

1 **BOARD BILL NO. 499CS**
2 **INTRODUCED BY ALDERMAN ALFRED WESSELS, JR.,**
3 **JEFFREY BOYD, FREEMAN BOSLEY, SR., STEPHEN GREGALI,**
4 **KATHLEEN HANRAHAN, GREGORY CARTER AND**
5 **DIONNE FLOWERS**
6

7 An Ordinance pertaining to a City Housing Conservation Program; repealing earlier adopted
8 ordinances establishing housing conservation districts and regulations; enacting in lieu thereof,
9 an Ordinance pertaining to the same matter subject matter with provisions setting forth the
10 procedures, requirements, fees, regulations, inspections, issuance and revocation of Certificates
11 of Inspection for dwelling units; and containing a penalty clause and severability clause.

12 WHEREAS, the City of St. Louis contains many aging residential properties, with approximately
13 ninety percent (90%) being built before 1978, that now require, and will continue to require,
14 improvements and maintenance in order to meet the minimum housing standards of the City of
15 St. Louis.

16 WHEREAS, the City of St. Louis first created Housing Conservation Districts in 1986 to
17 preserve the integrity of the residential housing and building structures in the City of St. Louis.

18 WHEREAS, seventy-five percent (75%) of the residential units in the City of St. Louis are
19 currently in the Housing Conservation District program and sixty-seven percent (67%) of
20 physical area of the City of St. Louis is in a Housing Conservation District.

21 WHEREAS, Housing Conservation Districts have been successful in sustaining and improving
22 the quality of residential housing and buildings in the City of St. Louis.

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1 WHEREAS, the requirement of Certificates of Inspection as a prerequisite for the occupation of
2 any residential dwelling unit will serve as a valuable tool in the enforcement of the minimum
3 housing standards in the City of St. Louis.

4 WHEREAS, the requirement of Certificates of Inspection will also assist in identifying lead
5 contaminated residences and, thus, preventing childhood lead poisoning.

6 WHEREAS, the lead safe community believes that the City can provide a safer and healthier
7 environment for children by placing the City of St. Louis under a Housing Conservation
8 Program.

9 WHEREAS, it is desirable and prudent for the health and safety of the City of St. Louis to create
10 a City Housing Conservation Program.

11 BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

12 SECTION ONE. Ordinance Nos. 60632, 60677, 60733, 60734, 60798, 60853, 60929, 61178,
13 61180, 61293, 61545, 61845, 62195, 62335, 62404, 62449, 62561, 62780, 62876, 62879, 62887,
14 62925, 62927, 63003, 63113, 63121, 63175, 63401, 63657, 64283, 64400, 64456, 64543, 64544,
15 64677, 64842, 65499, 65640, 65712, 65743, 65949, 66704, 66977 and 67043 are hereby
16 repealed as of the effective date of this Ordinance, January 1, 2009, and the following is hereby
17 enacted in lieu thereof:

18 SECTION TWO. 25.56.010 City Housing Conservation Program.

19 All areas within the legal boundaries of the City of St. Louis, except for the areas excluded under
20 Section Seventeen, are hereby placed under the City Housing Conservation Program to be
21 administrated and regulated by the provisions and requirements herein and implemented
22 pursuant to Section Seventeen of this Ordinance.

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Comment: If any new HCD are enacted then we may have to do an amendment.

1 SECTION THREE. 25.56.020 Definitions.

2 A. "Code Official" as used in this Ordinance means the Building Commissioner or a duly
3 authorized representative.

4 B. "Condemnation for Occupancy" means an order issued by the Code Official, prohibiting any
5 person from occupying the dwelling unit specified in such order until it has been revoked, and
6 further preventing anyone from being present on such premises except for the purpose of
7 cleaning up and/or making repairs to the premises.

8 C. "Dwelling Unit" means single family homes and any single unit in a multi-family dwelling
9 which provides complete independent living facilities for one or more persons, including
10 permanent provisions for living, sleeping, eating, cooking, and sanitation.

11 D. "Owner" means any person, agent, operator, firm, corporation or any other legal entity having
12 a legal or equitable interest in the property; or recorded in the official records of the City of St.
13 Louis as holding title to the property; or otherwise having control of the property, including the
14 collector of rent or the guardian of the estate of any such person, the executor, personal
15 representative, administrator of the estate of such person, or bankruptcy trustee.

