:*

33 **307.1 General.** Every exterior and interior flight of stairs having more than four (4) risers shall
34 have a handrail on one side of the stair and every portion of a stair, landing, balcony, porch, deck,
35 ramp or other walking surface which is more than thirty (30) inches above the floor or grade below
36 shall have guards. Handrails shall not be less than thirty-four (34) inches high or more than thirty-
37 eight (38) high measured vertically above the nosing of the tread or above the finished floor of the
38 landing or walking surface. Guards shall not be less than thirty-six (36) inches high above the floor
39 of the landing, balcony, porch, deck, ramp or other walking surface.

40
41
42 *Change Section 308.1 to read as follows:*

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1 **308.1 General.** All exterior property and premises, and the interior of every structure, shall be free
2 from any accumulation of rubbish or garbage. The control of rubbish and garbage shall be the
3 responsibility of the Health Department and Street Department, Refuge Division.
4

5
6 *Delete Sections 308.2 through 308.3.2. in its entirety.*
7

8
9 *Change Section 309 to read as follows:*
10

11 **SECTION 309**
12 **PEST ELIMINATION**
13

14 **309.1 Owner.** The owner of any structure shall be responsible for extermination of rats, insects or
15 other pests within the structure prior to renting, leasing or selling the structure. Primary enforcement
16 of Section 309 is by the Health Department.
17

18 **309.2 Single occupancy.** The owner and/or occupant of a structure containing a single dwelling
19 unit or of a single non-residential structure shall be equally responsible for the extermination of any
20 insects, rodents or other pests in the structure or on the premises.
21

22 **309.3 Multiple occupancy.** The owner of a structure containing two (2) or more dwelling units, a
23 multiple occupancy, a rooming house or a nonresidential structure shall be responsible for
24 extermination in the public or shared areas of the structure and exterior property. If infestation is
25 caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and
26 owner shall be responsible for extermination.
27

28 **309.4 Continued rodent infestation.** Continuing or repeated incidents of rodent infestation
29 determined from the official records shall require the installation of rat and vermin proof walls. The
30 rat and vermin proof walls shall be installed in accordance with the building code.
31

32
33 *Change Section 404.4.1 to read as follows:*

34 **404.4.1 Room area.** Every living room shall contain at least 120 square feet and every room
35 occupied for sleeping purposes by one occupant shall contain at least seventy (70) square feet of
36 floor area, and every room occupied for sleeping purposes by more than one person shall contain
37 at least fifty (50) additional square feet of floor area for each additional occupant thereof.
38

39
40 *Change Section 404.5 to read as follows:*

41 **404.5 Overcrowding.** Dwelling units shall not be occupied by more occupants than permitted by
42 the minimum area requirements of Table 404.5

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TABLE 404.5 MINIMUM AREA REQUIREMENTS

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room	120	120	150
Dining room	No requirements	80	100
Kitchen	50	50	60
Bedrooms	Shall comply with Section 404.4.1		

2
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9

Add Section 404.5.1 to read as follows:

404.5.1 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is so located that it functions as a combination living room/dining room. This option is also applicable for a combination kitchen/dining room.

10 *Change Section 502.5 to read as follows:*

502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the City of Saint Louis Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the public facilities at all time during occupancy of the premises.

11
12
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17

Add Section 503.1.1 to read as follows:

503.1.1 Toilet partitions. Every nonresidential structure that requires or supplies a water closet shall provide within the toilet room, partitions, enclosures or compartments for privacy between water closets and shall comply with fixture clearance requirements of the City of Saint Louis Plumbing Code for such installations.

18
19
20
21
22
23
24

Change Section 504.3 to read as follows:

504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate water supply, leaking water supply service line, leaking drains, inadequate drainage, inadequate venting, cross connection, backsiphonage, improper installation, accumulation of sewage, deterioration or damage or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.

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Change Section 505.1 to read as follows:

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to a public water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the City of Saint Louis Plumbing Code.

Change Section 505.2 to read as follows:

505.2 Contamination. The water supply shall be maintained free from contamination. All water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. All water inlets for plumbing fixtures in residential buildings of six (6) families or less shall be located above the overflow of the fixture. Shampoo basin faucets, janitor sink faucets, and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

Change Section 505.3 to read as follows:

505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. Faucets to kitchen sinks and lavatories shall be capable of delivering a minimum of 1.5 gallons per minute.

