

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

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

6

7 ***SECTION ONE.***

8 An ordinance repealing Ordinance 66788, approved September 1, 2005, and codified as Chapter
9 25.20, pertaining to the Existing Building Code of the City of Saint Louis which adopted the
10 International Existing Building Code 2003: and enacting in lieu thereof a new Existing Building
11 Code and adopting the International Existing Building Code 2009 including Appendix Chapters A
12 and B.

13 ***SECTION TWO***

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

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

3 **SECTION THREE.**

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

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

7 *Add new Chapter 1 to read as follows:*

8 **CHAPTER 1**
9 **ADMINISTRATION**

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

12
13
14 **101.1 Title.** These regulations shall be known as the Existing Building Code of the City of Saint
15 Louis hereinafter referred to as “this code.”

16
17 **101.2 Scope.** The provisions of this code shall control matters concerning the repair, alteration,
18 change of occupancy, addition, and relocation of existing buildings. A building or portion of a
19 building which has not been previously occupied or used for its intended purpose shall comply with
20 the provisions of the International Building Code, Uniform Plumbing Code, International
21 Mechanical Code, National Electrical Code and Zoning Ordinances as amended for new
22 construction.

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

26
27 **101.2.1 Appendices.** Appendix Chapters A and B are specifically adopted.

28
29 **101.3 Intent.** The purpose of this code is to establish the minimum requirements to safeguard the
30 public health, safety and general welfare through structural strength, means of egress facilities,
31 stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and
32 property from fire and other hazards attributed to the built environment and to provide a reasonable
33 level of safety to fire fighters and emergency responders during emergency operations.

34
35 **101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.7 and

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

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

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

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

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

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

31
32 **101.4.6 Energy.** The provisions of the International Energy Conservation Code shall apply to
33 all matters governing the design and construction of buildings for energy efficiency.

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

38
39 **101.5 Compliance methods.** The repair, alteration, change of occupancy, addition or relocation
40 of all existing buildings shall comply with one of the methods listed in Sections 101.5.1
41 through 101.5.3 as selected by the applicant. Application of a method shall be the sole basis for
42 assessing the compliance of work performed under a single permit unless otherwise approved by

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1 the building official. Sections 101.5.1 through 101.5.3 shall not be applied in combination with
2 each other. Where this code requires consideration of the seismic-force-resisting system of an
3 existing building subject to repair, alteration, change of occupancy, addition or relocation of
4 existing buildings, the seismic evaluation and design shall be based on Section 101.5.4
5 regardless of which compliance method is used.

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

12
13 **101.5.1 Prescriptive compliance method.** Repairs, alterations, additions and changes of
14 occupancy complying with Chapter 3 of this code in buildings complying with the International
15 Fire Code shall be considered in compliance with the provisions of this code.

16
17 **101.5.2 Work area compliance method.** Repairs, alterations, additions, changes in occupancy
18 and relocated buildings complying with the applicable requirements of Chapters 4 through 12 of
19 this code shall be considered in compliance with the provisions of this code.

20
21 **101.5.3 Performance compliance method.** Repairs, alterations, additions, changes in
22 occupancy and relocated buildings complying with Chapter 13 of this code shall be considered
23 in compliance with the provisions of this code.

24
25 **101.5.4 Evaluation and design procedures.** The seismic evaluation and design shall be based
26 on the procedures specified in the International Building Code, ASCE 31 or ASCE 41. The
27 procedures contained in Appendix A of this code shall be permitted to be used as specified in
28 Section 101.5.4.2.

29
30 **101.5.4.1 Compliance with IBC level seismic forces.** Where compliance with the seismic
31 design provisions of the International Building Code is required, the procedures shall be in
32 accordance with one of the following:

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

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**TABLE 101.5.4.1
PERFORMANCE CRITERIA FOR IBC LEVEL SEISMIC FORCES**

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

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

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

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

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- 1 multiunit residential buildings of wood construction in Occupancy Category I or
 2 II are permitted to be based on the procedures specified in Chapter A4.
 3 2.5. Seismic evaluation and design of concrete buildings and concrete with masonry
 4 infill buildings in all occupancy categories are permitted to be based on the
 5 procedures specified in Chapter A5.
 6 3. Compliance with ASCE 31 based on the applicable performance level as shown in Table
 7 101.5.4.2. It shall be permitted to use the BSE-1 earthquake hazard level as defined in
 8 ASCE 41 and subject to the limitations in Item 4 below.
 9 4. Compliance with ASCE 41 using the BSE-1 Earthquake Hazard Level and the
 10 performance level shown in Table 101.5.4.2. The design spectral response acceleration
 11 parameters S_{XS} and S_{XI} specified in ASCE 41 shall not be taken less than 75 percent of
 12 the respective design spectral response acceleration parameters S_{DS} and S_{DI} defined by
 13 the International Building Code.
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15 **TABLE 101.5.4.2**
 16 **PERFORMANCE CRITERIA FOR REDUCED IBC**
 17 **LEVEL SEISMIC FORCES**

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

18 a. Performance levels for Occupancy Category III shall be taken as halfway between the performance levels specified
 19 for Occupancy Categories II and IV.
 20

21 **101.6 Safeguards during construction.** All construction work covered in this code, including any
 22 related demolition, shall comply with the requirements of Chapter 14.

23 **101.7 Correction of violations of other codes.** Repairs or alterations mandated by any property,
 24 housing or fire safety maintenance code or mandated by any licensing rule or ordinance, adopted
 25 pursuant to law, shall conform only to the requirements of that code, rule, or ordinance and shall not
 26 be required to conform to this code unless the code requiring such repair or alteration so provides.
 27

28 **SECTION 102**
 29 **APPLICABILITY**

30 **102.1 General.** Where, in any specific case, different sections of this code specify different
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1 materials, methods of construction or other requirements, the most restrictive shall govern. Where
2 there is a conflict between a general requirement and a specific requirement, the specific requirement
3 shall be applicable.
4

5 **102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local,
6 state or federal law.
7

8 **102.3 Application of references.** References to chapter or section numbers, or to provisions not
9 specifically identified by number, shall be construed to refer to such chapter, section or provision of
10 this code.
11

12 **102.4 Referenced codes and standards.** The codes and standards referenced in Chapter 14 of this
13 code shall be considered part of the requirements of this code to the prescribed extent of each such
14 reference. Where differences occur between provisions of this code and referenced codes and
15 standards, the provisions of this code shall apply. Reference standards shall be permitted to be
16 updated by rule making authority of the building official.
17

18 **102.5 Partial invalidity.** In the event any part or provision of this code is held to be illegal or void,
19 this shall not have the effect of making void or illegal any of the other parts or provisions.
20

21 **102.6 Existing structures.** The legal occupancy of any structure existing on the date of the adoption
22 of this code shall be permitted to continue without change, except as is specifically covered in this
23 code, the International Property Maintenance Code or the International Fire Code, or as deemed
24 necessary by the building official for the general safety and welfare of the occupants and the public.
25

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

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

34 **102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure shall
35 conform to that required for a new structure without requiring the existing structure to comply with
36 all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall
37 not cause an existing structure to become unsafe or adversely affect the performance of the building.
38

39 **102.8 Other regulations.** When the provisions specified herein for public safety, health and
40 welfare are in conflict with other regulations, the most rigid requirements of either the building code
41 or other regulations shall apply whenever they conflict. However, the building official shall not be
42 the enforcement officer for such other ordinances or regulations unless specified in said ordinances

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1 or regulations.

2 **102.9 Buildings, structures or premises partly within city limits.** When a building, structure or
3 premises is constructed partly within the City and partly within County Limits, the Building
4 Commissioner shall be authorized to enter into agreements with the adjoining code jurisdictions to
5 avoid duplications of inspections, fees and permits.
6

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

17 **Exceptions:**

- 18 1. Structures owned and occupied by the United States of America or the State of Missouri.
- 19 2. City of Saint Louis owned property located outside of the City Limits.
- 20 3. Existing building occupancies that are licensed by the State of Missouri as family child care
21 homes providing home day care, as specified in Section 310.3.
- 22 4. Structures located within cemetery boundaries which are less than one thousand (1,000)
23 square feet in area and less than twenty (20) feet in height, measured from grade to the
24 highest point.
- 25 5. Laying or relaying of railroad trackage sidings and their appurtenant signals, culverts and
26 structures.
- 27 6. A construction project located in the public right-of-way (R.O.W.).
28
29

30 **SECTION 103**
31 **DIVISION OF BUILDING AND INSPECTION**
32

33 **103.1 Creation of enforcement agency.** There is hereby created the Division of Building and
34 Inspection. The Division shall consist of the following sections to include, but not be limited to:
35 Administration Section, Building Inspection Section, Central File Section, Court Section. Electrical
36 Inspection Section, Mechanical Inspection Section, Permit Section, Plan Exam Section, Plumbing
37 Inspection Section and Zoning Section.
38

39 **103.2 Building commissioner.** The head of the Division of Building and Inspection shall be
40 known as the Building Commissioner, in accordance with Section 15, Article 13 of the Charter of
41 the City of Saint Louis.
42

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1
2 **103.2.1 Appointment; qualifications.** The Building Commissioner, also herein referred to as the
3 building official, shall be a Missouri licensed professional architect, or, a Missouri licensed
4 professional engineer, or, shall have a bachelors degree in an appropriately related field with
5 Certified Building Code Official status, or, shall have a masters degree in an appropriately related
6 field and five (5) years experience in building code enforcement at a senior management level. The
7 Building Commissioner shall be appointed by the Director of Public Safety, and shall possess any
8 one of the above necessary qualifications.
9

10 **103.3 Organization.** The building official shall appoint such numbers of architects, engineers,
11 technical assistants, inspectors and other employees such as clerks, typists and cashiers, as shall be
12 necessary for the administration of the codes governed by this ordinance, and as authorized by the
13 building official in conformance with Civil Service qualifications and regulations. The building
14 official shall be permitted to delegate appropriate subordinates to act in the exercise of the duties of
15 this code, and they also shall be designated as building officials. The building official is authorized
16 to designate employees as needed who shall exercise all the powers of the building official during
17 the temporary absence or disability of the building official.
18

19 **103.4 Restriction of employees.** An official or employee connected with the Division of Building
20 and Inspection, except one whose only connection is that of a member of the Board of Building
21 Appeals, established under the provisions of Section 112, shall not be engaged in or directly or
22 indirectly connected with the furnishing of labor, materials or appliances for the construction,
23 alteration or maintenance of a building, or the preparation of construction documents thereof, unless
24 that person is the owner of the building, or a first degree relative of the owner of the building; nor
25 shall such officer or employee engage in any work which conflicts with official duties or with the
26 interests of the Division of Building and Inspection.

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

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

42 The above protection shall also extend to former employees for work performed during their

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1 period of employment with the City of Saint Louis.

2 **103.6 Official records.** An official record shall be kept of all business and activities of the
3 department specified in the provisions of this code, and all such records shall be open to public
4 inspection at all appropriate times.

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

10 Further, whenever any person, firm or corporation requests a comprehensive historical
11 investigation of the Division of Building and Inspection records relating to building or occupancy
12 permits, an application fee of twenty-five dollars (\$25) shall be charged, as specified in Section
13 108.2.1, in addition to all other fees as provided in other sections of this code.

14
15 **SECTION 104**
16 **DUTIES AND POWERS OF BUILDING OFFICIAL**
17

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

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

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

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

40
41 **104.2.1 Preliminary meeting.** When requested by the permit applicant, the building official shall
42 meet with the permit applicant to discuss plans for the proposed work or change of occupancy prior

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1 to the application for a permit in order to establish the specific applicability of the provisions of this
2 code.

3 **Exception:** Repairs, and Level 1 Alterations.
4

5 **104.2.1.1 Building evaluation.** The building official is authorized to require an existing building to
6 be investigated and evaluated by a licensed design professional based on the circumstances agreed
7 upon at the preliminary meeting. The design professional shall notify the building official if any
8 potential nonconformance with the provisions of this code is identified.
9

10 **104.3 Notices and orders.** The building official shall issue all necessary notices or orders to insure
11 compliance with this code.
12

13 **104.4 Inspections.** The building official shall make all of the required inspections, or the building
14 official shall have the authority to accept reports of inspection by approved agencies or licensed
15 design professionals. Reports of such inspections shall be in writing and certified by a responsible
16 officer of such approved agency or by the responsible licensed design professional. The building
17 official is authorized to engage such expert opinion as deemed necessary to report upon unusual
18 technical issues that arise, subject to the approval of the appointing authority. The owner shall
19 provide such special inspections as are required by the building official.
20

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

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

34 **104.6.1 Disasters.** In the event of a disaster such as windstorm, tornado, flood, fire, earthquake,
35 bomb blast or explosion, the building official is hereby authorized to enter and inspect structures
36 within the affected area, subject to constitutional restrictions on unreasonable searches and seizures.