16 SECTION FOUR. 25.56.030 Code Official to Enforce Ordinance.

17 The Code Official shall implement the requirements of this Ordinance.

18 SECTION FIVE. 25.56.040 Certificate of Inspection Requirements.

19 A. It shall be unlawful for any person, firm, partnership, corporation, or any other legal entity to
20 occupy or permit the occupancy for any purpose or collect the rent of any occupied dwelling unit
21 when a complete change of occupancy has occurred without first securing a Certificate of
22 Inspection for said dwelling unit.

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1 B. It shall be unlawful for any person, partnership, firm, corporation or other legal entity to take
2 possession as a result of conveyance as it is reflected in the Office of the Recorder of Deeds, of
3 an occupied residential unit(s) without first securing a Certificate of Inspection for said unit(s).

4 C. Upon determining that a dwelling unit has undergone a complete change of occupancy or a
5 sale of the property as reflected in the Recorder of Deeds Office without first obtaining a
6 Certificate of Inspection, the Code Official shall serve notice on the owner of such dwelling unit,
7 by either first class mail or personal service that a Certificate of Inspection must be obtained
8 within thirty (30) calendar days of notification or unit will be condemned for occupancy and
9 must be vacated.

10 D. It is the responsibility of the owner or grantee to secure a Certificate of Inspection. It shall be
11 the responsibility of the owner or the owner's agent and/or the tenant to provide access to all
12 applicable areas subject to inspections as provided in this ordinance.

13 E. It shall be unlawful for the owner or owner's agent to require a prospective occupant to apply
14 or pay for any fee contained herein for a Certificate of Inspection.

15 F. If there is a change in occupancy or ownership of a dwelling unit(s) within twelve (12)
16 months of the date of issuance of a Certificate of Inspection for that unit(s), a new Certificate of
17 Inspection shall not be required.

18 SECTION SIX. 25.56.050 Certificate of Inspection—Issuance.

19 A. If the unit is available for inspection by the City, the City shall inspect the unit within (7)
20 working days from date of application for Certificate of Inspection unless owner approves a
21 longer time. Failure of City to make inspection within said seven days does not waive
22 requirements of Certificate of Inspection.

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1 B. The Certificate of Inspection will be issued for the proposed or actual dwelling unit and
2 premises that comply with the exterior provisions of the International Property Maintenance
3 Code, the Zoning Ordinance of the City of St. Louis, and the requirements of Exhibit "A" of this
4 Ordinance, which is attached hereto and made a part hereof.

5 C. The Certificate of Inspection may be issued for the proposed or actual dwelling unit(s) and
6 premise(s) that comply with the Zoning Code of the City of St. Louis and the requirements of
7 Exhibit A and are in substantial but not complete compliance with the exterior provisions of the
8 International Property Maintenance Code as determined by the Code Official, but said building
9 must meet total compliance within thirty (30) calendar days after the date of issuance. When total
10 compliance is not practical or feasible within the specified time period, extensions to the
11 aforementioned compliance period may be granted at the discretion of the Code Official.

12 D. No Certificate of Inspection can be issued when the dwelling unit(s), building or the
13 premise(s) is in such condition as to warrant condemnation or when there are found to be
14 conditions existing that may imminently and adversely affect the health, safety and welfare of
15 the actual or proposed occupants.

16 E. When long term rehabilitation work is in progress with required building permits being
17 issued, a portion of that building may be occupied if that portion meets the requirements of
18 Exhibit "A" and the exterior portion of the building is in compliance with the International
19 Property Maintenance Code. That portion of the building that meets the requirements will be
20 inspected and a Certificate of Inspection with an occupancy load will be issued for that area only.
21 Additional areas will be required to be inspected after rehabilitation work is completed and
22 before those areas become occupied. A new application must be filed for these additional areas.

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SECTION SEVEN. 25.56.060 Certificate of Inspection—Issuance—Exceptions.

A. The provisions of this Ordinance pertaining to the issuance of a Certificate of Inspection shall not apply to changes in building ownership nor to tenancy changes in individual dwelling units in lawfully licensed residential and/or nonresidential buildings, nor to lawful occupancies existing at the time of the effective date of the ordinance codified in this Ordinance.