Change Section 505.4 to read as follows:

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than one hundred degrees Fahrenheit (100°F). A fuel-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless combustion air is provided according to the City of Saint Louis Mechanical Code. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

Change Section 507 to read as follows:

1
2
3
4

**SECTION 507
STORM DRAINAGE**

5 **507.1 General.** Drainage of roofs and paved areas, yards and courts, and other open areas on the
6 premises shall not be modified or altered to discharge in a manner that adversely affects adjacent
7 property or creates a public nuisance.
8

9 **507.2 Gutters and downspouts.** Unless otherwise approved by the Plumbing Inspection Section,
10 all gutters and downspouts must be maintained so as to function properly and must be sewer
11 connected where existing drain connections are provided. Primary structures and room additions
12 with a roof area of less than five hundred fifty (550) square feet and all accessory structures
13 including residential garages shall not be sewer connected provided the surface drainage water does
14 not adversely affect the adjacent property or create a nuisance. Surface drainage shall be diverted to
15 a public right-of-way, storm sewer conveyance or other point of collection so as not to create a
16 hazard. Lots shall be graded so as to drain water away from foundation walls.
17
18

19 *Add Section 508 to read as follows:*

20
21
22

**SECTION 508
PLUMBING REPAIRS**

23 **508.1 General.** Minor repairs or replacement of any existing plumbing system are permitted to be
24 made in the same manner and arrangement as in the existing system, provided such repairs or
25 replacement are made in a safe manner and are approved. Lead water lines may not be repaired.
26

27 **508.2 Materials.** The following plumbing materials and supplies shall not be used:

- 28 1. All purpose solvent cement, excluding transition glues;
29 2. Flexible traps and tailpieces;
30 3. Sheet and tubular copper and brass trap and tailpiece fittings less than B&S 17 gauge (0.045
31 inch); and
32 4. Solder having more than 0.2% lead in the repair of potable water systems.
33 5. Water closets having a concealed trap seal or an unventilated space or having walls that are
34 not thoroughly washed at each discharge in accordance with ASTM 112.19.2.
35 6. The following types of joints shall be prohibited:
36 6.1 Cement or concrete joints.
37 6.2 Mastic or hot-pour bituminous joints.
38 6.3 Joints made with fittings not approved for the specific installation.
39 6.4 Joints between different diameter pipes made with elasto-meric rolling "O"-rings.
40 6.5 Solvent-cement joints between different types of plastic pipe.
41 6.6 Saddle-type fittings unless they receive prior approval from the Plumbing Section.
42

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1 **508.3 Lead water service lines.** Lead water service lines shall not be repaired.
2
3

4 *Add Section 602.2.1 to read as follows:*

5 **602.2.1 Enforcement.** The Health Department is the principal enforcement agency of Section
6 602.
7
8

9 *Change 602.3 to read as follows:*

10 **602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more
11 dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to
12 furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1 to
13 April 30 to maintain a room temperatures of not less than sixty-eight degrees Fahrenheit (68°F) in all
14 habitable rooms, bathrooms, and toilet rooms. The heat supply shall be permanently installed.

15 **Exception:** When the outdoor temperature is below the winter outdoor design temperature for
16 the City of Saint Louis, maintenance of the minimum room temperature shall not be required
17 provided that the heating system is operating at its full design capacity. The winter outdoor
18 design temperature for the City of Saint Louis shall be zero degrees Fahrenheit (0°F).
19
20

21 *Change 602.4 to read as follows:*

22 **602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during
23 the period from October 1 to April 30 to maintain a temperature of not less than sixty-five degrees
24 Fahrenheit (65°F.) during the period the spaces are occupied.

25 **Exceptions:**

- 26 1. Processing, storage and operations areas that require cooling or special temperature
27 conditions.
28 2. Areas in which persons are primarily engaged in vigorous physical activities.
29
30

31 *Add Sections 603.7 to 603.12 to read as follows:*

32 **603.7 Free-standing stoves.** All free-standing stoves with doors or drawers shall be equipped with
33 an anti-tip device.
34

35 **603.8 Water accumulation/damage.** Mechanical appliances, mechanical equipment and ductwork
36 shall show no signs of water accumulation or damage. When signs of water accumulation or
37 damage are evident, those areas are to be examined by a registered design professional and a detailed
38 report on recommended repairs and prevention methods is to be made to the building official. If the
39 recommended repairs are approved by the building official, the owner or the owner's agent shall
40 have the recommended repairs performed in a timely manner.
41

42 **603.9 Air filters.** All air handling units that condition air shall be equipped with air filters.

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1
2 **603.10 Thermostat.** All space heating and/or air conditioning units shall be controlled by a
3 thermostat.

4
5 **603.11 Commercial food heat-processing equipment.** All commercial food heat-processing
6 appliances, equipment, hoods, ducts and exhaust systems shall comply with this section.

7
8 **603.11.1 Hood system required.** Each existing commercial cooking appliance and
9 domestic cooking appliance utilized for commercial purposes that produce smoke or grease
10 vapors shall be protected with an approved Type I commercial kitchen exhaust hood and
11 duct system.