37 When, in the opinion of the building official, there is imminent danger to an unsafe condition, the
38 building official shall take emergency measures in accordance with this code. If the building official
39 determines, after inspection, that a structure is unfit, the building official shall declare it a public
40 nuisance, cause a report to be prepared and notify the affected parties in accordance with this code.

41 **104.6.1.1 Post-disaster inspections.** The building official is authorized to deputize Missouri
42 Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri

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1 State Emergency Management Agency (SEMA) to conduct emergency post-disaster safety
2 evaluations of buildings.

3
4 **104.7 Liability.** The building official, member of the Board of Building Appeals or employee
5 charged with the enforcement of this code, while acting for the jurisdiction in good faith and without
6 malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall
7 not thereby be rendered liable personally, and is hereby relieved from personal liability for any
8 damage accruing to persons or property as a result of any act or by reason of an act or omission in
9 the discharge of official duties. Any suit instituted against an officer or employee because of an act
10 performed by that officer or employee in the lawful discharge of duties and under the provisions of
11 this code shall be defended by the City of Saint Louis City Counselor's Office until the final
12 termination of the proceedings. The building official or any subordinates shall not be liable for costs
13 or judgement in any action, suit or proceeding that is instituted in pursuance of the provisions of this
14 code; and any employee of the Division of Building and Inspection, acting in good faith and without
15 malice, shall be free from liability for acts performed under any of its provisions or by reason of any
16 act or omission in the performance of official duties in connection therewith.

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

19 **104.8 Approved materials and equipment.** Materials, equipment and devices approved by the
20 building official shall be constructed and installed in accordance with such approval.

21
22 **104.8.1 Used materials and equipment.** The use of used materials which meet the requirements of
23 this code for new materials is permitted. Used equipment and devices shall not be reused unless
24 they have been reconditioned, tested and placed in good and proper working condition and approved
25 by the building official.

26
27 **104.9 Modifications.** Wherever there are practical difficulties involved in carrying out provisions
28 of this code, the building official shall have the authority to grant modifications for individual cases,
29 upon application of the owner or owner's representative, provided the building official shall first
30 find that special individual reason makes the strict letter of this code impractical and the
31 modification is in compliance with the intent and purpose of this code and that such modification
32 does not lessen health, accessibility, life and fire safety, or structural requirements. The details of
33 action granting modifications shall be recorded and entered in the files of the Division of Building
34 and Inspection.

35
36 **104.9.1 Areas prone to flooding.** The building official shall not grant modifications related to areas
37 prone to flooding without the granting of a variance to such provisions by the Board of Building
38 Appeals.

39
40 **104.10 Alternative materials, design and methods of construction and equipment.** The
41 provisions of this code are not intended to prevent the installation of any material or to prohibit any
42 design or method of construction not specifically prescribed by this code, provided any such

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1 alternative has been approved. An alternative material, design or method of construction shall be
2 approved where the building official finds that the proposed design is satisfactory and complies with
3 the intent of the provisions of this code, and that the material, method or work offered is, for the
4 purpose intended, at least the equivalent of that prescribed in this code in quality, strength,
5 effectiveness, fire resistance, durability and safety.
6

7 **104.10.1 Research reports.** Supporting data, where necessary to assist in the approval of materials
8 or assemblies not specifically provided for in this code, shall consist of valid research reports from
9 approved sources.

10 **104.10.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this
11 code, or evidence that a material or method does not conform to the requirements of this code, or in
12 order to substantiate claims for alternative materials or methods, the building official shall have the
13 authority to require tests as evidence of compliance to be made at no expense to the jurisdiction.
14 Test methods shall be as specified in this code or by other recognized test standards. In the absence
15 of recognized and accepted test methods, the building official shall approve the testing procedures.
16 Tests shall be performed by an approved agency. Reports of such tests shall be retained by the
17 building official for the period required for the retention of public records.
18

19 **104.10.3 Research and investigations.** The building official shall require that sufficient technical
20 data be submitted to substantiate the proposed use of any material or assembly, and if it is
21 determined that the evidence submitted is satisfactory proof of performance for the use intended, the
22 building official shall approve its use subject to the requirements of this code. The costs of all tests,
23 reports and investigations required under these provisions shall be paid by the applicant or owner.
24

25 SECTION 105 26 PERMITS 27

28 **105.1 Required.** Any owner who intends to perform site grading, excavate, construct, enlarge, alter,
29 make non-ordinary repairs to, move or demolish a building, or structure; or change the occupancy of
30 a building, structure or premises from one use group to another; or to change to a prohibited use; or
31 to cause any such work to be done, or to use explosives for blasting in connection with demolition,
32 excavation, construction or other building operation, shall first make application to the building
33 official and obtain the required permit.

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

38 **105.1.1 Preservation Board permit requirements.** When the ordinances of the Cultural Resources
39 Office (CRO) of the Planning and Urban Design Agency (PUDA) require a permit for items for
40 which this code does not require a permit, applications shall be permitted to be taken by the Building
41 Division and processed solely to the Cultural Resources Office. Both the Building Commissioner
42 and the Cultural Resources Office Director are authorized to place stop work orders. Any appeals or
43 court actions resulting from such citations, applications or permits shall have technical and aesthetic

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1 testimony from the Preservation Board and the staff of the Cultural Resources Office.
2

3 **105.1.2 Cultural Resources Office denial.** Unless overruled by the Building Commissioner as a
4 result of an emergency situation, or the Planning and Urban Design Commission, a denial from the
5 Preservation Board shall be the final denial; no further notice from the building official shall be
6 required to any person.
7

8 **105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be
9 deemed to grant authorization for any work to be done in any manner in violation of the provisions
10 of this code or any other laws or ordinances of the City of Saint Louis. Permits shall not be required
11 for the following.

12 **Exceptions:**

- 13 1. Work involving repair of Flood, Earthquake or other Natural Disaster damage.
 - 14 2. A Flood Plain Development Permit is still required to be obtained if the site is located in the
15 flood plain areas defined by FEMA.
 - 16 3. Ordinary repairs or minor work to buildings and structures, which fall under the purview of
17 the Cultural Resource Office requiring a “Cultural Resource Office Only” permits.
18
- 19 1. Tuckpointing, ordinary and/or minor repair to exterior masonry, exterior painting and similar
20 repair and or finish work;
 - 21 2. New aluminum, steel, fiber cement, hardboard, and vinyl exterior siding with no change to
22 existing openings. Replacement of twenty-five percent (25%) or less of the wall sheathing;
 - 23 3. Application of pre-finished aluminum, steel, vinyl or other like materials on soffits, fascia
24 boards, rake boards and overhangs;
 - 25 4. Repair or replacement of existing gutters and above grade portions of downspouts;
 - 26 5. Roof covering replacement with like material; Replacement of twenty-five percent (25%) or less
27 of the roof sheathing;
 - 28 6. Replacement or repair of exterior and/or interior doors and/or frames, provided the fire rating,
29 when applicable, is maintained, and no modification is made to the opening;
 - 30 7. Replacement or repair of existing windows and frames, whenever no modification is made to the
31 opening; installation of storm windows and doors, whenever no modification is made to the
32 opening; glazing and glass replacement;
 - 33 8. Awnings installed on up to four-family dwellings which do not project over property lines, and
34 not over forty (40) square feet in projected area;
 - 35 9. Sidewalks and driveways;
 - 36 10. Exterior ramps, stairs, and/or steps, which are on grade and not more than twelve (12) inches
37 above adjacent grade, not attached to the structure, and within residential property lines;
 - 38 11. Paved areas for up to four-family dwellings on the same lot as the primary structure, without
39 roofs, covers or enclosures;
 - 40 12. Resealing and/or restriping of an existing paved parking lot, provided the restriping done
41 matches the existing configuration and the number of spaces remain the same;
 - 42 13. Concrete patio slabs or wooden patios/decks which rest directly on the ground or a rock base,
43 provided that they are not covered by a roof or canopy, not supported by any type of permanent

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- 1 foundation and a maximum of twelve (12) inches above adjacent grade;
- 2 14. Miscellaneous site work, landscaping, gardens, shrubbery and planting boxes, excavation or fill
3 that does not create a permanent change in property elevation of more than six (6) inches along
4 property lines, block drainage or create erosion or damage to adjacent properties;
- 5 15. Small detached accessory buildings, such as utility/storage/tool sheds, cabanas, play houses, etc.,
6 one hundred twenty (120) square feet in area or less and less than twelve (12) feet in height,
7 provided such accessory buildings maintain the setbacks required by the Zoning Ordinance.
8 This does not include accessory buildings having unique uses such as barbeque and/or smoke
9 houses, storage of fuel or other hazardous material having fuel fired equipment, and other uses
10 that present an increased fire hazard or nuisance to adjoining property. A permit is required for
11 all buildings housing these types of uses exceeding fifty (50) square feet in area;
- 12 16. Residential accessory structures such as arbors, garden trellises and other minor structures,
13 provided such structures maintain the setbacks required by the Zoning Ordinance;
- 14 17. Swings and other backyard playground equipment including basketball goals and standards
15 accessory to up to four-family dwellings;
- 16 18. Replacement of existing fencing, same height, material and location, except when enclosing
17 swimming pools, hot tubs or spas;
- 18 19. Retaining walls eighteen (18) inches or less in height above lowest adjacent grade;
- 19 20. Non-dish radio or television antennae twelve (12) feet or less in height, mounted on the ground,
20 not in the front yard area, attached to, or on the roof of a building. Dish antennas two (2) feet in
21 diameter or less installed on grade or on the roof, provided such antennae maintain the setbacks
22 required by the Zoning Ordinance, and comply with Section 3108.6.1;
- 23 21. Tents smaller than one thousand (1,000) square feet, or those used for private family events on
24 the same lot as the owner's residence;
- 25 22. Statues on private property, erected on grade, not attached to or part of a building or structure;
- 26 23. Above-ground swimming pools, hot tubs and spas placed on a slab. Also, in-ground swimming
27 pools with less than twenty-four (24) inches water depth with a surface area of less than two
28 hundred fifty (250) square feet. All pools, hot tubs and spas shall maintain the setbacks required
29 by the Zoning Ordinance.
- 30 24. Relining, repairing, patching an/or shotcreting existing swimming pool walls or floors, provided
31 required minimum water depths under diving boards, if present, are maintained;
- 32 25. Ordinary and/or minor repairs to exterior cantilevered balconies, stairways and fire escapes such
33 as patching or replacing small areas of treads, risers and platform surfaces, repairing and/or
34 replacing small areas of handrail and guardrail panels, etc. as long as it does not effect the
35 structural components of the exterior cantilevered balcony, stairway or fire escape;
- 36 26. Interior painting, floor sanding and refinishing, floor tile or carpeting, replacement of flooring
37 with like material, application of wall paper and other wall covering material, moveable cases,
38 counters and partitions, and cabinet installation, counter tops and similar finish work;
- 39 27. Plaster patching and/or gypsum board replacement not exceeding twenty-five percent (25%) of
40 the total wall or ceiling area of a room or space provided the fire rating and moisture resistance
41 is maintained and no modifications are made;
- 42 28. Wall paneling of any type when applied directly to existing room wall surfaces;

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- 1 29. Ceiling tile of any type, other than foam plastic, when applied directly to existing ceiling
2 surfaces, except when within assembly rooms with more than three hundred (300) occupants,
3 institutional rooms or spaces, mercantile spaces exceeding three thousand (3,000) square feet.
4 Replacement of lay-in acoustical ceiling panels with like materials in a room or space and a
5 maximum of five hundred (500) square feet;
6 30. Nonfixed and moveable fixtures, cases, racks, counters and partitions not over five (5) feet nine
7 (9) inches in height;
8 31. Installation of battery-operated smoke detectors;
9 32. Foundations and floor slab repair such as patching/filling of crack of up to one-fourth (1/4)
10 inch in walls and three-eighth (3/8) inch in slabs, waterproofing, etc., provided the building
11 is otherwise structurally sound and plumb.
12

13 **105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in
14 an emergency situation, the permit application shall be submitted within the next working
15 business day to the building official.
16

17 **105.2.2 Repairs.** Application or notice to the building official is not required for ordinary
18 repairs to structures, replacement of lamps or the connection of approved portable electrical
19 equipment to approved permanently installed receptacles. Such repairs shall not include the
20 cutting away of any wall, partition or portion thereof, the removal or cutting of any structural
21 beam or load bearing support, or the removal or change of any required means of egress, or
22 rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs
23 include addition to, alteration of, replacement or relocation of any standpipe, fire suppression or
24 detection system, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar
25 piping, electric wiring or mechanical or other work affecting public health or general safety.
26

27 **105.2.3 Public service agencies.** A permit shall not be required for the installation, alteration or
28 repair of generation, transmission, distribution, metering or other related equipment that is under
29 the ownership and control of public service agencies by established right.
30

31 **105.2.4 Structural damage building repair.** Repairs to buildings that are determined by the
32 building official to have sustained moderate or serious structural damage due to property
33 maintenance neglect, improper alterations, fire, earthquake, wind, flood or other natural
34 disasters, shall require a building permit with construction documents prepared, sealed, signed
35 and dated by a Missouri licensed design professional.
36

37 **105.2.4.1 Condemned for occupancy or condemned for demolition building repair.** Repairs
38 to buildings that are determined by the building official to be condemned for occupancy or
39 condemned for demolition shall require a building permit with construction documents prepared,
40 sealed, signed and dated by a Missouri licensed design professional.
41

42 **105.2.5 Maintenance.** All buildings, structures or premises, and all parts thereof, both existing

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1 and new, shall be maintained in a safe and sanitary condition. All service equipment, means of
2 egress, devices and safeguards which are required by this code in a building, structure or
3 premises, or which were required by a previous statute in a building or structure, when erected,
4 altered or repaired, shall be maintained in good working order.
5

6 **105.2.6 Owner responsibility.** The owner(s) or the owner's agent shall be responsible for
7 the safe and sanitary maintenance of the building, structure or premises and its means of
8 egress facilities at all times.