B. The provisions of this Ordinance shall not apply to a change of ownership of any occupied residential and/or nonresidential building which the buyer either thirty (30) calendar days prior to purchase or within seven (7) calendar days after purchase delivers a notarized statement to the Code Official that the buyer will cause said building to be demolished within six (6) months after purchase. Failure to provide the notarized statement to the Code Official within this time period will require the owner to comply with the provisions of this Ordinance. The provisions of this Ordinance shall not apply to a change of ownership of one- or two-family dwellings as a result of inheritance or a transfer of title to a first degree relative.

SECTION EIGHT. 25.56.070 Certificate of Inspection--Fees.

A. Fees for a Certificate of Inspection prior to occupancy when the application for inspection is:
1. General inspection of exterior of building and all common areas and premises plus one dwelling unit is \$70.00. Each additional dwelling unit included in the General Inspection, if inspection is performed within the same building and on a common date is \$25.00 per each additional dwelling unit.

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1 2. As noted above, general inspection of exterior of building and all common areas and premises
2 plus one dwelling unit is \$70.00. An owner may apply for Certificates of Inspection for several
3 dwelling units located in different buildings. The fee for each additional dwelling, up to three (3)
4 units regardless of location will be \$25.00 per unit above and beyond the initial fee of \$70.00
5 provided, however, that to qualify for this reduced fee, the owner must apply for all of the
6 Certificates of Inspection at the same time, all of the dwelling units must be available for
7 inspection on a common date and all of the buildings in which the dwelling units are located
8 must have the same owner according to the records in the office of the Recorder of Deeds.

9 B. The fee for a Certificate of Inspection per unit which is unlawfully occupied shall be as
10 follows:

11 1. \$110.00 per unit.

12 C. Major rehabilitation of dwelling units pursuant to interior floor plans for each level, and site
13 plans approved by the Building Division as well as newly constructed units having been certified
14 as completed in accordance with the codes and ordinances of the City of St. Louis will be issued
15 original Certificates of Inspection as described herein at no charge after construction completion
16 and Building Code compliance certification.

17 SECTION NINE. 25.56.080 Reinspection of Premises for Which Valid Certificate of Inspection
18 Exists.

19 A. After the issuance of the Certificate of Inspection for a dwelling unit, or multiple dwelling
20 units in the same building, the Code Official may require reinspection, pursuant to the provisions
21 of this Section. The Code Official may require reinspection where he has reasonable cause to
22 believe that the dwelling unit(s) to be reinspected, and/or the building in which the unit or units

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1 are located, no longer comply with the standards for issuance of a Certificate of Inspection.
2 Reasonable cause to conduct a reinspection shall include, but not be limited to: (1) damage to the
3 building in which the dwelling unit to be reinspected was impacted by wind, fire, earthquake, an
4 Act of God, or by man-made causes that jeopardize the health and safety of the occupants; (2) a
5 complaint made by a resident of the dwelling unit to be reinspected; or (3) a documented
6 complaint of the existence of conditions not in compliance with standards for issuance of a
7 Certificate of Inspection from someone other than the resident, including, but not limited to,
8 police officers and inspectors employed by the Division of Building and Inspection or other City
9 agencies. No reasonable cause shall be necessary to conduct a reinspection where an occupant of
10 the dwelling unit to be reinspected voluntarily permits the reinspection to be conducted.

11 B. If unit/s and/or common areas are not accessible for reinspection, a request for reinspection
12 shall be made in writing to the owner, owner's agent, and/or tenant designating the date and time
13 on which the reinspection shall be made, giving at least seven (7) days notice of the date on
14 which the reinspection is to occur.

15 C. If the Code Official determines, pursuant to subsection A of this section, that a dwelling
16 unit(s) should be reinspected, the owner, owner's agent and/or tenant shall be responsible for
17 providing access to the unit(s) and common areas for which a Certificate of Inspection has
18 previously been issued. If entry for reinspection of a dwelling unit(s) is denied by the owner,
19 owner's agent, and/or tenant, the Code Official may revoke the Certificate of Inspection for said
20 dwelling unit(s), condemn the unit(s) for occupancy, and require vacation of the unit(s).

21 D. Should the Code Official determine upon reinspection that a dwelling unit no longer
22 complies with the standards for issuance of a Certificate of Inspection, the Code Official shall

Comment: Recommendation to break this section up into smaller numbered paragraphs.

