

ORDINANCE NO. 2007-XXX

AN ORDINANCE REPEALING ORDINANCE NUMBER 2001-1, THE PRESENT BUILDING CODE OF THE DISTRICT, AND ENACTING IN LIEU THEREOF A NEW ORDINANCE GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, EQUIPMENT REPAIR, DEMOLITION, REMOVAL, CONVERSION, USE OR MAINTENANCE OF ALL BUILDINGS AND STRUCTURES; AND FURTHER PROVIDING FOR THE ISSUE IN SAID PERMITS, COLLECTION OF FEES, MAKING OF INSPECTIONS, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE MARYLAND HEIGHTS FIRE PROTECTION DISTRICT OF ST. LOUIS COUNTY, MISSOURI AS FOLLOWS:

SECTION 1. INCONSISTENT ORDINANCES REPEALED.

Ordinance number 2001-1 of the Maryland Heights Fire Protection District of St. Louis County, Missouri, and all other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 2. ADOPTION OF BUILDING CODE.

That a certain document, three (3) copies of which are on file in the office of the Code Official of the Maryland Heights Fire Protection District of St. Louis County, Missouri, being marked and designated as "*ICC[®], International Building Code, 2003 edition*" as published by the International Code Council, Inc., together with the standards which are referenced in Chapter 35 (pp. 579 – 596), be and is hereby adopted as the Building Code of the Maryland Heights Fire Protection District of St. Louis County, Missouri, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the "*ICC[®], International Building Code, 2003 edition*", are hereby referred to, adopted and made a part hereof, as if more fully set out in this Ordinance, with the additions, insertions, deletions and changes prescribed in Section 4 of this Ordinance.

SECTION 3. JURISDICTIONAL TITLES.

100.1 Wherever (name of jurisdiction) appears in such Code, it shall read the Maryland Heights Fire Protection District of St. Louis County, Missouri.

100.2 "Code Official" wherever it may appear is defined as the Fire Marshal of the Maryland Heights Fire Protection District of St. Louis County, Missouri, or his duly authorized representative.

SECTION 4. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, 2003 EDITION.

CHAPTER 1

SECTION 101.2 Exception #2 (page 1) delete in its entirety. Insert:

Exceptions:

2. Existing buildings undergoing repair, alterations or additions and change of occupancy shall comply with either Chapters 1 through 33 or Chapter 34 of this code.

SECTION 102.5 (page 2) add a new section. Insert:

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

SECTION 103 (page 2) delete title and insert:

Section 103 Division of Fire Prevention and Life Safety

SECTION 103.2 (page 3) delete in its entirety and insert:

Section 103.2 Appointment: The code official shall be appointment by the chief appointing authority of the jurisdiction.

SECTION 104.12 (page 3) add a new Section. Insert:

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

SECTION 106.1 (page 5) delete in its entirety. Insert:

106.1 Submittal documents: The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by a registered design professional. All construction documents shall be prepared by the appropriate registered design professional consistent with the professional registration laws of the State of Missouri. The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by the registered design professional in accordance with Section 106.1.1.

Exception:

1. The nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

SECTION 106.1.1 (page 5) add a new section. Insert:

106.1.1 Application of seals: When construction documents are submitted, the application of seals and signatures on those documents shall be required as follows:

- a. All construction documents submitted with an application for a building permit shall bear an original embossed or wet ink seal and original signature on the front sheet of each discipline within each set of construction documents; or
- b. The registered design professional for each discipline shall place his original seal and signature upon the cover sheet of each set of construction documents.

All other sheets of the construction documents, other than specifications or calculations, shall bear the original embossed, wet ink or mechanically reproduced seal of the registered design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear an original seal and signature by the registered design professional. Such changes shall be clearly indicated.

SECTION 106.1.1.1 (page 5) Retain and renumber as:

106.1.1.2: Fire protection system shop drawings.

SECTION 108.2 (page 6) delete in its entirety. Insert:

108.2 Schedule of permit fees: The permit fee for all work done in the Maryland Heights Fire Protection District shall be as shown in Table 108.2. The base amount shown is the plan review fee and is not subject to refunds in accordance with Section 108.6. The value of construction shall be determined using the current Square Foot Construction Cost Table published by the International Code Council.