9 **105.3 By whom application is made.** Application for a permit shall be made by the owner or
10 lessee of the building or structure, or agent of either, or by the Missouri licensed design
11 professional employed in connection with the proposed work. The full names, addresses and
12 telephone number of the owner, lessee, and applicant shall be stated in the application. Every
13 application should have a local contact person listed. Demolition and occupancy permit
14 applications, when applied for by anyone other than the owner of record, shall be accompanied
15 by a notarized letter of authorization or other documentation from the owner of record granting
16 permission to apply.
17

18 **105.3.1 Application for permit.** To obtain a permit, the applicant shall first file an application
19 on a form furnished by the Division of Building and Inspection for that purpose. Such
20 application shall:

- 21 1. Identify and describe the work to be covered by the permit for which the application is made.
- 22 2. Describe the land on which the proposed work is to be done by legal description, street
23 address or similar description that will readily identify and definitely locate the proposed
24 building or work.
- 25 3. Indicate the use and occupancy for which the proposed work is intended.
- 26 4. Be accompanied by construction documents and other information as required by Section
27 107.
- 28 5. State the valuation of the proposed work.
- 29 6. Be signed by the applicant, or the applicant's authorized agent.
- 30 7. Give such other data and information as required by the building official.
31

32 **105.3.2 Action on application.** The building official shall examine or cause to be examined
33 applications for permits and amendments thereto. If the application or the construction
34 documents do not conform to the requirements of all pertinent laws, the building official shall
35 reject such application in writing, stating the reasons therefore. If the building official is
36 satisfied that the proposed work conforms to the requirements of this code and all City of Saint
37 Louis laws and ordinances applicable thereto, the building official shall issue a permit. The
38 building official shall rely upon other City agencies to review for compliance with their
39 ordinance requirements.
40

41 **105.3.2.1 Substantially improved or substantially damaged existing buildings in areas
42 prone to flooding.** For applications for reconstruction, rehabilitation, addition, or other

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1 improvement of existing buildings or structures located in an area prone to flooding, the building
2 official shall examine or cause to be examined the construction documents and shall prepare a
3 finding with regard to the value of the proposed work. For buildings that have sustained damage
4 of any origin, the value of the proposed work shall include the cost to repair the building or
5 structure to its pre-damage condition. If the building official finds that the value of the proposed
6 work equals or exceeds 50 percent (50%) of the market value of the building or structure before
7 the damage has occurred or the improvement is started, the finding shall be provided to the board
8 of appeals for a determination of substantial improvement or substantial damage. Applications
9 determined by the board of appeals to constitute substantial improvement or substantial damage
10 shall meet the requirements of this code.
11

12 **105.3.3 Time limitation of application.** An application for a permit for any proposed work
13 shall be deemed to have been abandoned six (6) months after date of filing, unless such
14 application has been pursued in good faith or a permit has been issued; except that the building
15 official is authorized to grant one or more extensions of time for additional periods not
16 exceeding ninety (90) days each if the building official deems that there is reasonable cause and
17 if a written request is received from the applicant for the extension prior to the expiration date.
18

19 **105.3.4 Time limitation on approval.** An application for a permit for any proposed work shall
20 have been deemed to have been abandoned three (3) months after the approval date of the
21 building official. A notice of abandonment shall be sent to the applicant of record two (2) weeks
22 prior to the abandonment date. Should the permit still not have been issued after these two (2)
23 weeks, the permit application shall be abandoned.

24 Applicants who have a record of abandoned permit applications shall be required on all
25 future permits to pay the application fee and the full permit fee upon application until such time
26 as the abandoned permits have been reapplied for, approved, permit fees and possible surcharges
27 paid.
28

29 **105.3.5 Action on application for permit to use explosives.** When it is deemed proper, safe
30 and advisable, the building official shall, upon receipt of application, issue permits for the use of
31 explosives for blasting in connection with demolition, excavation, construction or other building
32 operations. Without such permit, the use of explosives for the above-mentioned purposes is
33 hereby prohibited. Additional permits shall be required under the International Fire Code.
34

35 **105.4 Validity of permit.** The issuance or granting of a permit shall not be construed to be a
36 permit for, or an approval of, any violation of any of the provisions of this code or of any other
37 ordinance of the City of Saint Louis. Permits presuming to give authority to violate or cancel the
38 provisions of this code or other ordinances shall not be valid. The issuance of a permit based on
39 construction documents and other data shall not prevent the building official from requiring the
40 correction of errors in the construction documents and other data. The building official is also
41 authorized to prevent occupancy or use of a structure where in violation of this code or any other
42 ordinance of the City of Saint Louis.

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1
2 **105.5 Expiration.** All permits shall be issued in the name of the property owner of record for a
3 period of six (6) months unless noted otherwise. Permits shall be permitted to be extended for
4 additional six (6) month periods if work is progressing and a written request from the owner for
5 the extension is received by the building official prior to the expiration of each permit. Any
6 permit issued shall become invalid if the authorized work is not commenced within six (6)
7 months after issuance of the permit, or if the authorized work is suspended or abandoned for a
8 period of six (6) months after the time of commencing the work; except that the building official
9 shall be permitted to grant one (1) or more extensions of time for additional periods not
10 exceeding six (6) months each if the building official deems that there is reasonable cause, and if
11 a written request is received from the owner for the extension prior to the expiration date. No
12 permit shall be extended if, after six (6) months from issuance of said permit, no work has begun
13 and the Board of Aldermen has passed an ordinance that would make all or part of the work
14 thereon illegal or unlawful.

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

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

24
25 **105.6 Suspension or revocation.** The building official is authorized to suspend or revoke a
26 permit issued under the provisions of this code whenever the permit is issued in error or on the
27 basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or
28 regulation or any of the provisions of this code.

29
30
31 **105.6.1 Revocation of permits.** The building official shall be permitted to revoke a permit or
32 approval issued under the provisions of this code in case of any false statement or misrepresentation
33 of fact in the application or on the construction documents on which the permit or approval was
34 based. The building official shall be permitted to revoke or suspend a permit upon discovery of
35 substantial non-compliance with this code or any applicable city ordinance. Permits shall be
36 revoked for non-payment of fees.

37
38 **105.6.2 Revocation of permits for repeat offenders.** The building official shall revoke any permit
39 or certificate associated with a building, structure or premises when an owner(s) is convicted by a
40 court of competent jurisdiction twice within a twelve (12) month period of being in violation of the
41 same code provision on the same building, structure or premises.

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1 **105.7 Placement of permit.** A true copy of the building permit shall be kept on the site of
2 operations, open to inspection during the entire time of prosecution of the work and until the
3 completion of the same.

4
5 **105.8 Responsibility.** It shall be the duty of every person who performs work for the installation
6 or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this
7 code is applicable, to comply with this code.

8 **105.9 Notice of start.** At least twenty-four (24) hours notice of start of work under a building
9 permit shall be given to the building official.

10
11 **105.10 Compliance with permit.** All work shall conform to the approved application and the
12 approved construction documents for which the permit has been issued and any approved
13 amendments to the approved application or the approved construction documents. Any addition to
14 or alteration of approved construction documents shall be approved in advance by the code official,
15 as evidenced by the issuance of a new or amended permit.
16

17 **SECTION 106**
18 **SUBMITTAL DOCUMENTS**
19

20 **106.1 Construction documents.** The application for the permit shall be accompanied by at least
21 five (5) complete sets of construction drawings, one (1) set of project specifications, one (1) set of
22 structural calculations, one (1) set of the geotechnical (soils) report and one (1) set of site or building
23 photographs, with sufficient clarity and detailed dimensions to show the nature and character of the
24 work to be performed. The minimum size of any sheet shall be 8½" x 11" and the maximum size of
25 any sheet shall be 36" x 48". When quality of materials is essential for conformity to this code,
26 specific information shall be given to establish such quality and this code shall not be cited, or the
27 term "legal" or its equivalent be used as a substitute for specific information. Construction
28 documents containing the words "not for construction", "preliminary", "review set", or their
29 equivalent, shall not be accepted for application. Construction documents marked with contractors
30 "take-off" notations shall not be accepted for application.

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

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

42 All project specifications, calculations, reports or other documents not considered to be

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1 construction drawings shall bear an original wet ink or embossed seal, original ink signature and the
2 date the documents were signed by the Missouri licensed design professional for each discipline on
3 the title or index sheet.

4 **Exception:** The building official is authorized to waive the submission of construction
5 documents and other data not required to be prepared by a licensed design professional if it is
6 found that the nature of the work applied for is such that review of construction documents is not
7 necessary to obtain compliance with this code.
8

9 **106.1.1 Information on construction documents.** Construction documents shall be drawn and
10 dimensioned upon suitable material. Construction documents shall be of sufficient clarity to
11 indicate the location, nature and extent of the work proposed and show in detail that it will
12 conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as
13 determined by the building official.
14

15 **106.1.1.1 Fire protection and alarm construction drawings.** Construction drawings for the
16 fire protection and alarm system(s) shall be submitted to show conformance with this code and
17 the construction documents and shall be approved prior to the start of system installation. Shop
18 drawings shall contain all information as required by the referenced installation standards in
19 Chapter 9 of the International Building Code.
20

21 **106.1.1.2 Manufacturer's installation instructions.** Manufacturer's installation instructions,
22 as required by this code, shall be available on the job site at the time of inspection.
23

24 **106.1.2 Means of egress.** The construction documents shall show in sufficient detail the
25 location, construction, size and character of all portions of the means of egress in compliance
26 with the provisions of this code. In other than occupancies in Groups R-2, R-3, as applicable in
27 Section 101.2, and I-1, the construction documents shall designate the number of occupants to be
28 accommodated on every floor, and in all rooms and spaces.
29

30 **106.1.3 Information for construction in areas prone to flooding.** For buildings and structures
31 in flood hazard areas as established by Table R301.2(1), construction documents shall include:

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

42 **106.1.4 Exterior wall envelope.** Construction documents for all buildings shall describe the

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1 exterior wall envelope in sufficient detail to determine compliance with this code. The
2 construction documents shall provide details of the exterior wall envelope as required, including
3 flashing, intersections with dissimilar materials, corners, end details, control joints, intersections
4 at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around
5 openings.

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

11
12 **106.2 Site plan.** The construction documents submitted with the application for permit shall be
13 accompanied by a site plan showing to scale the size and location of new construction and
14 existing structures on the site, distances from lot lines, the established street grades and the
15 proposed finished grades, and, as applicable, flood hazard areas, floodways, and design flood
16 elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the
17 case of demolition, the site plan shall show construction to be demolished and the location and
18 size of existing structures and construction that are to remain on the site or plot. The building
19 official is authorized to waive or modify the requirements for a site plan when the application for
20 permit is for alteration or repair or when otherwise warranted.