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1 give the owner notice of the deficiencies found by the inspection. This notice shall specify that
2 such deficiencies must be corrected within thirty (30) calendar days of the date of notice. It shall
3 further state that if the deficiencies are not corrected within thirty (30) calendar days of the date
4 of the notice that the Code Official may revoke the Certificate of Inspection for such unit,
5 condemn it for occupancy, and order the unit vacated. The Code Official shall have authority to
6 grant extensions for completion of work necessary to eliminate deficiencies observed during a
7 reinspection where it is not feasible or possible to complete such work within thirty (30) calendar
8 days of the date on which the notice was issued. Notwithstanding the foregoing, if the Code
9 Official determines that a dwelling unit, or the building in which such unit is located, is
10 condemnable pursuant to the provisions of this ordinance or any other ordinances, the Code
11 Official shall have authority to condemn such unit or building pursuant to the provisions of this
12 code, without regard to the time limits specified above.

13 SECTION TEN. 25.56.090 Condemnation for occupancy.

14 A. Condemnation for Failure to Obtain Certificate of Inspection Prior to Occupancy.

- 15 1. The Code Official may condemn for occupancy any building or portion thereof when a
16 Certificate of Inspection has not been obtained thirty (30) calendar days after notification by the
17 Code Official.
- 18 2. The building or portion thereof shall remain vacated until such time that the Code Official has
19 issued a Certificate of Inspection.
- 20 3. The condemnation will be lifted after a Certificate of Inspection has been issued for the
21 building or any portion thereof that was previously condemned.

22 B. Condemnation for Conditions.

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1 1. When the Code Official shall find any building or portion thereof to be in an extreme
2 unsanitary or unsafe condition or any condition that constitutes an immediate and serious fire
3 hazard and thus endangers the lives of any persons whether owners or occupants the Code
4 Official shall condemn for occupancy under the provisions of the City Condemnation
5 Ordinances.

6 2. Such notice shall clearly state the conditions causing the unsafe conditions thereof and shall
7 command the immediate vacation of the building or portions thereof.

8 3. The building shall be placarded and the building or portion thereof shall remain vacated until
9 a Certificate of Inspection has been issued for the condemned portion(s) by the Code Official.

10 C. It shall be the duty of the Police Department to cause removal of any person from such
11 building or portion thereof, so condemned, and to prevent any person from entering same.

12 D. Every dwelling unit or premises condemned for occupancy due to the condition of such
13 dwelling unit or premises must be issued a valid Certificate of Inspection prior to reoccupancy.

14 E. Notwithstanding any provision of this Ordinance to the contrary, no Certificate of Inspection
15 shall be reissued for a dwelling unit or premises which has been condemned for occupancy by
16 the Building Commissioner unless such dwelling unit or premises are in substantial compliance
17 with the exterior provisions of the International Property Maintenance Code and in full
18 compliance with the interior provisions of the International Property Maintenance Code and
19 Exhibit A.

20 SECTION ELEVEN. 25.56.100 Change of Utility User—Notification.

21 A. Upon change of user of residential electric or gas service, Ameren U.E. company and/or
22 Laclede Gas Company shall notify the Code Official of the City of St. Louis in writing within

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1 seven (7) business days of said change, indicating the names of electric or gas user(s) per service
2 and address and apartment number in whose name said service is connected and billed.

Comment: Created new paragraph

3 B. It shall be unlawful for the owner of a dwelling unit not to inform any prospective purchaser
4 or grantee of the requirement to obtain Certificates of Inspection before occupancy as provided
5 in this Ordinance.

6 SECTION TWELVE. 25.56.110 Previously Established Housing Conservation Districts.

7 All Housing Conservation Districts which have been established pursuant to the provisions of
8 earlier ordinances and which are in existence on the effective date of this Ordinance shall remain
9 in existence until the effective date of this Ordinance. On July 1, 2008, these previously existing
10 Housing Conservation Districts shall thereafter be governed by and subject to the provisions of
11 this Ordinance, or Chapter, with regard to all future inspections, issuances and revocations of
12 Certificates of Inspection, condemnations for occupancy, fees, penalties and other procedures
13 and requirements. All actions taken prior to the effective date of this Ordinance, pursuant to the
14 provisions of previous ordinances pertaining to Housing Conservation Districts, including but
15 not limited to, inspections, issuances or revocations of Certificates of Inspections, condemnations
16 for occupancy, impositions and collections of fees and penalties, shall remain valid and in full
17 force and effect unless and until they are specifically rescinded or superseded by actions taken
18 pursuant to this Ordinance.