Existing building alterations shall be calculated at one half the fee for new construction. Permit fees that cannot be accurately assessed using the square footage calculation shall be assessed based on the actual cost of construction.

TABLE 108.2 (page 6) add a new Table. Insert:

Permit Type		Permit Fee
001	New Residence	\$10 + \$2.00/1000
002	Residential Addition	\$10 + \$2.00/1000
003	Detached Res. Garage	\$10 + \$2.00/1000
004	Fire Damage Repair	\$10 + \$2.00/1000
005	Fireplace	\$10 + \$2.00/1000
006	Wood Stove	\$10 + \$2.00/1000
007	Residential Remodel	\$10 + \$2.00/1000
010	Condo Building	\$100 + \$3/1000
011	Condo Shell	\$100 + \$3/1000
012	Condo Interior Finish	\$100 + \$3/1000
014	Condo Fire Damage Repair	\$100 + \$3/1000
015	Condo Miscellaneous	\$100 + \$3/1000
020	Apartment Building	\$100 + \$3/1000
021	Apartment Shell	\$100 + \$3/1000
022	Apartment Interior Finish	\$100 + \$3/1000
024	Apartment Fire Damage	\$100 + \$3/1000
025	Apartment Miscellaneous	\$100 + \$3/1000
030	Commercial Building	\$100 + \$3/1000
031	Commercial Shell	\$100 + \$3/1000
032	Commercial Interior Finish	\$100 + \$3/1000
034	Commercial Fire Damage	\$100 + \$3/1000
035	Commercial Addition	\$100 + \$3/1000
036	Commercial Remodel	\$100 + \$3/1000
037	Sprinkler and Clean Agent Systems	\$ 50.00 + \$.02 per sq. ft. of coverage

038	UG Fire Main	\$100 + \$3/1000
039	Fire Alarm System	\$100 + \$1per device over 10 devices
040	Range Hood Suppression System	\$100 Per System
041	Underground Fuel Tank(s)	\$100 Per Tank
042	LP Dispensing Tank(s)	\$100 Per Tank
043	Remove UG Fuel Tank(s)	\$100 Per Tank
044	Repair UG Fuel Line(s)	\$100 Per Tank
045	Above-ground Fuel Tank	\$100 Per Tank
046	UG Fuel Line Modification	\$100 Per Tank
047	Fire Suppression System (other)	\$100 Per System
048	Spray Coating Booths	\$100 Per Booth
049	Miscellaneous Commercial Const.	\$100 + \$3/1000
050	Miscellaneous – Residential Const.	\$10 + \$2.00/1000
060	Flood Damage Repair	\$0
200	Fireworks Display	\$100
300	Re-occupancy Commercial	\$50
320	Special Use Permit	\$100
330	Residential TOP	\$25
335	Residential TOP extension	\$25/month
340	Residential Certificate of Occupancy	\$50
345	Commercial TOP extension	\$50/month
350	New Commercial Certificate Of Occupancy	\$50
	Start of Construction without Permit	Double permit up to \$500
400	Burn Permit - Air Curtain	\$100
410	New Site Plan Review	\$100
500	Variance filing fee	\$100
600	Demolition	\$100

SECTION 109.3.1 (page 7) delete in its entirety. Insert:

109.3.1 Inspections required and inspection placard: When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the available glass in view for recording the balance of inspections required by the Building Code. (Failure to maintain this inspection and identification board will not relieve the permittee of responsibility as provided by the Building Code) Upon satisfactory completion of the building structure, the Code Official or his authorized representative will make his/her final inspection, and if all requirements of the Building Code are met, including compliance with the mechanical, and electrical codes of the Public Works Department of St. Louis County, he/she will remove the job inspection card.

SECTION 109.3.2 (page 7) delete in its entirety. Insert:

109.3.2 Inspection sequence and approval: No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Code Official or his/her authorized representative. Written approval shall be given only after an inspection has been made of each successive step in the construction and all code requirements or corrections are completed as indicated by each of the inspections required. There shall be a final inspection and approval of all buildings to be completed before occupancy as described in Section 110 of the Building Code. Failure to obtain a final inspection before occupancy will constitute a violation of the Building Code, subject to the penalties as described in Section 113.4. Structural framework of any part of a building or structure shall not be covered or concealed in any manner without first obtaining the approval of the Code Official. The Code Official, upon notification from the permit holder or his/her agent shall make the following inspections and shall either approve that section or portion of the construction as completed, or shall notify the permit holder or his/her agent that he/she has failed to comply with the law. Minimum number of inspections required are as contained in Sections 109.3.2.1 and 109.3.2.2.