21
22 **106.2.1 Change in site plan.** A lot shall not be changed, increased or diminished in area from
23 that shown on the official site plan, until a revised site plan is resubmitted showing such changes
24 accompanied by proof that the documents have been filed in the Recorder of Deeds Office and
25 approved under the Zoning Code of the City of Saint Louis; except that such revised site plan
26 will not be required if the change is caused by reason of an official street or alley opening, street
27 widening or other public improvement.

28
29 **106.3 Examination of documents.** The building official shall examine or cause to be examined
30 the construction documents for code compliance.

31
32 **106.3.1 Approval of construction documents.** The building official shall stamp three (3) sets
33 of construction documents "APPROVED", and at least one (1) set of such approved construction
34 documents shall be retained by the building official and one (1) set shall be kept at the building
35 site, open to the inspection of the building official or an authorized representative at all
36 reasonable times. If additional "APPROVED" sets are required by the applicant, a charge shall
37 be made as listed in Table 108.3.1.

38
39 **106.3.2 Previous approvals.** This code shall not require changes in the construction documents,
40 construction or designated occupancy of a building or structure for which a lawful permit has
41 been heretofore issued or otherwise lawfully authorized, and the construction of which has been
42 actively prosecuted in good faith within one hundred eighty (180) days after the effective date of

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1 this ordinance and has not been abandoned. When the codes adopted by the City of Saint Louis
2 change from one edition to another, the work shall be permitted to be completed under the codes
3 in effect when the permit for said work was originally issued.
4

5 **106.3.2.1 Code transition.** Unless requirements imposed by Federal law or State statute have
6 changed, permits applied for within six (6) months of the effective date of this ordinance shall be
7 permitted to be reviewed and approved under the former building code if there is written
8 evidence of a preliminary plan exam review of the project under the former code. The cover
9 sheet of the construction documents shall show under which code the project was designed.
10

11 **106.3.3 Phased approval.** The building official is authorized to issue a permit for the
12 construction of foundations or any other part of a building or structure before the construction
13 documents for the whole building or structure have been submitted, provided that adequate
14 information and detailed statements have been filed complying with pertinent requirements of
15 this code. The holder of such permit for the foundation or other parts of a building or structure
16 shall proceed at the holder's own risk with the building operation and without assurance that a
17 permit for the entire structure will be granted.
18

19 **106.3.4 Design professional in responsible charge.**
20

21 **106.3.4.1 General.** When it is determined that documents be prepared by a Missouri licensed
22 design professional, the building official shall be authorized to require the owner to engage and
23 designate on the building permit application a Missouri licensed design professional who shall
24 act as the Missouri licensed design professional in responsible charge. If the circumstances
25 require, the owner shall designate a substitute Missouri licensed design professional in
26 responsible charge who shall perform the duties required of the original Missouri licensed design
27 professional in responsible charge. The building official shall be notified in writing by the
28 owner if the Missouri licensed design professional in responsible charge is changed or is unable
29 to continue to perform the duties.

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

33 Where structural observation is required by Section 1710 of the International Building
34 Code, the inspection program shall name the individual or firms who are to perform
35 structural observation and describe the stages of construction at which structural observation
36 is to occur. See also duties specified in Section 1704 of the International Building Code.
37

38 **106.3.4.2 Deferred submittals.** For the purposes of this section, deferred submittals are
39 defined as those portions of the design that are not submitted at the time of the application
40 and that are to be submitted to the building official within a specified period.

41 Deferral of any submittal items shall have the prior approval of the building official. The
42 Missouri licensed design professional in responsible charge shall list the deferred submittals

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1 on the construction documents for review by the building official.

2 Submittal documents for deferred submittal items shall be submitted to the Missouri
3 licensed design professional in responsible charge who shall review them and forward them
4 to the building official with a notation indicating that the deferred submittal documents have
5 been reviewed and that they have been found to be in general conformance with the design
6 of the building. The deferred submittal items shall not be installed until their design and
7 submittal documents have been approved by the building official.
8

9 **106.3.4.3 Engineering details.** The building official shall require to be filed adequate
10 details of structural, plumbing, mechanical and electrical work, including computations,
11 loadings and structural analysis, and other essential technical data. All construction
12 documents shall bear an original embossed or wet ink seal, original ink signature and the
13 date the documents were sealed by the Missouri licensed design professional responsible for
14 the design as required by State Statute. Properly sealed, signed and dated calculations shall
15 be permitted to be accepted by the building official as complying with the conditions of this
16 code without the need to verify the calculations or their engineering analysis.
17

18 **106.4 Amended construction documents.** Work shall be installed in accordance with the
19 approved construction documents, and any changes made during construction that are not in
20 compliance with the approved construction documents shall be resubmitted for approval as
21 an amended set of construction documents.
22

23 SECTION 107 24 TEMPORARY STRUCTURES AND USES 25

26 **107.1 General.** The building official is authorized to issue a permit for temporary structures and
27 temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for
28 more than one hundred eighty (180) days. The building official is authorized to grant extensions for
29 demonstrated cause.
30

31 **107.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire
32 safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as
33 necessary to insure the public health, safety and general welfare.
34

35 **107.3 Temporary power.** The building official is authorized to give permission to temporarily
36 supply and use power in part of an electric installation before such installation has been fully
37 completed and the final certificate of completion has been issued. The part covered by the
38 temporary certificate shall comply with the requirements specified for temporary lighting, heat
39 or power in the City of Saint Louis Electrical Code.

40 **107.4 Termination of approval.** The building official is hereby authorized to terminate such
41 permit for a temporary structure or use and to order the temporary structure or use to be
42 discontinued.

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1
2 **SECTION 108**
3 **FEES**

4 **108.1 General.** No permit, certificate or inspection report, as required by the provisions of this
5 code, shall be released or issued until the fees listed in this section have been paid to the City of
6 Saint Louis, as collected by the building official or designated representative; nor shall an
7 amendment to a permit be released until the additional fees have been paid. In collecting said fees,
8 the building official is authorized to accept personal checks as payment; however, non-payment by
9 said checking account shall be considered as a violation of this code and is cause for suspension or
10 revocation of permits, certificates or reports issued or released for such personal check payment. If a
11 permit is suspended or revoked for non-payment of a fee, or for insufficient funds, an additional
12 twenty-five dollars (\$25) shall be collected to cover administrative costs.
13

14 **108.1.1 Fees other than herein prescribed.** The payment of fees listed in this section shall not
15 relieve the applicant or holder of any permit or any certificate of occupancy from the payment of
16 other fees which shall be prescribed by law or ordinance for water taps, sewer connections,
17 plumbing permits, mechanical permits, electrical permits, sprinkler permits, fire alarm permits,
18 erection of signs and display structures, or fees for inspections or other privileges or requirements,
19 both within and without the jurisdiction of the Division of Building and Inspection.
20

21 **108.1.2 City of Saint Louis, Department of the President, Board of Public Service projects.**
22 Building permit fees shall be waived for contractors working in facilities located within the city
23 limits, owned and occupied by the City of Saint Louis. Only projects which are paid for by the
24 Department of the President, Board of Public Service out of general revenue funds and bid and
25 contract let by the Department of the President, Board of Public Service, and inspected by the
26 Department of the President, Board of Public Service shall be exempt from the payment of fees.
27 This shall not relieve the applicant from applying for and obtaining a building permit. These five (5)
28 requirements shall apply to building permits only. These requirements shall not apply to
29 Demolition, Plumbing, Mechanical, Electrical and Fire Protection Systems permits. Demolition
30 permits, Plumbing permits, Mechanical permits, Electrical permits and Fire Protection Systems
31 permits shall be applied for and paid for by the appropriate contractor.
32

33 **108.2 Schedule of permit fees.** Fees for permits for construction shall be as established as follows:
34

35 **108.2.1 Application fee.** An application fee is an administrative charge made for processing
36 permit applications or preparing a Certificate of Flood Plain Status or conducting a Building
37 Line Survey, and shall be the fee as listed in Table 108.3.1.
38

39 **108.2.2 Repairs, Level I, II or III alterations and additions.** The building permit fee for
40 repairs, alterations and additions will be based on the total estimated cost of construction, and
41 shall be charged at the rate listed in Table 108.3.1 for repairs, alterations and additions. For the
42 purpose of determining a fee, total construction costs shall include all costs for normal site

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1 preparation including grading, excavation and backfill, structural work, interior and exterior
2 finishes, plumbing work, mechanical work, electrical work, overhead and profit, engineering and
3 architectural fees. The following shall be permitted to be excluded from total construction costs:
4 the cost to install sprinkler, standpipe and fire alarm systems; or signs.
5

6 **108.2.3 Miscellaneous structures and site work.** The fee for a permit for, including but not
7 limited to, the construction of towers, retaining walls, floating structures, parking lots, fences,
8 awnings, etc. shall be based on the total estimated cost of the construction at the rate listed in
9 Table 108.3.1.
10

11 **108.2.4 Moving of buildings.** The fee for a permit to move a building or structure from one lot
12 to another, or to a new location on the same lot, shall be as listed in Table 108.3.1. In the event
13 that a building or structure is to be moved from a point within the City of Saint Louis to a point
14 outside the city, the fee for the moving permit shall be based on the total estimated cost of
15 restoration of the original site to a safe and satisfactory condition plus that portion of the moving
16 cost which covers the journey to the city limits. In the event that a building or structure is to be
17 moved from the outside of the City of Saint Louis to a point inside the city limits, the fee for the
18 moving permit shall be based on the total estimated cost of the portion of the journey from the
19 city limits to the site of re-erection.
20

21 **108.2.4.1 New foundations.** Before any building or structure is moved to a new foundation, it
22 shall be required, in addition to a moving permit, that a building permit be obtained for the
23 construction of said new foundation; the fee for the permit for said foundation shall be as listed
24 in accordance with Table 108.3.1. In addition, all additional electrical, mechanical and
25 plumbing permits shall be obtained.
26

27 **108.2.5 Explosives.** The fee for a permit for the use of explosives for blasting in connection
28 with demolition, excavation, construction or other building operations, shall be as listed in Table
29 108.3.1. When a blasting operation consists of a series of blasts at intervals of distance, such as
30 blasting a trench for the installation of utilities, and the extent of the blasting operations exceeds
31 two hundred and fifty (250) feet in length, the fee for a permit shall be charged for the first two
32 hundred and fifty (250) feet of the operation with an additional fee for each additional two
33 hundred and fifty feet (250) or any part thereof. The fee for a permit for the use of explosives
34 shall cover the issuance of the permit and shall also cover pre-blasting survey inspection and
35 post-blasting survey inspection of all property within two hundred fifty (250) feet of the blasting
36 operation. In addition, a separate permit shall be required under the International Fire Code for
37 the transportation, storage or use of explosives.
38

39 **108.2.6 Amending permits.** After a permit has been issued and an amendment is applied for,
40 the fee shall be as follows:

- 41 1. For each and every amendment which involves additional work not originally applied for
42 to complete the entire project, the fee shall be the appropriate fee for the additional work

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- 1 contemplated as usually calculated, the fee for the special demolition fund, lead
2 remediation fund plus the application fee. These fees shall be as listed in Table 108.3.1.
3 2. For each and every amendment not involving additional work, a minimum fee as listed in
4 Table 108.3.1 shall apply even though the project dollar value or building volume should
5 remain the same or decrease. To this shall be added the application fee.
6

7 **108.2.7 Special demolition fund.** There shall be an additional fee charged on all building
8 permits based on the total estimated cost of construction, and shall be charged at the rate listed in
9 Table 108.3.1 for the special demolition fund.

10
11 **108.2.8 Lead remediation fund.** There shall be an additional fee charged on all building
12 permits based on the total estimated cost of construction, and shall be charged at the rate listed in
13 Table 108.3.1 for the special lead remediation fund.
14

15 **108.2.9 Vacant building registration fee.** A semiannual registration fee of two hundred dollars
16 (\$200) shall be charged to the owner of any parcel of residential property improved by a
17 residential structure, or commercial property improved by a structure containing multiple
18 dwelling units, which is vacant and has been vacant for at least six (6) months, and which is
19 violation of this code. This fee is listed in Table 108.3.1.
20

21 **108.2.10 Fee for duplicate copy.** Any person requesting a copy of an building permit,
22 occupancy permit or certificate of inspection issued under this code, or the holder of any permit
23 for similar purpose issued by the building official under any previous code or ordinance, can
24 obtain a duplicate or re-issued copy of said permit for a fee of one dollar (\$1) per copy. This fee
25 is listed in Table 108.3.1.
26

27 **108.2.11 Fee for occupancy permit.** Fees for the issuance of an occupancy permit shall be as
28 listed in Table 108.3.1. There shall be no charge for the issuance of the original occupancy permit
29 upon completion of construction in accordance with the building permit for buildings hereafter
30 altered with construction costs exceeding thirty thousand dollars (\$30,000).
31

32 **108.2.11.1 Fee for temporary or partial occupancy permit.** The fee for a temporary or partial
33 occupancy permit shall be as listed in Table 108.3.1.
34

35 **108.2.12 Fee for changing the name on an occupancy permit.** Any person requesting a re-
36 issuance of an occupancy permit issued under this code or under any previous code or ordinance due
37 to a change of name, can obtain a re-issued copy of said permit for a fee of five dollars (\$5) per
38 copy. This fee is listed in Table 108.3.1.
39

40 **108.2.13 Fee for approving additional sets of construction documents.** Any person requesting
41 additional sets of approved construction documents issued under this code or under any previous
42 code or ordinance shall be charged a fee of one dollar (\$1) per page. This fee is listed in Table
43 108.3.1.