19 SECTION THIRTEEN. 25.56.120 Administration—Appeals.

20 A. The Code Official may adopt and promulgate such rules, policies and procedures as are
21 necessary for the administration of this Ordinance. This Ordinance runs solely to the benefit of
22 the City of St. Louis and not to any owner, lessee, tenant or occupant. The City makes no

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1 warranties as a result of these inspections and certificates, and the City and its employees and
2 officials are not liable for errors or omissions in performing the duties enumerated in this
3 ordinance.

4 B. Any person aggrieved by the decision of the Code Official relative to this Ordinance may file
5 an appeal with the Board of Building Appeals in the same manner and time period as provided in
6 the Building Code of the City of St. Louis.

7 SECTION FOURTEEN. 25.56.130 False Statements Prohibited—Occupancy Load.

8 It shall be unlawful for any applicant for a Certificate of Inspection to make a false statement in
9 the application. It shall be the responsibility of the owner to inform the prospective occupants of
10 the maximum occupancy load and post a copy of the Certificate of Inspection within the unit.

11 Notwithstanding the provisions of any other ordinance it shall be unlawful to occupy or to allow
12 occupancy of a dwelling unit beyond that number legally allowed in accordance with this
13 Ordinance. It shall be the responsibility of the owner or grantor of any property to inform any
14 prospective lessee or prospective grantee of a building that said building is subject to the
15 requirements of this Ordinance, of the posted occupancy load of all the units within that building
16 and of any outstanding violations of this Ordinance.

17 SECTION FIFTEEN. 25.56.140 Penalties for Violation.

18 Any person, firm or corporation, who shall violate any provision of this ordinance shall upon
19 conviction thereof, be subject to a fine of not less than one hundred dollars (\$100) nor more than
20 five hundred dollars (\$500.00) or imprisonment for a term not to exceed ninety (90) days, or
21 both. Every day that a violation exists shall be deemed a separate offense.

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SECTION SIXTEEN. Severability Clause.

The sections of this ordinance shall be severable. In the event any section of this ordinance is found by a Court of competent jurisdiction to be unconstitutional, the remaining sections of this ordinance are valid, unless the Court finds the valid sections of this ordinance are so essentially and inseparably connected with, and so dependent upon the void section that it cannot be presumed that the Aldermen would have enacted the valid sections without the void ones; or unless the Court finds that the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION SEVENTEEN. Implementation.

The provisions of this Ordinance shall take effect on July 1, 2008, for all areas within a previously established Housing Conservation District. The Code Official shall set forth an implementation schedule for the areas of the City not currently within a Housing Conservation District. The implementation schedule and any amendments made to such schedule shall be kept on file with the Code Official in the Building Department. Furthermore, notice of the implementation of the City Housing Conservation Program shall be provided to the impacted areas by publication in the City Journal and the City website four weeks prior to the implementation date for that area. The notice shall set forth the legal boundaries of the area to be included in the Program as well as the implementation date. All areas of the City shall be included in the City Housing Conservation Program no later than July 1, 2009, except for the areas described below. The areas described below shall only be included in the City Housing Conservation Program through amending this Ordinance.

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1 A. Areas Excluded from City Housing Conservation Program:

2 Tract I:

3 An area of Ward 4 comprised of two City Blocks describing by beginning at the intersection of
4 N. Euclid Ave. and Leduc St. and proceeding along the centerlines in a generally clockwise
5 direction east along Leduc St to Marcus Ave., south to Cote Brilliante Ave., west to N. Euclid
6 Ave., to the point of the beginning, being comprised of an area also known as City Blocks 3780,
7 and 4488.