SECTION 109.3.2.1 (page 7) add a new Section. Insert:

109.3.2.1 Framing or rough-in inspection: A framing or rough-in inspection shall be made after all framing, masonry walls, or fireplace vents and chimneys are completed, including the roof structure, fire blocking, wall bracing, sheathing, heating and cooling duct work, or other appurtenances and accessories which may be concealed, and after plumbing, electrical, and mechanical rough-in inspections have been posted by those inspection departments. No mechanical, electrical or

plumbing systems which are to be concealed, shall be covered before this inspection has been made and approved by the Code Official.

SECTION 109.3.2.2 (page 7) add a new Section. Insert:

109.3.2.2 Supplemental inspections: In addition to the required inspections hereinbefore specified, the Code Official may make other inspections which in his/her judgment are reasonably necessary due to unusual construction or circumstances. The Code Official shall have the authority to inspect any construction work to verify compliance with the Building Code and to properly enforce the rules promulgated by this Code.

SECTION 109.3.3 (page 7) delete in its entirety.

SECTION 109.3.4 (page 7) delete in its entirety.

SECTION 109.3.5 (page 7) delete in its entirety.

SECTION 109.3.7 (page 7) delete in its entirety.

SECTION 110.4 (page 8) delete in its entirety. Insert:

110.4 Revocation: The certificate of Use and Occupancy shall always be subject to this Code. Non-compliance with the regulations of this Code shall be deemed a violation subject to the penalties set forth herein, and in addition the Code Official shall be empowered to revoke the occupancy permit, or permits, issued for the building in question, until such time as the violations are corrected. All costs involved in this procedure shall be addressed against the owner. The issuance of any occupancy permit shall not relieve the owner or tenant from compliance with all regulations of this Code and other applicable regulations.

SECTION 110.5 (page 8) add a new Section. Insert:

110.5 Certificate required: Failure of the owner or tenant of a building to obtain the certificate of occupancy and to pay the fees set forth shall be deemed a violation and shall subject said owner or tenant to the penalties prescribed in Section 113.4.

SECTION 110.5.1 (page 8) add a new Section. Insert:

110.5.1 Fee required: The fee for a Certificate of Occupancy shall be as stated in Table 108.2.

SECTION 112.1 through 112.3 (page 8) delete in its entirety. Insert:

112.1 Appeals: An owner, lessee, agent, operator or occupant aggrieved by an order pursuant to this code, may file an appeal to the Board of Directors within ten (10) days from the service of any order, and the Board of Directors shall thereafter fix a time and place where such an appeal may be heard, and reviewed, vacated or affirmed. Such appeal shall stay the execution of such order until it has been heard and reviewed, vacated or affirmed by the Board. In computing the number of days, Saturdays, Sundays and legal holidays shall be excluded.

The Board of Directors may, at such hearings, affirm, amend, modify, revoke or vacate such order. In conducting and holding the hearing, the Board of Directors shall follow the procedures set forth in §536 RSMo. for "contested" matters. Unless revoked or vacated, such order shall then be complied with.

Nothing herein contained shall be deemed to deny the right of any person, firm, corporation, co-partnership or voluntary association to appeal from an order of a decision of the Board of Directors to a court of competent jurisdiction. Appeals from final decisions of the Board shall be to the appropriate Circuit Court of St. Louis County, Missouri, within ten (1) days of the date of the Board's decision, pursuant to the provisions of Chapter 536.100 RSMo. The filing thereof shall stay the execution of such order until such time as the order or decision has been heard and reviewed, vacated or affirmed, or the Court shall authorize lifting of such stay.