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1
2 **108.2.14 Lead inspection request.** Any person requesting a lead inspection of any building shall be
3 charged the fee as listed in Table 108.3.1.

4
5 **108.3 Fee tables.** The building official shall cause to be collected all fees as listed in Table 108.3.1
6 and elsewhere in this code.

7
8 **108.3.1 Fee schedule.** Table 108.3.1 contains fees for permits for repairs and alterations, additions,
9 permits for miscellaneous structures, moving of building permits, permits for blasting for demolition
10 purposes, permits for blasting for construction purposes, addendums to permit, the special
11 demolition fund, lead remediation fund, special inspections and occupancy permits.

12
13 **108.3.2 Building permit valuations.** The applicant for a building permit shall provide a total
14 estimated cost of construction for the project at the time of application. For the purpose of
15 determining fees, total construction costs shall include all costs for normal site preparation including
16 grading, excavation and backfill, structural work, interior and exterior finishes, plumbing work,
17 mechanical work and electrical work. The following shall be permitted to be excluded from total
18 construction costs: the cost to install sprinkler, standpipe and fire alarm systems or signs.

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

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

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

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

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Table 108.3.1

BUILDING PERMIT FEES FOR STRUCTURES; BLASTING AND INSPECTIONS FEES

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

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

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

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

Table 108.4
SCHEDULE FOR SURCHARGE
BUILDING PERMIT FEES

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

11
12
13
14
15

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

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1 law.

2
3 **108.6 Fees non-refundable.** The fee for a permit based upon an estimated cost that is higher than
4 later claimed by the applicant shall not be a basis for refund. When construction does not occur, or
5 only partially occurs, fees collected are not refundable.
6

7 **108.7 Fees waived for disaster related permits.** In the event of a tornado, earthquake, flood, or
8 any other disaster of such magnitude to activate the City Emergency Management Agency, the
9 Building Commissioner is authorized to waive all permit fees normally collected by the Division of
10 Building and Inspection for repairs, reconstruction, demolition, plumbing, mechanical or electrical
11 work, or any other similar permits required by this Division to correct the damage caused by the
12 heretofore mentioned disaster. These permit fees shall be permitted to be waived for a period not to
13 exceed six (6) months, or as otherwise determined by the Building Commissioner.
14

15 **SECTION 109** 16 **INSPECTIONS**

17 **109.1 General.** Construction or work for which a permit is required shall be subject to inspection by
18 the building official and such construction or work shall remain accessible and exposed for
19 inspection purposes until approved. Approval as a result of an inspection shall not be construed to
20 be an approval of a violation of the provisions of this code or of other ordinances of the City of Saint
21 Louis. Inspections presuming to give authority to violate or cancel the provisions of this code or of
22 other ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to
23 remain accessible and exposed for inspection purposes. Neither the building official nor the City of
24 Saint Louis shall be liable for expenses entailed in the removal or replacement of any material
25 required to allow inspection.
26

27 **109.2 Preliminary inspection.** Before issuing a permit, the building official is authorized to
28 examine or cause to be examined buildings, structures and sites for which an application has been
29 filed.
30

31 **109.2.1 Notice to begin work.** It shall be the responsibility of the holder of a permit to notify
32 the building official when work is ready for the various inspections required by the terms of the
33 permit or the approved rules. Such notice shall be given within a reasonable time before the
34 inspection is desired, but in no event shall the notice be less than the working day before. Notice
35 given on a Friday or on a day prior to a legal holiday shall not constitute notice for inspection on
36 a Saturday, Sunday or holiday, unless arrangements have been made under approved rules for
37 overtime inspection on such days. Before giving such notice the holder of the permit shall first
38 test the work and satisfy themselves that it conforms to the approved construction documents
39 and the requirements of this code.
40

41 **109.3 Required inspections.** The building official, upon notification, shall make the inspections
42 set forth in Sections 109.3.1 through 109.3.11. No work shall be done on any part of the building or

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1 structure beyond the point indicated in each successive inspection without first obtaining the
2 approval of the building official or authorized representative. Approval shall be given only after an
3 inspection has been requested and made of each successive step in the construction phase and all
4 code requirements or corrections are completed, as indicated by each of the inspections required.
5 There shall be a final inspection and approval of all buildings completed before occupancy, as
6 described in Section 110 of this code. Failure to obtain a final inspection before occupancy will
7 constitute a violation of the building code, subject to the penalties as set forth in Section Four.
8 Reinforcing steel or structural framework of any part of a building or structure shall not be covered
9 or concealed in any manner without first obtaining the approval of the building official. The
10 building official, upon notification from a permit holder or agent, in accordance with the rules of
11 procedure listed on the permit and posted in the office of the building official, shall make the
12 following inspections, and shall either approve that section or portion of the construction as
13 completed, or shall notify the permit holder or agent that they have failed to comply with the law.
14

15 **109.3.1 Footing or foundation inspection.** Footing and foundation inspections shall be made after
16 excavation for footings are complete and any required reinforcing steel is in place. For concrete
17 foundations, any required forms shall be in place prior to inspection. Materials for the foundation
18 shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the
19 concrete need not be on the job. The owner is solely responsible for the correct location of the
20 foundation on the site.
21

22 **109.3.1.1 Soil inspection.** A soil inspection is to be made after excavation for the building or
23 structure is complete and trenches for footings, column pads, spread footings, or other types of
24 footings are ready for concrete. No concrete is to be poured prior to this inspection.
25

26 **109.3.1.2 Pier inspection.** Where special foundations are required such as drilled and
27 poured-in-place concrete piers, driven piles of all types, caissons, and other extraordinary types, the
28 building official shall make at least one (1) inspection and more if the size of the job warrants it.
29

30 **109.3.2 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections shall
31 be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping
32 accessories and other ancillary equipment items are in place, but before any concrete is placed or
33 floor sheathing installed, including the subfloor.
34

35 **109.3.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor,
36 including basement, and prior to further vertical construction, the elevation certificate required in
37 Section 1612.5 shall be submitted to the building official.
38

39 **109.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing, all
40 framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are
41 complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved
42

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1 **109.3.5 Lath or gypsum board inspection.** Lath and gypsum board inspections shall be made
2 after lathing and gypsum board, interior and exterior, is in place, but before any plaster is applied or
3 before gypsum board joints and fasteners are taped and finished.

4 **Exception:** Gypsum board that is not part of a fire resistive assembly or a shear assembly.
5

6 **109.3.5.1 Covering work.** It shall be a violation of this code to cover prior to inspection any work
7 required to be inspected under the provisions of a permit, the approved rules, or this code, regardless
8 of any penalties for such violation. The building official shall be permitted to require the holder of
9 the permit to uncover any such work for inspection, and the cost of uncovering such work and of
10 replacing the cover after the work has been satisfactorily inspected, shall be borne by the holder of
11 the permit.
12

13 **109.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated
14 assemblies shall not be concealed from view until inspected and approved.
15

16 **109.3.7 Energy efficiency inspections.** Inspections shall be made to determine compliance with
17 Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R and U
18 value, fenestration U value, duct system R value, and HVAC and water heating equipment
19 efficiency.
20

21 **109.3.8 Other inspections.** In addition to the inspections specified above, the building official is
22 authorized to make or require other inspections of any construction work to ascertain compliance
23 with the provisions of this code and other laws that are enforced by the Division of Building and
24 Inspection.
25

26 **109.3.8.1 Approved inspection agencies.** The building official shall accept reports of approved
27 inspection agencies provided such agencies satisfy the requirements as to qualifications and
28 reliability.
29

30 **109.3.8.2 Plant inspection.** Where required by the provisions of this code or by the approved rules,
31 materials or assemblies shall be inspected at the point of manufacture or fabrication.
32

33 **109.3.8.3 Evaluation and follow-up services.** Prior to the approval of a closed prefabricated
34 assembly and issuance of a building permit, the building official shall require the submittal of an
35 evaluation report of each prefabricated assembly, indicating the complete details of the assembly,
36 including a description of the assembly and its components, the basis upon which the assembly is
37 being evaluated, test results and similar information, and other data as necessary for the building
38 official to determine conformance with this code. Acceptable reports shall be permitted to come
39 from: The State of Missouri Public Service Commission or ICC Evaluation Services.
40

41 **109.3.8.3.1 Evaluation service.** The building official shall designate the evaluation service of an
42 approved agency as the evaluation agency, and review such agency's evaluation report for adequacy

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1 and conformance to this code.

2
3 **109.3.8.3.2 Follow-up inspection.** Except where all assemblies and subassemblies, service
4 equipment and accessories are readily accessible for complete inspection at the site without
5 disassembly or dismantling, the building official shall conduct the frequency of in-plant inspections
6 as necessary to reasonably assure conformance to the approved evaluation report, or shall designate
7 an approved independent inspection agency to conduct such inspections. The inspection agency
8 shall furnish the building official with the follow-up inspection manual and a written report of
9 inspections upon request, and the product shall have an identifying label permanently affixed to the
10 product indicating that factory inspections have been performed.

11
12 **109.3.8.3.3 Test and inspection records.** All required tests and inspection records shall be
13 accessible to the building official or quality assurance agency at all times during the fabrication of
14 the unit or subassembly and the erection of the building; or such records as the building official
15 designates shall be filed with the building official.

16
17 **109.3.8.3.4 Inspection reports.** All inspection reports shall be in writing and shall be certified by
18 the licensed authority, or responsible officer of the service, or the individual when expert inspection
19 services are accepted. An identifying label or stamp permanently fixed to the product indicating that
20 factory inspection has been made shall be accepted in lieu of the aforesaid inspection report in
21 writing if the intent or meaning of such identifying label or stamp is properly substantiated.

22
23 **109.3.9 Special Inspections.** For special inspections, see Section 1704 of the International Building
24 Code.

25
26 **109.3.10 Final inspection.** The final inspection shall be made after all work required by the
27 building permit is completed.

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

34
35 **109.3.11 Blast survey inspections.** When a permit is issued for the use of explosives, the building
36 official shall cause to be conducted two (2) survey inspections of all buildings within two hundred
37 fifty (250) feet of the blasting, and a third inspection to be made after the blasting. These
38 inspections shall indicate any settlement, cracks or other deterioration; additional or supplemental
39 detailed survey work shall be permitted to be required by the building official. Such inspections or
40 survey work, as required by the building official, must be conducted by a private individual or
41 individuals technically competent to do such work and acceptable to the building official. Such
42 private surveys shall be conducted at the expense of the permit applicant. The additional or

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1 supplemental survey work shall be permitted to be accepted by the building official in lieu of the
2 pre-blast or post-blast survey if the survey(s) has included all areas within two hundred fifty (250)
3 feet of the blasting site and contains the details required herein.
4

5 **109.4 Inspection agencies.** The building official is authorized to accept reports of approved
6 inspection agencies, provided such agencies satisfy the requirements as to qualifications and
7 reliability.
8

9 **109.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly
10 authorized agent to notify the building official when work is ready for inspection. It shall be the
11 duty of the permit holder to provide access to and means for inspection of such work for any
12 inspections that are required by this code.
13

14 **109.5.1 Action on notice.** Upon receipt of notice that work is ready for inspection, the building
15 official shall inspect, or cause to be inspected, the work as soon as reasonably practicable. However,
16 failure of the building official to make a prompt inspection shall not be deemed justification for
17 covering work without inspection when such work is required under the terms of the permit to be
18 inspected before being covered.
19

20 **109.6 Approval required.** Work shall not be done beyond the point indicated in each successive
21 inspection without first obtaining the approval of the building official. The building official, upon
22 notification, shall make the requested inspections and shall either indicate the portion of the
23 construction that is satisfactory as completed, or shall notify the permit holder or an agent of the
24 permit holder wherein the same fails to comply with this code. Any portions that do not comply
25 shall be corrected and such portion shall not be covered or concealed until authorized by the building
26 official.
27

28 **109.7 Periodic inspections.** The building official shall, if deemed necessary, make or cause to
29 be made such periodic inspections of buildings, structures, devices, appurtenances, and uses as
30 are required by and in the intervals prescribed by Table 109.7. In order to provide a uniform
31 workload throughout the year, the building official shall be permitted to alter the intervals
32 between periodic inspections as required to meet staffing levels.