8 Tract II:

9 The entirety of Ward 5 described by beginning at the intersection of the Mississippi River and
10 the centerline of the eastward prolongation of Mullanphy Street and proceeding in a generally
11 clockwise direction along the centerlines west to N. 7th St., south to Interstate 70, south to Cole
12 St., west to N. Tucker Blvd., south to Locust St., west to N. 13th St., north to Lucas Ave., west to
13 18th St., north to Dr. Martin Luther King Drive, west to Glasgow Ave., north to Gamble St., east
14 to Leffingwell Ave., north to Madison St., west to Glasgow Ave., north to N. Market St., west to
15 Grand Blvd., south to Dr. Martin Luther King Drive, west to N. Vandeventer Ave., north to
16 Maffitt Ave., east to Prairie Ave., north to St. Louis Ave., east to Glasgow Ave., northeast to
17 Greer Ave., east to Elliott Ave., north to Hebert St., east to Parnell St., north to Natural Bridge
18 Ave., east to Palm St., east to Destrehan St., northeast to Branch St., southeast to the Mississippi
19 River and south along the Mississippi River to the point of beginning.

20 Tract III:

21 An area of Ward 6 beginning at the intersection of the centerlines of Compton Ave. and
22 Chouteau Ave. and proceeding along the centerlines in a generally clockwise direction north

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1 along Compton Ave., to Olive St., east to Leffingwell Ave., north to Delmar Blvd., west to T.E.
2 Huntley Ave., north to Franklin Ave., east to Leffingwell Ave., north to Dr. Martin Luther King
3 Drive, east to 18th St., south to Lucas Ave., east to 13th St., south to Locust St., west to 15th St.,
4 south to Olive St., west to 18th St., south to Randolph St., east to 14th St., south to Park Ave.,
5 west to S. 18th St., south to Lafayette Ave., west to Waverly Pl., south to Interstate 44, west to
6 Jefferson Ave., north to Chouteau Ave., then west along Chouteau Ave. to the point of
7 beginning.

8 Tract IV:

9 An area of Ward 18 beginning at the intersection of the centerlines of Vandeventer Ave. and
10 Lindell Blvd., and proceeding along the centerlines in a generally clockwise direction west to
11 Newstead Ave., north to McPherson Ave., east to N. Boyle Ave., north to Olive St., northwest to
12 Washington Pl., west to Kingshighway Blvd., north to Delmar Blvd., west to Union Blvd., north
13 to Cates Ave., east to Clarendon Ave., north to Raymond Ave., east to Academy Ave., north to
14 Page Blvd., west to Academy Ave., north to Dr. Martin Luther King Drive, west to Academy
15 Ave., north to Cote Brilliante Ave., east to N. Euclid Ave., south to Cote Brilliante Ave., east to
16 Marcus Ave., south to Evans Ave., east to Newstead Ave., south to Finney Ave., east to
17 Vandeventer Ave., south to the point of beginning.

18 Tract V:

19 An area of Ward 19 beginning at the intersection of the centerlines of Laclede Ave. and
20 Vandeventer Ave., and proceeding along the centerlines in a generally clockwise direction north
21 to Finney Ave., west to N. Newstead Ave., north to Evans Ave., east to N. Vandeventer Ave.,
22 north to Dr. Martin Luther King Drive, east to Grand Blvd., north to N. Market St., east to

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1 Glasgow Ave., south to Madison St., east to Leffingwell Ave., south to Gamble St., west to
2 Glasgow Ave., south to Dr. Martin Luther King Drive, southeast to Leffingwell Ave., south to
3 Franklin St., west to T.E. Huntley Ave., south to Delmar Blvd., east to Leffingwell Ave., south to
4 Olive St., west to Compton Ave., south to Highway 40/I-64 west to Grand Ave, north on Grand
5 Ave to Laclede Ave, then west on Laclede Ave. to the point of beginning.

6 EXHIBIT A

7 (Interior Only)

8 1. SANITATION

9 General unsanitary conditions shall not be allowed within Public Areas, Dwelling Unit or
10 Basement. Trash, debris, rodent and insect infestation shall be eliminated.

11 2. WALLS & CEILINGS

12 Plaster or tile shall not be missing, loose or broken.

13 Required fire resistance assemblies shall be maintained.

14 Wall coverings shall not be loose, water damaged or in bad repair.

15 3. ENTRY DOORS

16 Lock on entry door(s) shall be in good working order. Door(s) shall latch properly for privacy. If
17 entry door is a fire door, it shall have an operable self closer. Common area entrance/exit door(s)
18 where a door frame exists shall not be equipped with double key or clasp type locking
19 mechanism.