12 **Exceptions:**

- 13 1. Cooking appliances located within a dwelling unit and not utilized for commercial
14 purposes;
15 2. Completely enclosed ovens;
16 3. Steam tables;
17 4. Auxiliary cooking equipment that does not produce grease-laden vapors, including
18 toasters, coffee makers and egg cookers; and
19 5. Portable equipment as defined in the City of Saint Louis Mechanical Code.
20

21 **603.11.2 Hood system suppression.** Each commercial kitchen exhaust hood and duct
22 system required by Section 603.11.1 shall be protected with an approved automatic fire
23 suppression system installed in accordance with the City of Saint Louis Mechanical Code. A
24 portable fire extinguisher shall be installed within thirty (30) feet of the hood.
25

26 **603.11.3 Maintenance.** Commercial kitchen exhaust systems shall be cleaned to remove
27 deposits of residue and grease in the system at intervals specified in the cleaning schedule
28 required to be submitted in accordance with the City of Saint Louis Mechanical Code.
29 Thorough cleaning of ducts, hoods and fans shall require scraping, brushing or other positive
30 cleaning methods.
31

32 **603.11.4 Cleaning schedule.** Where a cleaning schedule is not on file, the building official
33 shall require a schedule to be submitted, indicating the method of cleaning and the time
34 intervals between cleanings.
35

36 **603.11.5 Leaks.** Venting equipment for commercial food heat processing equipment shall
37 not leak.
38

39 **603.11.6 Capture test.** Venting equipment for commercial food heat processing equipment
40 shall pass a capture test.
41

42 **603.11.7 Exhaust.** Venting equipment for commercial food heat processing equipment shall

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1 not exhaust in a dangerous manner or where a nuisance. (i.e., less than two (2) feet above
2 the roof surface, within ten (10) feet of unprotected combustible materials, or onto a
3 walkway or driveway)
4

5 **603.12 Mechanical repairs.** Minor repairs or replacement of any existing mechanical system are
6 permitted to be made in the same manner and arrangement as in the existing system, provided such
7 repairs or replacement are made in a safe manner and are approved.
8
9

10 *Change Section 604.2 to read as follows:*

11 **604.2 Service.** Dwelling units shall be served by an electrical service having a rating of not less
12 than sixty (60) amperes. When the electrical system requires modification to correct inadequate
13 service, the service shall be corrected to a minimum of one hundred (100) ampere, three wire
14 electrical service. If the dwelling contains an electric range, electric clothes dryer or electric air
15 conditioning unit, a minimum one hundred (100) ampere, three wire electrical service shall be
16 provided.
17
18

19 *Change Section 605.2 to read as follows:*

20 **605.2 Receptacles.** Every habitable space in a dwelling unit shall contain at least two (2) separate
21 and remote receptacle outlets. Every laundry area shall contain at least one (1) grounded type
22 receptacle. Every bathroom shall contain at least one (1) receptacle that shall be Ground Fault
23 Circuit Interrupter protected. Every kitchen shall contain at least two (2) twenty (20) ampere
24 grounded appliance branch circuits.
25
26

27 *Change Section 605.3 to read as follows:*

28 **605.3 Lighting fixtures.** Every public hall, interior stairway, toilet room, kitchen, bathroom,
29 laundry room, boiler room and furnace room shall contain at least one (1) electric lighting fixture.
30 All habitable spaces shall contain at least one (1) switched lighting fixture or switched receptacle.
31
32

33 *Add Sections 605.4 to 605.7 to read as follows:*

34 **605.4 Utility rooms and basements.** At least one (1) lighting outlet and one (1) receptacle shall be
35 provided in utility rooms and basements where these spaces are used for storage or contain
36 equipment requiring service.
37

38 *Add Section 605.5 to read as follows:*

39 **605.5 Clearance for equipment.** Clearance for electrical service equipment shall be provided in
40 accordance with the current City of Saint Louis Electrical Code.
41

42 *Add Section 605.6 to read as follows:*

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1 **605.6 Electrical repairs.** Minor repairs or replacement of any existing electrical system are
2 permitted to be made in the same manner and arrangement as in the existing system, provided such
3 repairs or replacement are made in a safe manner and are approved. Minor repairs or replacement
4 for purposes of this code shall be defined as:

- 5 1. Replacement of a convenience outlet (replacement shall comply with the current electric
6 code);
- 7 2. Light switch with the same current carrying capacity as the existing switch (replacement
8 shall comply with the current electric code);
- 9 3. Light socket and holder (replacement shall comply with the current electric code),
- 10 4. Light fixture (one (1) maximum) installed on the same outlet box and having the same
11 current rating (replacement shall comply with the current electric code);
- 12 5. Within a dwelling unit, a fan, blower, pump or other fractional horsepower motor of the
13 same horsepower rating and having the same electrical characteristics and current rating as
14 the existing, limited to one-hundred-twenty to two-hundred-forty (120-240) volts
15 (replacement shall comply with the current electric code); or
- 16 6. The replacement of fuses or circuit breakers (except mains) where there is no evidence of
17 over-fusing or tampering per applicable requirements of the electric code.

18
19
20 *Add Section 605.7 to read as follows:*

21 **605.7 Abandoned electrical and/or communications systems.** All abandoned electrical and/or
22 communications systems shall be removed.

23
24
25 *Change Section 607.1 to read as follows:*

26 **607.1 General.** Duct systems shall be maintained free of obstructions and shall be capable of
27 providing the required function. Recirculating and supply duct systems shall be maintained free
28 from the accumulation of moisture.