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

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**TABLE 109.7
PERIODIC INSPECTION OF STRUCTURES, DEVICES AND USES**

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

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

Note b. Owners shall submit a report bearing the seal, signature and date of a Missouri licensed Professional Engineer or Architect to the building official every three (3) years describing the condition and safety of exterior cantilevered balconies, stairways and fire escapes.

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

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

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

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

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

1 ZONES. In no event will parking be allowed in front of fire plugs, mail boxes, bus stops,
2 wheelchair ramps, nor within disabled parking spaces unless vehicle displays a permanent Missouri
3 placard or license plate for the disabled.
4

5 **109.10.1 Placards.** Each authorized individual shall display one (1) placard, approved by the
6 building official, in either the front or rear window of private or city vehicles, to indicate that the
7 individual is on official city business and is exempt from parking fees, citations, and parking tickets,
8 in accordance with Section 109.10, during normal working hours. The Building Commissioner shall
9 not issue such placards to any person not on the Division of Building and Inspection payroll. The
10 Building Commissioner shall have the authority to request cancellation of parking tickets issued
11 contrary to this ordinance.
12

13 **SECTION 110**
14 **CERTIFICATE OF OCCUPANCY**

15 **110.1 Use and occupancy.** No building, structure or premises shall be used or occupied, and no
16 change in the existing occupancy classification of a building, structure, premise or portion thereof
17 shall be made until the building official has issued an occupancy permit therefore as provided herein.
18 Issuance of an occupancy permit shall not be construed as an approval of a violation of the
19 provisions of this code or of other ordinances of the jurisdiction. Failure to have an occupancy
20 permit approved and issued by the building official is a violation, and both the occupant and owner
21 shall be subject to a penalty, as set forth in Section Four. Each day that a violation continues shall
22 constitute a separate offense.
23

24 **110.1.1 Posting notice.** It shall be the duty of the building official to post a notice on any building,
25 structure or portion thereof when it is found that an occupancy permit is required before any
26 occupancy shall be permitted to occur. This notice shall remain in plain sight and removal of same
27 shall constitute a separate offense and shall be subject to a penalty as set forth in Section Four.
28

29 **110.2 Temporary or partial occupancy permits.** Upon the request of an owner or an owner's
30 representative, a temporary or partial occupancy permit shall be permitted to be issued for a
31 building, structure or premises, provided that no conditions exist which endanger life, public
32 safety or welfare. Temporary or partial occupancy permits shall be permitted to be subject to
33 conditions.

34 **110.2.1 Accessible type A dwelling units when granting partial occupancy permit.**

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

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

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1 as an addendum to the original building permit application.
2

3 **110.3 Certificate of substantial completion.** Upon the request of the design professional of
4 record, the building official shall be permitted to issue a Certificate of Substantial Completion for a
5 building, structure or premises before the entire work covered by the building permit has been
6 completed, provided there are no conditions existing which would endanger public safety, health or
7 welfare. Certificates of Substantial Completion shall be permitted to be subject to conditions. The
8 owner can occupy or utilize the work or designated portion thereof for the use for which it is
9 intended provided a partial occupancy permit has been applied for and issued by the building
10 official.

11
12 **110.4 Contents of the occupancy permit.** When a building, structure or premises is entitled
13 thereto, the building official shall issue an occupancy permit within a reasonable period of time. The
14 occupancy permit shall certify compliance with the provisions of this code and the purpose for
15 which the building, structure or premises will be used. The occupancy permit shall specify the use
16 group in accordance with the provisions of Chapter 3; the type of construction as defined in Chapter
17 6; and any special stipulations and conditions of the building permit. Any building, structure or
18 premises for which an occupancy permit has been issued shall be permitted to be reinspected to
19 confirm compliance with this code and the Zoning Ordinance.

20
21 **110.5 By whom application is made.** An application for an occupancy permit shall be made by the
22 owner of record of the building, structure or premises. If an occupancy permit application is made
23 by any person other than the owner of record, a notarized letter, or some other proof, must be
24 presented granting permission from the owner of record to the applicant to apply for the occupancy
25 permit for the stated use. The full names, addresses and telephone numbers of the owner, lessor and
26 applicant shall be stated. If the building is owned by a corporation, said notarized permission letter,
27 or other proof, shall be signed by an officer or registered agent of that corporation. If the applicant
28 for the occupancy permit is a corporation, an officer, registered agent, or other responsible person of
29 that corporation shall sign the application stating their position with said corporation.

30
31 **110.6 Posting of occupancy permit; responsibilities.** It shall be the duty or responsibility of the
32 operator of every business to display a copy of a legally issued occupancy permit pertaining to the
33 actual business in effect on the premises. It shall be the duty of the Saint Louis Police Department to
34 enforce the provisions of this section. When the building official is informed of or suspects any
35 violation of this code, it shall be the duty of the holder of an occupancy permit to allow the building
36 official to inspect the building, structure or premises, or any portion thereof. Violation of this
37 section shall result in revocation of said occupancy permit, and shall be subject to penalties as set
38 forth in Section Four.

39
40 **110.7 Occupancy permit application abandonment.** Occupancy permit applications shall be
41 abandoned sixty (60) days after initial application if, in the opinion of the building official, the
42 occupancy permit has not been diligently pursued.

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1
2 **113.1 Unlawful acts.** It shall be unlawful for any person, firm or corporation to grade for, excavate
3 for, erect, construct, alter, extend, repair, move, remove, demolish, use or occupy any building,
4 structure or premises, or equipment regulated by this code, or cause same to be done, in conflict
5 with, or in violation of the provisions of this code or any decision or order of the Board of Building
6 Appeals.

7
8 **113.2 Notice of violation.** The building official is authorized to serve a notice of violation or order
9 on the owner, as shown in the records of the City of Saint Louis Assessor's Office, or person
10 responsible for the grading, excavating, erection, construction, alteration, extension, repair, moving,
11 removal, demolition, use or occupancy of a building, structure or premises in violation of the
12 provisions of this code, or in violation of a detail statement or construction documents approved
13 thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such
14 order shall direct the discontinuance of the illegal action or condition and the abatement of the
15 violation. Such notice shall be permitted to be served by the United States mail. Posting of the
16 premises shall also constitute notice. It shall be a violation of this code for any person to remove
17 any such notice, lawfully posted pursuant to this code, unless otherwise ordered by the building
18 official.

19
20 **113.2.1 Investigation of records.** Upon the receipt of a written request from the owner of the
21 property, or the real estate agent for the property, or the attorney, architect or engineer
22 representing the owner of the property, the Permit Section supervisor shall ask the various
23 Building Division sections for copies of any existing violation letters concerning the property. If
24 the request is not on the owner's letterhead, a notarized authorization from the owner must be
25 submitted.

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

34
35 **113.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the
36 building official is authorized to request the legal counsel of the City of Saint Louis to institute the
37 appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require
38 the removal or termination of the unlawful occupancy of the building, structure or premises in
39 violation of the provisions of this code or of the order or direction made pursuant thereto.

40
41
42 **113.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with

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

5
6 **113.5 Abatement of violation.** The imposition of penalties as set forth in Section Four shall not
7 preclude the legal officer of the City of Saint Louis from instituting appropriate action to prevent
8 unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a
9 building, structure or premises, or to stop an illegal act, conduct business or use of a building or
10 structure on or about any premises.

11
12 **SECTION 114**
13 **STOP WORK ORDER**
14

15 **114.1 Authority.** Whenever the building official finds any work regulated by this code being
16 performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner,
17 the building official is authorized to issue a stop work order.

18
19 **114.2 Issuance.** The work order shall be in writing and shall be given to the owner of the property
20 involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work
21 order, the cited work shall immediately cease. The stop work order shall state the reason for the
22 order, and the conditions under which the cited work will be permitted to resume.

23
24 **114.3 Emergencies.** When an emergency exists, the fire official shall not be required to give a
25 written notice prior to stopping the work.

26
27 **114.4 Unlawful continuance.** Any person who shall continue any work in or about the building,
28 structure or premises after having been served with a stop work order, except such work as they are
29 directed to perform to remove a violation or unsafe condition, shall, upon conviction thereof, be
30 subject to the penalties as set forth in Section Four. Each day that a violation continues shall
31 constitute a separate and distinct offense.

32
33 **SECTION 115**
34 **UNSAFE BUILDINGS, STRUCTURES AND EQUIPMENT**
35

36 **115.1 Conditions.** Buildings, structures or equipment that are or hereafter become unsafe,
37 unsanitary or deficient because of inadequate means of egress, facilities, inadequate light and
38 ventilation, or which constitutes a fire hazard, or are otherwise dangerous to human life or the public
39 welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed
40 an unsafe condition. Unsafe buildings or structures shall be taken down and removed or made safe,
41 as the building official deems necessary and as provided for in this section. A vacant structure that
42 is not secured against entry shall be deemed unsafe.

43 **115.2 Record.** The building official shall cause a report to be filed on an unsafe condition. The

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1 report shall state the occupancy of the structure and the nature of the unsafe condition.
2

3 **115.3 Notice.** If an unsafe condition is found, the building official shall serve on the owner, agent or
4 person in control of the building or structure, a written notice that describes the condition deemed
5 unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition,
6 or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall
7 require the person thus notified to declare immediately to the building official acceptance or
8 rejection of the terms of the order.
9

10 **115.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a)
11 delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at
12 the last known address with the return receipt requested; or (c) delivered in any other manner as
13 prescribed by local law. If the certified or registered letter is returned showing that the letter was not
14 delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by
15 such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the
16 person responsible for the structure shall constitute service of notice upon the owner.
17

18 **115.5 Restoration.** The building, structure or equipment determined to be unsafe by the building
19 official is permitted to be restored to a safe condition. To the extent that repairs, alterations or
20 additions are made or a change of occupancy occurs during the restoration of the structure, such
21 repairs, alterations, additions or change of occupancy shall comply with the requirements of Section
22 105.2.2 and Chapter 13.
23

24 **SECTION 116**
25 **PROFESSIONAL ARCHITECTURAL AND**
26 **ENGINEERING SERVICES**
27

28 **116.1 Responsibilities.** The provisions of this section shall define the construction controls
29 required for buildings involving professional architectural or engineering services, and delineate the
30 responsibilities of such professional services during construction.
31

32 **116.1.1 Design.** All design for new construction, addition, alteration, repair or modification
33 work involving the practice of professional architecture or engineering, as defined by the
34 statutory requirements of the professional licensing laws of the State of Missouri, shall be
35 prepared by Missouri licensed design professionals, certified by the Missouri Board for
36 Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. All
37 construction documents required for a building permit application for such work shall be
38 prepared by or under the direct supervision of a Missouri licensed design professional and bear
39 their seal, signature and date in accordance with the State's statutes and regulations governing
40 the professional licensing and certification of architects, professional engineers and land
41 surveyors.
42

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1 **116.1.2 Review.** The Missouri licensed design professional, whose seal is on the approved
2 construction documents, shall be responsible for review of shop drawings and samples, as
3 required by the approved construction documents, and approval for conformance to the design
4 concept and this code. This review process shall be permitted to be contracted by the owner to
5 another Missouri licensed design professional, should the original design professional not desire
6 to provide such services.
7

8 **116.1.3 Application of seal, signature and date.** All construction documents submitted with an
9 application for a building permit shall be prepared by a Missouri licensed design professional as
10 required by Chapter 327 of the Revised Statutes of the State of Missouri. All construction
11 documents shall bear an original embossed or wet ink seal, original ink signature and the date the
12 documents were sealed by the Missouri licensed design professional for each discipline on the
13 first sheet of each discipline within each set of construction documents, or on the cover sheet of
14 each set of construction documents.