20 4. STRUCTURAL

21 Floors/joists shall not be missing, rotten, fire damaged, spalled, rusted or broken. Floor covering
22 shall not be torn or broken. There shall be no unsafe structural conditions.

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5. SAFETY

Sufficient exits shall be provided. Stair(s) shall not be missing, rotten, fire damaged, spalled, rusted or broken. Handrail(s) or guardrail(s) shall not be missing, rotten or broken. Operable entrance/exit doors shall be provided and maintained. Excessive storage of any material shall not be permitted. Operable smoke detectors shall be provided as required by Ordinance.

6. PLUMBING FIXTURES

No fixtures shall be missing, inoperable or defective. No pipe or fixture shall be leaking or improperly connected. Hot water heater shall be required. Hot water heater shall be operable, and properly vented. Hot water heater shall have a temperature/pressure relief valve.

7. ELECTRICAL EQUIPMENT

Cover plates shall not be missing or broken. Switches or outlets shall be operable, and of sufficient number. Fuses/Circuit breakers shall be properly sized. Lighting fixtures shall not be defective. Excessive, defective or hazardous extension cords shall not be allowed. Loose, hanging, frayed, bare wires or open splices shall not be permitted. Defective or hazardous electrical services shall be prohibited.

8. MECHANICAL EQUIPMENT

Heating unit shall be operable. Furnace shall be properly vented. Space heaters shall be properly vented (when applicable).

9. SPACE REQUIREMENTS

Occupancy load shall be limited by the most stringent of:

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- 1 a. Minimum habitable gross floor area of 150 square feet for first occupant, plus 100 square feet
 2 for each additional occupant; or
 3 b. Sleeping room area of a minimum of 70 square feet for first occupant, 50 square feet for each
 4 additional occupant; and the master bedroom will be limited to a maximum of two (2) occupants.
 5 The master bedroom will be construed as the largest bedroom within said unit. After an
 6 occupancy load has been established and unit is legally occupied, said unit will still be
 7 considered to be legally occupied if an infant under the age of thirty (30) months is found to be
 8 added to the legally occupied unit.
 9 c. Minimum occupancy area requirements for living room and dining room as reflected in the
 10 applicable Sections of the 2003 International Property Maintenance Code of the City of St.
 11 Louis.

12 **MINIMUM OCCUPANCY IN SQUARE FEET**

SPACE	1-2 OCCUPANTS	3-5 OCCUPANTS	6 OR MORE
LIVING ROOM	NO REQUIREMENTS	120	150
DINING ROOM	NO REQUIREMENTS	80	100

- 13
 14 d. Basement occupancies shall not be permitted unless they meet the following requirements:
 15 1. Floors and walls are weather tight so as to prevent entry of moisture.
 16 2. Minimum ceiling heights are in accordance with applicable sections of this ordinance.
 17 3. Means of egress and emergency escape requirements as reflected in the applicable sections of
 18 the current building code of the City of St. Louis.

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- 1 e. MINIMUM CEILING HEIGHT: Habitable spaces shall have a clear ceiling height over the
2 minimum area required by this code at not less than 7 feet (2134 mm) except that in attics or top
3 half stories the ceiling height shall be not less than 7 feet (2134 mm) over not less than one third
4 of the minimum area required by this code when used for sleeping, study or similar activity. In
5 calculating the floor area of such rooms, only those portions of the floor area of the room having
6 a clear ceiling height of 5 feet (1524 mm) or more shall be included. Exception: Hallways,
7 corridors, bathrooms, toilet rooms, and habitable basements used as recreation rooms shall have
8 a ceiling height of not less than seven feet (2134 mm) to the lowest projection from the ceiling.
- 9 f. Every bedroom shall be equipped with an operable window which complies with the current
10 building codes of the City of St. Louis.
- 11 g. Toilet rooms and bathrooms shall be arranged and designed to provide privacy.
- 12 h. Every room used as a bedroom shall have access to at least one water closet without passing
13 through another room used as a bedroom.
- 14 i. The required dining room shall be located on the same level as the required kitchen.
- 15 j. Kitchens, nonhabitable spaces, and public spaces shall not be used for sleeping purposes.
- 16
- 17

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