29 *Add Section 702.1.1 to read as follows:*

30 **702.1.1 Dual exits over two stories.** All habitable buildings over two (2) stories in height
31 containing one (1) or more dwelling units above the second floor shall provide two (2) separate
32 exits from each floor above the second floor, accessible to each dwelling unit on said floor. All
33 required exit facilities shall lead to a public thoroughfare either directly or through a court or
34 yard, and passage to such exits shall not lead through any other dwelling unit. Dual means of
35 exit shall consist of two (2) interior stairs discharging directly or through a rated exit enclosure
36 to the outside, or one (1) interior and one (1) exterior stair or existing fire escape accessible to
37 all dwelling units on each floor above the second floor and discharging directly or through a
38 court or yard to a public thoroughfare.

39 **Exceptions:**

- 40 1. Buildings permitted to have only one (1) means of egress under the building code as
41 amended.
- 42 2. Single Family Dwelling Units, two and one-half (2½) or (3) three stories in height, of Type 3

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- (exterior masonry) construction, shall be exempt from the requirements for two (2) 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 (40%) 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 (6) dwelling units and three (3) 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.

Change Section 702.2 and 702.3 to read as follows:

702.2 Aisles. The required width of aisles in accordance with the International Building Code shall be unobstructed.

702.3 Locked doors. All means of egress doors shall be readily operable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code. Exits from dwelling units, hotel units, boarding houses, and dormitory units shall not lead through other such units, or through toilet rooms or bathrooms.

Exception: Single dwelling units of Use Group R-2 or R-3.

Add Section 702.5 to read as follows:

702.5 Stairways, porches, handrails and guards. Every stair, porch, fire escape, balcony, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair. Every stair, porch and fire escape shall be maintained free of hazardous conditions such as snow, ice, mud and other debris.

Every exterior and interior flight of stairs which is more than four (4) risers high shall have a handrail on at least one (1) side of the stair, and every open portion of a stair, fire escape, porch, landing or balcony which is more than thirty (30) inches above the floor or grade below shall have guards. Handrails shall be not less than thirty-four (34) inches nor more than thirty-eight (38) inches high, measured vertically above the nosing of the treads. Guards shall be not less than thirty-six (36)

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1 inches high above the floor of the porch, landing or balcony. Every handrail and guardrail shall be
2 firmly fastened and capable of bearing normally imposed loads and shall be maintained in good
3 condition.

4
5
6 *Change Section 703.2 to read as follows:*

7 **703.2 Opening Protectives.** Required opening protectives shall be maintained in an operative
8 condition. All fire and smoke stop doors shall be maintained in operable condition. Fire doors and
9 smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Door closers at
10 individual units at apartment complexes will be required where it is determined that they were a part
11 of the original, approved equipment. They will be required to be installed where they had been
12 required previously.

13
14
15 *Change Section 704.1 to read as follows:*

16 **704.1 Smoke detectors.** Smoke detectors shall be installed as per Ordinance 59376 and the City of
17 International Building and Residential Codes.

18
19
20 *Add Section 704.5 to read as follows:*

21 **704.5 Carbon monoxide detectors.** Carbon monoxide detectors shall be installed a per Ordinances
22 63673 and 63842.

23
24 *Add Section 704.6 to read as follows:*

25 **704.6 Standpipe systems.** Standpipe systems shall be in proper operating condition at all times and
26 readily identified and fully accessible. Hose connections shall be unobstructed.

27
28 **CHAPTER 8**
29 **REFERENCED STANDARDS**

30
31 *Modify Chapter 8 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.....	102.3,201.3,505.1,602.2, 602.3

2

3

Add Chapters 9 and 10 to read as follows:

5

6

CHAPTER 9 LICENSED FACILITIES

7

8

9

SECTION 901 GENERAL

10

11

12

901.1 Scope. Every building used in whole or in part as a boarding house, rooming house, dormitory or hotel shall conform to the requirements of this Chapter.

13

14

15

901.2 Special residential uses. Shelters for the homeless, facilities for battered spouses or children, or similar uses shall be subject to all conditions of this Chapter and shall be treated as Use Group R-1 for technical code requirements.

16

17

18

19

901.3 Hazards. Any boarding house, rooming house, dormitory or hotel which shall fail to conform to the requirements of this code or other adopted codes and is violation of any laws of the city of Saint Louis and is detrimental to the health, safety and welfare of the inhabitants of the City of Saint Louis shall be deemed a hazard.

20

21

22

23

24

SECTION 902 DEFINITIONS

25

26

27

902.1 Definitions. The following words and terms shall, for the purpose of this chapter and as use elsewhere in this code, have the meanings shown herein.

28

29

30

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1 **BOARDING HOUSE.** Residential occupancy arranged or used for lodging for compensation, with
2 or without meals, and not occupied as a single-family unit. The occupants are transient in nature.
3 This use is classified as Group R-1.

4
5 **DORMITORY.** A space in a building where group sleeping accommodations are provided in one
6 (1) room, or in a series of closely associated rooms, for persons not members of the same family
7 group, under joint occupancy and single management, as in college dormitories or fraternity houses.
8 This use is classified as Group R-2.