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

20 All project specifications, calculations, reports or other documents not considered to be
21 construction drawings shall bear an original wet ink or embossed seal, original ink signature
22 and the date the documents were signed by the Missouri licensed design professional for
23 each discipline on the title or index sheet.
24

25 **116.1.4 Reproduction of sealed documents.** Construction documents sealed by a
26 Missouri licensed design professional, shall not be reproduced for anyone, other than the
27 owner, without the expressed written permission of Missouri licensed design professional
28 who sealed said documents, or as ordered by a court of law.
29

30 **116.2 Special professional services.** When applications are filed for unusual designs or magnitude
31 of construction which require construction document review or inspection services beyond the
32 capacity of the building official's staff, or where code reference standards in Chapter 35 require
33 special architect or engineer inspections, the building official shall be permitted to require the owner
34 to retain a properly qualified Missouri licensed design professional to perform the services necessary
35 for code compliance in addition to that provided in Section 116.1.2. This project representative shall
36 keep daily records and submit reports as required by the building official. Upon completion of the
37 work, the Missouri licensed design professional shall file a final report indicating whether or not all
38 required inspections were performed and listing pertinent deviations from the building code
39 requirements or from the approved construction documents and the source of authority for such
40 deviations.
41
42

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1 **116.2.1 Building permit requirement.** The necessity for special professional services shall be
2 determined prior to issuance of the building permit, unless waived to a later date by the building
3 official. Refusal by the applicant to provide such services as required by the building official
4 shall result in the denial of the permit.

5
6 **116.2.2 Fees and costs.** All fees and costs related to the performance of special inspection
7 services shall be borne by the owner.

8
9 **116.2.3 Visits to site.** When so directed by the building official, or when required by the special
10 inspection provisions of this code, the Missouri licensed design professional shall make visits to
11 the site at intervals appropriate to the stage of the construction to observe the progress and the
12 quality of the work; to observe construction components requiring controlled materials or
13 construction, as specified in Chapter 15, Referenced Standards; and to determine if the work is
14 proceeding in accordance with the construction documents approved for the building permit. The
15 Missouri licensed design professional shall periodically submit reports to the building official
16 showing the results of such periodic visits.

17
18 **SECTION 117**
19 **WORKMANSHIP**

20 **117.1 General.** All work shall be conducted, installed and completed in a neat, workmanlike and
21 acceptable manner so as to secure the results intended by this code.

22
23 **SECTION 118**
24 **EMERGENCY MEASURES**
25

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

31
32 **DANGER**
33 **THIS PREMISES IS UNSAFE AND HAS BEEN**
34 **CONDEMNED**
35 **ALL PERSONS ARE WARNED TO**
36 **KEEP AWAY**
37

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

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

5
6 **118.2 Temporary safeguards.** When, in the opinion of the building official, there is actual and
7 immediate danger of collapse or failure of a building or structure or any part thereof which would
8 endanger life, the building official shall be permitted to cause the necessary work to be done to
9 render such building or structure or part thereof temporarily safe, whether or not the legal procedure
10 herein described has been instituted.

11
12 **118.3 Closure.** When necessary for public safety, the building official shall temporarily close
13 sidewalks, streets, buildings, structures and places adjacent to such unsafe building, structure or
14 premises, and prohibit the same from being used.

15
16 **118.3.1 Catchment enclosures.** If, in the opinion of the building official, it is determined that
17 there exists an imminent structural hazard, catchment enclosures shall be erected protecting
18 adjoining property and the public right-of-way. The cost for such catchment enclosures shall be
19 the responsibility of the owner of record immediately adjacent to the catchment enclosure, and
20 the recovery of said costs will be as described in Section 119.5 of this code.

21
22 **118.4 Emergency repairs; remedies.** For the purpose of this section, the building official shall be
23 permitted to employ the necessary labor and materials to perform the required work as expeditiously
24 as possible. Further, when it is found that potable water is running inside a vacant building or
25 structure, and the owner or the owner's representative cannot be contacted, and where severe
26 structural or other damage can thus occur to adjacent properties, the Building Commissioner or the
27 Health Commissioner shall be permitted to order the Water Division to cease the problem flow by
28 whatever means the Water Division finds necessary. The Water Division shall comply with any
29 order issued pursuant to this section.

30
31 **118.5 Cost of emergency repairs or demolition.** Costs incurred in the performance of emergency
32 work shall be paid from the Treasury of the City of Saint Louis on certification of the building
33 official. The legal counsel of the City of Saint Louis shall institute appropriate action against the
34 owner(s) of the premises where the unsafe building or structure is or was located for the recovery of
35 such costs plus a ten percent (10%) administrative fee. If such cost is not collected, a lien shall be
36 requested to be placed upon the property by the Comptroller. The costs shall also be certified by the
37 Collector of Revenue or other official collecting real estate taxes who shall cause a special tax bill
38 against the property to be prepared and collected in the same manner and procedures as other real
39 estate tax bills. Said special tax bill shall be deemed a personal debt against the property owner(s)
40 and shall also be a lien on the property until paid.

41
42 **118.6 Emergency demolition or removal.** If, in the opinion of the building official, a building,

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1 structure, tree or premises, in whole or in part, poses an immediate and imminent danger to the
2 public health, safety or welfare, by virtue of its condition or conditions in violation of this code, the
3 building official shall be permitted to cause the immediate removal of said building, structure or tree
4 without the notice set forth elsewhere in this code. Further, the building official shall have the
5 authority to award a sole source contract for demolition of said dangerous building, structure or tree.
6

7 **118.7 Demolition of party walls; responsibility.** When a building or structure on one side of a
8 party wall is demolished, the demolition contractor is required to mortar in the floor and/or roof joist
9 pockets, and is also responsible for installing missing portions of the party wall which were not
10 originally built. The demolition contractor shall remove any attachments to the building or structure
11 (plaster, mortar, steps, paneling, etc.). The adjacent wall shall have an approved roofing material
12 applied to create a coping for the wall. The demolition contractor shall also be responsible for
13 applying an exterior sprayed-on sand and tinted cement coating or tuckpointing; these are not the
14 responsibility of the owner of the remaining building who relies on structural support from the party
15 wall.
16

17 **SECTION 119**
18 **DEMOLITION**
19

20 **119.1 General.** The building official shall order the owner of any premises upon which is located
21 any structure, which in the building official's judgment is so old, dilapidated or has become so out of
22 repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy,
23 and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if
24 such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to
25 demolish and remove at the owner's option; or where there has been a cessation of normal
26 construction of any structure for a period of more than two (2) years, to demolish and remove such
27 structure. Conditions of the demolition shall be as set forth in Section 121 of the International
28 Building Code.
29

30 **119.2 Notices and orders.** All notices and orders shall comply with Section 113.
31

32 **119.3 Failure to comply.** If the owner of a premises fails to comply with a demolition order within
33 the time prescribed, the building official shall cause the structure to be demolished and removed,
34 either through an available public agency or by contract or arrangement with private persons, and the
35 cost of such demolition and removal shall be charged against the real estate upon which the structure
36 is located and shall be a lien upon such real estate.
37

38 **119.4 Salvage materials.** When any structure has been ordered demolished and removed, the
39 governing body or other designated officer under said contract or arrangement aforesaid shall have
40 the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds
41 of such sale, after deducting the expenses of such demolition and removal, shall be promptly
42 remitted with a report of such sale or transaction, including the items of expense and the amounts

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

3
4 *Add or change the following definitions in Section 202 to read as follows:*

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

7
8 **ACCESSIBLE ROUTE.** A continuous unobstructed path connecting all accessible elements and
9 spaces in a building or facility which can be negotiated by a person with a severe disability, using a
10 wheelchair and which is also safe for and useable by people with other disabilities. Interior
11 accessible routes include corridors, floors, ramps, elevators, lifts and clear floor space at fixtures.
12 Exterior accessible routes include parking, access aisles, curb ramps, walks, ramps and lifts.

13
14 **ALTERATION.** Any construction or renovation to an existing building or structure other than
15 repair or addition. Alterations are classified as Level 1, Level 2 and Level 3.

16
17 **BUILDING.** Any structure occupied or intended for supporting or sheltering any occupancy. For
18 application of this code, each portion of a building which is completely separated from other
19 portions by fire walls complying with Section 706.0 of the International Building Code, shall be
20 considered as a separate building.

21
22 **BUILDING or CODE OFFICIAL.** The Building Commissioner of the City of Saint Louis, or a
23 duly authorized representative.

24
25 **CHANGE OF OCCUPANCY.** A change in the purpose or level of activity within a building or
26 structure that involves a change in application of the requirements of this code. Change of
27 occupancy requirements apply both to a change in which the occupancy, or use group classification
28 under Chapter 3 of the International Building Code remains the same and one in which it changes.

29
30 **DWELLING UNIT OR SLEEPING UNIT, TYPE A.** A dwelling unit or sleeping unit designed
31 and constructed for accessibility in accordance with Section 1002 of the ICC/ANSI A117.1
32 *Accessible and Useable Buildings and Facilities*. A Type A, accessible dwelling unit has all
33 required knee and toe clearances, clear floor space requirements, door openings, turning radius,
34 approaches, accessible routes, grab bars and accessible hardware. All bathrooms in a Type A
35 (accessible) dwelling unit shall be designed as fully accessible. All kitchens in a Type A
36 (accessible) dwelling unit shall be designed as fully accessible.

37
38
39 **DWELLING UNIT OR SLEEPING UNIT, TYPE B.** A dwelling unit or sleeping unit designed
40 and constructed for accessibility in accordance with Section 1002 of the ICC/ANSI A117.1
41 *Accessible and Useable Buildings and Facilities* and is intended to be consistent with technical
42 requirements for fair housing required by Federal law. Dwelling units required to be Type B shall

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

7
8 **GROUP.** The classification of occupancy within a building or structure in accordance with the
9 International Building Code.

10
11 **HIGH RISE.** All buildings having occupied floors located more than seventy-five (75) feet above
12 the lowest level of fire department vehicle access. This term shall not apply to structures that are not
13 buildings.

14
15 **LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.** An individual who is
16 licensed to practice their respective design profession as defined by Chapter 327 of the Revised
17 Statutes of the State of Missouri. Also referred to as Registered Design Professional In Responsible
18 Charge.

19
20 **REPAIR.** The restoration to good or sound condition any part of an existing building for the
21 purpose of its maintenance. Repair work shall not include the cutting away of any wall, partition or
22 portion thereof; the removal or cutting away of any structural beam or loadbearing support; or the
23 removal or change of any required means of egress, or rearrangement of parts of a structure affecting
24 the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or
25 relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, oil, waste, vent or
26 similar piping, electric wiring or mechanical or other work affecting public health or general safety.

27
28 **STRUCTURE, EXISTING.** A structure erected prior to the legal date of adoption of the
29 appropriate code or one for which a legal building permit has been issued.

30
31 *Add Section 401.4 to read as follows:*

32 **401.4 Aggregation of permits.** For the purpose of applying Sections 404.1 and 405.1, all permits
33 issued within any twelve (12) month period for work to be performed on an existing building shall
34 be included in the calculation of a work area.

35
36 *Add Section 601.1.1 to read as follows:*

37 **601.1.1 Elevators and escalators.** Existing elevators and escalators not otherwise being altered
38 shall conform to ASME A17.3.

39
40 *Change Section 602.4 to read as follows:*

41 **602.4 Materials and methods:** All new work shall comply with materials and methods requirements
42 in the City of Saint Louis Building, Mechanical, Electrical and Plumbing Codes as amended as

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

3
4 *Add Section 602.4.2 to read as follows:*

5 **602.4.2 Concealed space requirements.** In types 1 and 2 construction, plastic piping shall not
6 be permitted in concealed spaces and above dropped ceilings.

7
8 *Add Sections 604.2 to 604.4 to read as follows:*

9 **604.2 Alternate to Second Stair.** An existing building shall be allowed to have a single stair
10 provided it complies with all of the following conditions:

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

33
34 **604.3 Dual exits over two stories.** All habitable buildings over two stories in height containing
35 one or more dwelling units above the second floor shall provide two separate exits from each floor
36 above the second floor, accessible to each dwelling unit on said floor. All required exit facilities
37 shall lead to a public thoroughfare either directly or through a court or yard, and passage to such
38 exits shall not lead through any other dwelling unit. Dual means of exit shall consist of two interior
39 stairs discharging directly or through a rated exit enclosure to the outside, or one interior and one
40 exterior stair or existing fire escape accessible to all dwelling units on each floor above the second
41 floor and discharging directly or through a court or yard to a public thoroughfare.