9
10 **HOTEL (including motels).** Residential occupancy, other than a bed and breakfast, where the
11 occupants are primarily transient in nature (less than thirty (30) days). This use is classified as
12 Group R-1

13
14 **ROOMING HOUSE.** Residential occupancy arranged or used for lodging for compensation, with
15 or without meals, and not occupied as a single-family unit. The occupants are not transient in
16 nature. This use is classified as Group R-2.

17
18
19 **SECTION 903**
20 **LICENSING**

21
22 **903.1 Permit and license required.** It shall be unlawful to operate a hotel, dormitory, rooming
23 house or boarding house without first obtaining a permit and license as hereinafter set forth. An
24 applicant for a license to operate a dormitory, rooming house, boarding house or hotel, together with
25 all other requirements of this Chapter, shall also file a plat or drawing showing its location or
26 premises together with the position of the building to be used thereon and a written petition in favor
27 of the issuance of such license signed by a majority of the persons, if any, occupying the premises or
28 conducting any business on the main floor within the prescribed petition circle drawn by a radius of
29 five hundred (500) feet plus one-half (½) of the width of the front of the premises, from the center of
30 such premises projected to the streets. A neighborhood consent petition shall not be required for
31 successive renewals for the same license on the same premises immediately succeeding the original
32 licensing. No such application shall be approved wherein a church, elementary school or secondary
33 school is located within the radius herein above described.

34 **Exceptions:**

- 35 1. Sheltered workshops and residence facilities authorized by Sections 205.968 to 205.972 of
36 the Revised Statutes of Missouri, 2000, as amended, shall be and are hereby exempted from
37 the plat and petition and the church and school petitions set forth herein.
- 38 2. Hotels of sixty (60) or more rooms shall be and are hereby exempted from the plat and
39 petition requirements set forth within the areas defined herewith:
- 40 A. Beginning at a point, said point being the intersection of the center lines of the Poplar
41 Street Bridge and Leonor K Sullivan Blvd; thence northwardly along said centerline of
42 Leonor K Sullivan to the point of intersection thereof with the centerline of Biddle

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1 Street; thence westwardly along said centerline of Biddle Street to the point of
2 intersection with the centerline of Interstate 70; thence southwardly along said centerline
3 of Interstate 70, to the point of intersection with the centerline of Cole Street; thence
4 westwardly along said centerline of Cole Street to the point of intersection with the
5 center of Tucker Blvd; thence southwardly along said centerline of Tucker Blvd. to the
6 point of intersection with the centerline of Dr. Martin Luther King Blvd.; thence
7 westwardly along said centerline of Dr. Martin Luther King Blvd. to the point of
8 intersection with the centerline of Jefferson Avenue; thence southwardly along said
9 centerline of Jefferson Avenue to the point of intersection with the centerline of
10 Interstate 64; thence eastwardly along said centerline of Interstate 64, to the point of
11 intersection with Leonor K Sullivan Blvd., said point being the point of beginning; and
12 B. Any and all areas within two thousand (2,000) feet of an interstate highway measured
13 from the center line of said interstate highway.

14
15 **903.1.1 Notification of termination.** The Director of the Saint Louis Office for Mental
16 Retardation/ Developmental Disabilities Resources shall notify the Director of Public Safety, in
17 writing, within ten (10) days when the operation of any sheltered workshop or residence facility
18 is terminated, voluntarily or otherwise. The exemption herein granted for that location shall be
19 automatically withdrawn.

20
21 **903.2 Certificate of occupancy.** Upon filing the application as required by Section 903.3, the
22 applicant shall file with the building official an application for a Certificate of Occupancy in
23 accordance with the building code, and if the building official finds that the zoning code permits
24 such usage in the district in which the proposed building is located, the building official shall accept
25 the application of the applicant. If the building official finds that the comprehensive zoning
26 ordinance does not permit such usage in the district in which the proposed building is located, the
27 building official shall not approve the application for a rooming house, boarding house, dormitory or
28 hotel permit. Appeals on the zoning aspects of the Certificate of Occupancy lie within the Board of
29 Adjustment.

30
31 **903.3 Filing application with building official required.** Every applicant, before engaging in the
32 business of conducting a boarding house, rooming house, dormitory or hotel, shall file an application
33 with the building official and with the Secretary of the Board of Public Service when required by the
34 Building Code.

35 **903.3.1 Contents of application.** Every applicant, before engaging in the keeping of a
36 boarding house, rooming house, dormitory or hotel in the City of Saint Louis shall file an
37 application with the building official stating:

- 38 1. The name, address and telephone number of the applicant;
- 39 2. The street number of the building to be used;
- 40 3. If the applicant is not a resident of the City of Saint Louis, the name, address and telephone
41 number of an agent who is a resident of the City;
- 42 4. An affidavit of resident agent of the applicant on a form approved by the building official

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- 1 that the agent of the applicant will accept full responsibility for the operation of the hotel,
2 dormitory, rooming house or boarding house;
- 3 5. The height of the building in stories;
 - 4 6. The number of exits and stairways;
 - 5 7. The number of rooms intended on each floor to be rented or used as sleeping rooms by
6 paying guests;
 - 7 8. The maximum number of paying guests proposed to occupy each room; in computing guest
8 population of a structure, any child who has attained two and one-half (2½) years of age,
9 shall be counted as a person;
 - 10 9. The number of beds, cots and bunks intended to be used by the guests;
 - 11 10. Whether the building has a fire escape;
 - 12 11. Whether fire extinguishers or any other type of alarm, detection or fire suppression system is
13 provided;
 - 14 12. The size of the lot on which the building is located and containing such other information as
15 the building official may require to enable it to determine whether the building conforms to
16 the requirements of the ordinances of the City of Saint Louis.

17
18 **903.4 Inspection of building.** Upon filing of the application for a permit to operate a boarding
19 house, rooming house, dormitory or hotel, the building official shall make, or cause to be made, an
20 inspection of such proposed building to ascertain whether the proposed use conforms to the
21 requirements of this Chapter and to the rules and regulations of the Building Inspection Section,
22 Health Division and Fire Prevention Bureau.

23
24 **903.4.1 Report of building official.** Upon the completion of the said inspection, the building
25 official shall file such application with the Board of Public Service, together with a written
26 report stating whether the place to be used as a rooming house, boarding house, dormitory or
27 hotel conforms to the requirements of this Chapter and to the rules and regulations of the
28 Building Inspection Section, Health Division and the Fire Prevention Bureau and also their
29 recommendation as to whether or not the permit should be granted and the reason for such
30 recommendation.

31
32 **903.4.2 License collector prohibited from issuing license until permit issued.** The license
33 collector is hereby prohibited from issuing a license for the operation of a rooming house,
34 boarding house, dormitory or hotel to any person until a permit has been issued by the Board of
35 Public Service as herein provided.

36
37 **903.5 Issuance or denial of permit.** If the Board of Public Service, after receipt of the application
38 and the report and recommendation of the building official, finds that the proposed structure
39 conforms to the requirements of this Chapter and the rules and regulations of the Building Inspection
40 Section, Health Division and the Fire Prevention Bureau, it shall cause to be issued a permit to the
41 applicant. If the Board finds that the building does not conform to the requirements of this Chapter
42 and the rules and regulations of the Building Inspection Section, Health Division and Fire

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1 Prevention Bureau, it shall deny the permit and shall notify the applicant of such denial stating the
2 reason or reasons therefor.

3
4 **903.5.1 Denial of permit - hearing.** If the permit is denied, the applicant shall, upon written
5 request, be granted a hearing before the Board of Public Service on a day designated by it for
6 reconsideration of the denial of such permit. After considering such request and the evidence
7 and argument, if any, submitted in support thereof, the Board may issue said permit or confirm
8 the action in refusing to do so. If no written request for such rehearing is made by the applicant
9 within ten days after notification of the refusal of the permit, the action of the Board of Public
10 Service in denying the permit shall be final.

11
12 **903.6 Notice of violation to violator - correction or abatement.** If the building official finds any
13 rooming house, boarding house, dormitory or hotel in violation of any of the requirements of this
14 Chapter, the building official shall immediately notify the applicant thereof to correct or abate same.
15 If the violation is not abated within a reasonable period, the building official shall file a report of
16 such violation with the Board of Public Service with the building official's recommendation to
17 revoke said permit. The Board shall notify the applicant or the applicant's resident agent of the
18 building official's recommendation and shall within a reasonable time conduct a hearing as to
19 whether or not the permit should be revoked. If the Board finds that the rooming house, boarding
20 house, dormitory or hotel is being operated in violation of any of the requirements of this Chapter,
21 the Board shall immediately revoke the permit.

22
23 **903.6.1 Revocation of permit - license revocation.** Should any permit issued under this
24 Chapter be revoked, the license collector shall, immediately upon receipt of such notice of
25 revocation, revoke the license of such applicant. Whenever a permit shall be revoked by the
26 Board of Public Service, the Secretary of the Board of Public Service shall immediately notify
27 the license collector of such revocation.

28
29 **903.7 Change of owner - new application to be filed.** Any change of ownership of a boarding
30 house, rooming house, dormitory or hotel shall require that a new application and new neighborhood
31 consent petition be filed as set forth in this Chapter and shall be subject to rules and regulations and
32 ordinances in effect at the date of such application.

33
34 **SECTION 904**
35 **FEES**
36

37 **904.1 License fees.** There shall be levied by the License Collector on every boarding house,
38 rooming house, dormitory or hotel an annual fee as required by Ordinance.

39
40 **904.2 Expiration of licenses.** Licenses for boarding houses, rooming houses, dormitories or hotels
41 shall expire on the anniversary date of its issuance.

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1 **904.3 Service of notice.** All notices provided herein to be served upon the owner, applicant, agent
2 of owner, or occupant, as the case may require, shall be deemed served upon such owner, applicant,
3 agent of owner, or occupant, as the case may require, if a copy thereof shall:

- 4 1. Be delivered to them personally; or
- 5 2. If not found, by leaving a copy at the usual place of abode, with a member of the family of
6 sixteen (16) or more years of age; or
- 7 3. By posting a copy in a conspicuous place in or about the dwelling affected by the notice; or
- 8 4. By sending a copy of the notice by registered letter with a return receipt requested, to the
9 address specified in the application for a boarding house, rooming house, dormitory or hotel
10 permit or to the last known address; or
- 11 5. If registered letter with copy is returned with receipt showing it has not been delivered to
12 them, by posting a copy thereof in a conspicuous place in or about the dwelling affected by
13 the notice.