42 **Exceptions:**

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- 1 1. Buildings permitted to have only one means of egress under the building code as amended.
- 2 2. Single Family Dwelling Units of Use Group R-3, two and one-half or three stories in height,
- 3 of Type 3 (exterior masonry) construction, shall be exempt from the requirements for two
- 4 exits.
- 5 3. A single exit shall be permitted from townhouse dwelling units located on the second and
- 6 third floors, in buildings of Type 3 (exterior masonry) construction, provided that the exit is
- 7 from the second floor, with a minimum of forty percent of the habitable space located on the
- 8 second floor, and all of the following requirements are met:
- 9 a. Horizontal and vertical fire separation assemblies based on the Use Group classification
- 10 between the first and second floor as determined under the current building code as
- 11 amended. A horizontal fire separation is not required between a first floor commercial
- 12 space and dwelling units above provided that an AC powered battery back-up
- 13 interconnected smoke detection system is installed in the commercial space and
- 14 basement with remote alarms in all dwelling units above or in the common stair and hall
- 15 if audible within all dwelling units.
- 16 b. The building is limited to a maximum of six dwelling units and three stories in height.
- 17 c. An AC powered battery back-up interconnected smoke detection system is installed for
- 18 each dwelling unit throughout the building including the basement. The location of the
- 19 smoke detectors shall be sufficient to detect smoke in any habitable room or basement.
- 20

21 **604.4 Fire-resistance rating.** The fire-resistance rating for corridors and tenant separation walls,

22 partitions and floor/ceiling assemblies shall be a minimum of one (1) hour.

23

24

25 *Add Sections 605.3 thru 605.5 to read as follows:*

26 **605.3 Resolving issues of accessible design solutions.** Unresolved design issues related to

27 accessibility shall be resolved by the Commissioner on the Disabled. A letter of agreement shall be

28 drafted by the Commissioner on the Disabled to the design professional outlining the accessibility

29 requirements. The building permit shall be issued contingent upon compliance with the letter of

30 agreement.

31

32 **605.4 Waiver requirements.** In order to request a waiver from the requirements of Chapter 11:

33 Accessibility, a property owner or design professional shall submit a written request to the

34 Commissioner on the Disabled, outlining the specific reasons for their request. The Commissioner

35 on the Disabled shall consult with the Building Inspector, Plan Review Section or other Building

36 Division staff about the property. A recommendation shall be made by the Commissioner on the

37 Disabled to the Building Commissioner. The Commissioner on the Disabled and Building

38 Commissioner shall agree to grant or deny the request for a waiver. The property owner or design

39 professional is informed in writing of the decision by the Commissioner on the Disabled. This

40 decision is not subject to appeal by the Board of Building Appeals. Permits for the renovated or

41 altered building shall only be issued contingent upon compliance with the letter of agreement.

42

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1 **605.5 Waiver criteria.** A waiver of accessibility requirements may be granted if any or all of the
2 following conditions exist:

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

19
20 *Add Sections 608 to 610 to read as follows:*

21
22 **SECTION 608**
23 **ELECTRICAL**
24

25 **608.1 Electrical materials and methods.** Alterations of any kind shall not diminish the building's
26 existing structural strength, the integrity of existing electrical systems below that which legally
27 exists at the time of the permit application or that which is required by the City of Saint Louis
28 Electrical Code as amended, whichever is less.

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

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

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**SECTION 609
MECHANICAL**

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

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

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

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

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Exceptions:

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

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

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

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

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

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

3
4 **609.2 Fuel gas materials and methods.** Alterations of any kind shall not diminish the buildings
5 existing structural strength, system capacity or mechanical ventilation below that which legally
6 exists at the time of permit application or that which is required by the City of Saint Louis Fuel Gas
7 Code, whichever is less, except as otherwise required by this section.

8
9 **609.2.1 General regulations.** The General Regulations requirements of the City of Saint Louis
10 Fuel Gas Code shall be followed for all new equipment in the area undergoing alterations of any
11 kind.

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

14
15 **609.2.2 Gas piping installations.** The Gas Piping Installations requirements of the City of Saint
16 Louis Fuel Gas Code as amended shall be followed for all new equipment in the area undergoing
17 alterations of any kind.

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

24
25 **609.3 New mechanical appliances and new mechanical equipment.** New mechanical appliances
26 and new mechanical equipment shall meet the requirements of the City of Saint Louis Mechanical
27 Code and/or City of Saint Louis Fuel Gas Code.

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

31
32 **SECTION 610**
33 **PLUMBING**
34

35 **610.1 Plumbing materials and methods.** Alterations of any kind shall not diminish the building's
36 existing structural strength, system capacity or mechanical ventilation below that which legally
37 exists at the time of permit application or that which is required by the City of Saint Louis Plumbing
38 Code as amended, whichever is less, except as otherwise required by this section.

39
40 **610.1.1 Water supply and distribution.** The Water Supply and Distribution requirements of
41 the City of Saint Louis Plumbing Code as amended shall be followed for all new piping and
42 fixtures in the area undergoing alterations of any kind.

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1 **Exception:** City of Saint Louis Plumbing Code as amended shall only apply when the work
2 being performed increases the load on the system such that the existing pipe does not meet
3 the size required by the City of Saint Louis Plumbing Code as amended. Existing systems
4 lawfully in existence that are modified shall not require resizing as long as the load on the
5 system is not increased and the system length is not increased even if the altered system does
6 not meet the City of Saint Louis Plumbing Code as amended minimums.
7

8 **610.1.2 Sanitary drainage systems.** The Sanitary Drainage Systems requirements of the City of
9 Saint Louis Plumbing Code as amended shall be followed for all new piping and fixtures in the
10 area undergoing alterations of any kind.

11 **Exception:** City of Saint Louis Plumbing Code as amended shall only apply when the work
12 being performed increases the load on the system such that the existing pipe does not meet
13 the size required by the City of Saint Louis Plumbing Code as amended. Existing systems
14 lawfully in existence that are modified shall not require resizing as long as the load on the
15 system is not increased and the system length is not increased even if the altered system does
16 not meet the City of Saint Louis Plumbing Code as amended minimums.
17

18 **610.2 New plumbing piping and fixtures.** New plumbing piping and fixtures shall meet the
19 requirements of the City of Saint Louis Plumbing Code as amended.

20 The replacement or addition of fixtures, equipment or appliances shall not increase loads on
21 these systems unless the system is upgraded in accordance with the City of Saint Louis Plumbing
22 Code as amended to accommodate the increased load.
23

24 *Change Section 704.2.2 to read as follows:*

25 **704.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2.** In buildings with
26 occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have
27 exits or corridors shared by more than one tenant or that have exits or corridors serving an
28 occupant load greater than 30 shall be provided with automatic sprinkler protection where all of
29 the following conditions occur:

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

35 **Exception:**

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

1 *Change Section 705.2 to read as follows:*

2 **705.2 General.** The means of egress shall comply with the requirements of this section.

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

6
7 *Add Section 705.5.5 to read as follows:*

8 **705.5.5 Existing corridors.** Openings in corridors in existing buildings may be protected with a
9 water curtain in lieu of an approved protective device where the following features are provided:

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

15
16 *Change Section 706.1 to read as follows:*

17 **706.1 General.** A building, facility or element that is altered shall comply with Section 506. An
18 accessible entrance shall be provided when entrance steps are being replaced in buildings required to
19 be accessible. Vertical platform lifts can be used to achieve vertical accessibility. In an existing
20 multi-floor building with two or more floors above grade, where the functions on the second or other
21 floors above grade are identical to all the functions on the first floor and is the same tenant, vertical
22 accessibility can be waived by the Commissioner on the Disabled if the first floor is totally
23 accessible.

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

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

28
29 *Change Section 708.1 to read as follows:*

30 **708.1 New installations.** All newly-installed electrical equipment and wiring relating to work done
31 in any work area shall comply with the materials and methods requirements of Chapter 5.

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

34
35 *Change Section 708.3.4 to read as follows:*

36 **708.3.4 Ground fault circuit interruption.** Newly installed receptacle outlets shall be provided
37 with ground fault circuit interruption as required by the City of Saint Louis Electrical Code as
38 amended.

39
40 *Add Section 709.4 to read as follows:*

41 **709.4 Reconfigured or converted spaces.** All reconfigured spaces intended for occupancy and all
42 spaces converted to habitable or occupiable space in any work area shall be provided with either

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

2
3 *Change Section 710.1 to read as follows:*

4 **710.1 Minimum fixtures.** Where the occupant load of the story is increased by more than 20
5 percent, plumbing fixtures for the story shall be provided in quantities specified in the City of Saint
6 Louis Plumbing Code as amended listed in Chapter 15 based on the increased occupant load.

7
8 *Add Sections 808 thru 810 to read as follows:*

9
10 **SECTION 809**
11 **ELECTRICAL**

12
13 **809.1 Electrical.** In buildings undergoing Level 3 Alterations, the electrical system shall meet the
14 City of Saint Louis Electrical Code.

15 **SECTION 810**
16 **MECHANICAL**

17
18 **810.1 Mechanical systems.** In buildings undergoing Level 3 Alterations, all mechanical systems
19 shall meet the City of Saint Louis Mechanical Code.

20
21 **SECTION 811**
22 **PLUMBING**

23
24 **811.1 Plumbing systems.** In buildings undergoing Level 3 Alterations, the plumbing system shall
25 meet the City of Saint Louis Plumbing Code as amended.

26
27 *Add Section 901.1.1 to read as follows:*

28 **901.1.1 Converting unfinished area to habitable rooms.** Any alteration work within a
29 dwelling undertaken to convert unfinished areas to habitable rooms shall be considered a change
30 in occupancy and shall conform to the applicable requirements of the International Residential
31 Code, or the International Building Code for Groups R-3 or R-4 for the converted area.

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

34
35 *Add Section 907.1.1 to read as follows:*

36 **907.1.1 Change of occupancy.** Any existing structure heretofore approved, in which there is
37 not a change of occupancy to an occupancy requiring greater floor live loads, is permitted to be
38 continued in use for the originally approved live loads, provided that the structure is structurally
39 safe and adequate for the proposed occupancy, and the public safety is not endangered thereby.
40 If the approved live load is less than required by Section 1606 of the International Building
41 Code, the areas designed for the reduced live load shall be posted with the approved load.
42 Placards shall be of an approved design.

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

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

13
14 *Change Section 912.8.2 to read as follows:*

15 **912.8.2 Accessibility.** Existing buildings or portions thereof that undergo a change of occupancy
16 classification shall have all of the following accessible features:

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

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

31 **Exceptions:**

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

35
36 *Add Sections 1006 through 1009 to read as follows:*

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Sponsored by: Alderwoman Phyllis Young

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**SECTION 1006
ENERGY CONSERVATION**

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

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

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**SECTION 1007
ELECTRICAL**

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

**SECTION 1008
MECHANICAL**

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

**SECTION 1009
PLUMBING**

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

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2 *Add Section 1101.5 and 1101.5.1 to read as follows:*

3 **1101.5 Cultural Resources Office permit requirements:** When the ordinances of the Cultural
4 Resources Office (CRO) require a permit for items for which this code does not require a permit,
5 applications shall be permitted to be taken by the Building Division and processed solely to the
6 Cultural Resources Office. Both the Building Commissioner and the Cultural Resources Director
7 are authorized to place stop work orders. Any appeals or court actions resulting from such citations,
8 applications or permits shall have technical and aesthetic testimony from the staff of the Cultural
9 Resources Office.

10
11 **1105.1.1 Cultural Resources Office denial:** Unless overruled by the Building Commissioner as a
12 result of an emergency situation, or the Planning and Urban Design Commission, a denial from the
13 Cultural Resources Office shall be the final denial; no further notice from the building official shall
14 be required to any person.

15
16 *Change Section 1105.15 to read as follows:*

17 **1105.15 Accessibility requirements.** The provisions of Section 912.8 shall apply to buildings and
18 facilities designated as historic structures that undergo a change of occupancy, unless technically
19 infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet
20 facilities would threaten or destroy the historic significance of the building or facility, as determined
21 by the authority having jurisdiction, the alternative requirements of Sections 1104.1.1 through
22 1104.1.4 for that element shall be permitted.

23 **Exception:** Waivers as provided for in Section 605.5 and 605.6

24
25 *Change Section 1301.2 to read as follows:*

26 **1301.2 Applicability.** Structures existing prior to the date of August 1, 2003, in which there is work
27 involving additions, alterations or changes of occupancy shall be made to conform to the
28 requirements of this chapter or the provisions of Chapters 5 through 11. The provisions of Sections
29 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are
30 proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with
31 occupancies in Group H or I.

32
33 *Change Section 1401.5 to read as follows:*

34 **1401.5 Facilities required.** Sanitary facilities shall be provided during construction or demolition
35 activities in accordance with the City of Saint Louis Plumbing Code as amended listed in Chapter
36 15.

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38 *Modify Chapter 15 by adding the following:*

IAPMO

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

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

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

SECTION FIVESAVING CLAUSE

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

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1 **SECTION SIX....EMERGENCY CLAUSE**

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

5 **SECTION SEVEN....CODIFIED**

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