14
15 **904.4 Form of notice.** All notices provided herein shall:

- 16 1. Be in writing;
- 17 2. Include a description of the real estate sufficient for identification;
- 18 3. Include a statement of the reason or reasons why notice is being issued;
- 19 4. Include a description of the violations required to be abated to bring the premises into
20 compliance with the provisions of the ordinance and any rules or regulations adopted
21 pursuant thereto.

22
23
24 **SECTION 905**
25 **BUILDING REQUIREMENTS**
26

27 **905.1 Existing licenses.** All currently existing licensed rooming houses, boarding houses,
28 dormitories and hotels shall, at a minimum, be governed by the provisions of the building and fire
29 code under which they were initially licensed. Any alteration or change of occupancy shall be made
30 to comply with the International Existing Building Code.

31
32 **905.2 New licenses.** All new boarding houses, rooming houses, dormitories and hotels must meet
33 the requirements as defined in this code and the current building code, as amended.

34
35 **905.3 Change of operation.** All existing rooming houses, boarding houses, dormitories and hotels
36 that have a change in their procedure/operation such as an increase or decrease in number of
37 sleeping rooms or occupants or a reconfiguration of space shall comply with the International
38 Existing Building Code.

39 When a change of operation occurs altering the “original” licensing and occupancy permit
40 issued, such an increase or decrease in the number of rooms, the applicant shall comply with all
41 adopted codes necessary to achieve the public safety of its occupants.

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1 **905.4 Appeals.** Appeals of this Chapter shall have their jurisdiction with the Board of Building
2 Appeals of the City of Saint Louis. An appeal shall stay all proceedings from, unless the Building
3 Commissioner or Health Commissioner shall certify to the Board subsequent to the filing of any
4 notice of appeal, that, by reason of the facts stated in the certificate, a stay would cause imminent
5 peril to life or property. In such case, proceedings shall not be stayed otherwise than by the order of
6 any court of competent jurisdiction.
7

8 **905.5 Master room keys.** It shall be the duty of the applicant to keep available on the premises at
9 all times, proper keys to all rooms, so that proper inspection can be made by the Building Inspection
10 Section, Department of Health or Fire Prevention Bureau or Police Department.
11

12 **905.6 Room numbers.** Every rooming unit in every rooming house or boarding house shall be
13 numbered and said number to be placed on the outside of the door to such unit. No two (2) units
14 shall bear the same number.
15

16 **905.7 Hotel register required.** Every person to whom a boarding house, rooming house, dormitory
17 or hotel permit has been issued shall at all times keep a standard hotel register within such house in
18 which shall be inscribed the names of all occupants renting or occupying rooming units in such
19 house. The register shall be signed by the person renting such unit. After the name or names of
20 persons renting or occupying such unit, the applicant, or the applicant's agent, shall write the number
21 of the room or rooms which each person is to occupy, together with the date and hour when such
22 room or rooms are rented. All of which shall be done before such person is permitted to occupy
23 such room or rooms. The register shall be at all times open to inspection by the building official,
24 Health Commissioner or fire official of the City of Saint Louis or Police Department.
25

26 **905.7.1 False registration prohibited.** No person shall knowingly write or cause to be written
27 in any rooming house, boarding house, dormitory or hotel register any other or different name
28 than the true name of such person or the name by which such person is generally known.
29
30

31 **SECTION 906**
32 **POWERS AND DUTIES**
33

34 **906.1 Power of health commissioner to make rules.** The Health Commissioner shall have power
35 to make such rules and regulations as in the Health Commissioner's opinion may be reasonably
36 necessary for carrying out the provisions of this part insofar as they relate to the public health. Such
37 rules and regulations shall be in writing and a copy filed with the building official.
38

39 **906.2 Duty of building official.** It shall be the duty of the building official to make or cause to be
40 made semi-annual inspections of all boarding houses, rooming houses, dormitories and hotels. It
41 shall also be the duty of the building official to investigate changes in the use group and building
42 classification and require a new Occupancy Permit where necessary.

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1
2 **906.3 Cooperation of other agencies.** The Fire Prevention Bureau and Department of Health shall
3 promptly make requested inspections and forward information to the Building Division. No separate
4 fees shall be required.
5

6
7 **SECTION 907**
8 **CONDEMNATION**
9

10 **907.1 Procedures for condemning.** The designation of boarding houses, rooming houses,
11 dormitories and hotels as unfit for human habitation and the procedure for the condemnation and the
12 placarding of such unfit boarding houses, rooming houses, dormitories and hotels shall be carried
13 out in compliance with the following requirements.
14

15 **907.2 Conditions requiring condemnation.** The code official shall condemn as unfit or unsafe for
16 occupancy any rooming house, dormitory or hotel per the requirements listed in Section 118 of the
17 City of Saint Louis Building Code.
18

19 **907.3 Notice of condemnation to owner.** Whenever the building official has condemned a
20 boarding house, rooming house, dormitory or hotel, or portion thereof, as unfit for human habitation,
21 the building official shall immediately give notice to the owner, or applicant or resident agent
22 thereof, of such condemnation and of the intent to placard such boarding house, rooming house,
23 dormitory or hotel as unfit for human habitation. Such notice shall:

- 24 1. Be in writing;
- 25 2. Contain a description of the real estate sufficient for identification;
- 26 3. Contain a statement of the grounds of such condemnation as unfit for human occupancy;
- 27 4. Contain a description of the violations;
- 28 5. Contain a statement informing the owner of their right to appeal such action to the building
29 official within ten (10) days after same is served.

30 **907.4 Hearing before board of appeals.** Any owner or applicant affected by notice relating to
31 condemnation of a boarding house, rooming house, dormitory or hotel as unfit for human habitation
32 may request and shall be granted a hearing before the Board of Building Appeals; provided, that
33 such person shall file in the office of the building official a written petition requesting such hearing
34 and setting forth a statement of the grounds therefore within ten (10) calendar days after the date of
35 the notice. Within ten (10) calendar days after receipt of such petition, the building official shall set
36 the time and place of such hearing and shall give the petitioner written notice thereof.
37

38 **907.4.1 Time of hearing.** At such hearing the petitioner shall be given an opportunity to be heard
39 and to show cause why such notice should be modified or withdrawn. The hearing shall be
40 scheduled not later than forty-five (45) calendar days after the date on which the petition was filed;
41 provided, that upon written application of the petitioner to the building official, the building official
42 may postpone the date of the hearing for a reasonable time beyond such forty-five (45) day period,

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1 if, in the official's judgment, the petitioner has submitted a good and sufficient cause for such
2 postponement.

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4 **907.5 Posting notice of condemnation.** If no appeal has been taken within the ten (10) calendar
5 day period, or if after such hearing, the Board of Building Appeals affirms the decision to condemn
6 said premises, the building official shall post, in a conspicuous place or places upon the affected
7 building, a placard or placards bearing the following words, "Condemned as unfit for human
8 habitation" or the words "Condemned for Occupancy" which shall have the same meaning.

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10 **907.6 Vacation of condemned building.** Any boarding house, rooming house, dormitory or hotel
11 which has been condemned and placarded as unfit for human habitation by the building official,
12 shall be vacated within a reasonable time as required by said official. No owner or applicant shall
13 let to any person for human habitation and no person shall occupy said rooming house, boarding
14 house, dormitory or hotel which has been condemned and placarded by the building official after the
15 date on which the building official has required the affected structure to be vacated.

16
17 **907.7 Correction of premises.** No boarding house, rooming house, dormitory or hotel which has
18 been condemned and placarded as unfit for human habitation shall again be used for human
19 habitation until written approval is secured from and such placard is removed by the building
20 official. The building official shall remove such placard whenever the defect or defects upon which
21 the condemnation and placard action was based shall have been eliminated. The building official
22 may require permits for the corrective work.

23
24 **907.7.1 Removal of placard unlawful.** No person shall deface or remove any placard from any
25 boarding house, rooming house, dormitory or hotel which has been condemned as unfit for human
26 habitation and placarded as such, except as provided in Section 907.7.

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**CHAPTER 10
INSTITUTIONAL USES**

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**SECTION 1001
SPECIAL DEFINITION**

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1001.1 Scope. For the purpose of this Chapter, the following special definition shall apply:

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INSTITUTIONAL USES. The definition for Institutional Uses shall be as found in section 308 of the International Building Code.

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**SECTION 1002
GENERAL**

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1002.1 Scope. All currently existing licensed institutional uses shall be governed by the provisions set forth by the building code, as amended.

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1002.2 New uses. All new institutional uses must meet the requirements as defined in the current building code and this code.

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1002.3 Change of ownership. All existing institutional uses that have a change of ownership or an increase in occupants shall conform to the current building code and this code.

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1002.4 Duty of building official. It shall be the duty of the building official to make or cause to be made annual inspections of all institutional uses. It shall also be the duty of the building official to investigate changes in the use group and building classification and require a new Occupancy Permit where necessary.

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**SECTION 1003
PERMITS**

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1003.1 Permit required. From and after the effective date of this ordinance, no person, firm or corporation shall operate or maintain in the City of Saint Louis any institutional type use without first obtaining a permit to do so from the Board of Public Service based on a certificate of the building official showing compliance with the provisions of this ordinance.

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1003.2 Revocation. Unless any such institution as hereinbefore mentioned has complied with the provisions of this ordinance, the Board of Public Service is hereby authorized, after a hearing upon notice, to revoke any permit which it has issued for the operation thereof.

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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 (\$500) , or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues shall constitute a separate and distinct offense.

SECTION FIVE....SAVINGS CLAUSE

That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing; 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 and Section Three of this ordinance be codified in the Revised Code of the City of Saint Louis.