SECTION 113.4 (page 8) delete in its entirety. Insert:

113.4 Violation, penalties: Any person, firm or corporation who shall violate any provision of this Code, or who shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a structure in violation of an approved plan or directive of the Code Official, or of a permit or certificate issued under the provisions of this Code, or who shall start any work requiring a permit without first obtaining a permit therefore, or who shall continue any work in or about a structure after having been served a stop-work order, except for such work which that person, firm or corporation has been directed to perform to remove a violation or unsafe condition, or any owner or tenant of a building, or premises or any other person who commits, takes part or assists in any violation of this Code or who maintains any building or premises in which such violation shall exist, shall be guilty of a misdemeanor, as prescribed

by Sections 321.600(12), 558.011(6) and/or 560.016(2), R.S.MO 2000, and upon conviction thereof shall be punished for each offense by imprisonment for a term not to exceed six(6) months, or by a fine in an amount not to exceed five hundred dollars (\$500.00), or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

SECTION 113.5 (page 8) add a new section. Insert:

113.5 Unlawful continuance: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to penalties as specified in Section 113.4 of this Ordinance.

Section 113.6 (page 8) add a new section. Insert:

113.6 Civil action: Notwithstanding the provisions hereof, the Code Official, with the approval of the Board of Directors, may cause to be instituted in the name of the District, a civil action for injunction or other appropriate relief to secure a compliance with the provisions of this Code. Injunctive or other appropriate relief shall not be denied on the grounds that an adequate remedy at law exists through the imposition of criminal sanctions.

CHAPTER 2

SECTION 202.0 (pages 11 – 21) Insert:

All words and phrases and their definitions as set out in Article 2 of the *"ICC, International Building Code, 2003 Edition"*, are hereby adopted by reference as though fully set out herein with the following exceptions:

Family day care home; add a new definition as follows:

Family day care home: A family home occupied as a permanent residence by the day care provider, in which family-like care is given for more than four (4) children, but not more than ten (10) children, not related to the day care provider, for any part of the twenty-four (24) hour day.

CHAPTER 3

SECTION 308.3 (page 35). Delete in its entirety. Insert:

308.3 I-2. This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than five persons who are not capable of self-preservation. This group shall include, but not be limited to, the following:

- Hospitals
- Nursing homes (both intermediate-care facilities and skilled nursing facilities)
- Mental hospitals
- Detoxification facilities

A facility such as the above with five or fewer persons shall be classified as Group R-3 or shall comply with the *International Residential Code* in accordance with Section 101.2. A family day care home shall be classified as a residential use group.

SECTION 308.3.1 (page 35). Delete in its entirety. Insert:

308.3.1 Childcare facility: A childcare facility, which accommodates more than ten children 22 years of age or less for any length of time shall be classified as Use Group I-2.

CHAPTER 4

SECTION 402.7.2 (page 40) delete in its entirety. Insert:

402.7.2 Tenant separations: Each tenant space shall be separated from other tenant spaces by a *fire barrier* having a fire resistance rating of not less than 1 hour. The *fire barrier* shall extend from the top of the fire resistance rated floor/ceiling below to the underside of the floor or roof slab or deck above and shall be securely attached thereto. These walls shall be continuous through all concealed spaces such as the space above a suspended ceiling. A wall is not required between any tenant space and a mall, except for occupancy separations required elsewhere in this code.

CHAPTER 5

SECTION 501.2 (page 73) delete in its entirety. Insert:

Section 501.2 Street Numbers

501.2.1 General: The following words and terms shall, for the purposes of this chapter and as stated elsewhere in this code, have the meanings shown herein.

Street address number sign: A sign, which designates the street number assigned to a particular house, building or structure.

Re-occupancy: Any change in ownership, occupancy or use of the structure, which would necessitate the issuance of a new certificate of occupancy under any other provision of this code.

501.2.2 Street address number signs: Each structure required to have a *street address number sign* displayed by Section 501.2.4, shall have the number so displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic figures at least four (4) inches high and one-half (1/2) inch wide strokes. All such numbers shall be a contrasting color to the background to which they are mounted.

501.2.3 Street address number signs - remote exit: In addition to the *street address number sign* required by Section 501.2.2, additional *street address number signs* shall be provided at all remote exit doors in occupancies of all Use Groups.

Exception: Detached structures of Use Group R-3.

501.2.4 Installation required: A *street address number sign* conforming to Section 501.2.2 or 501.2.3 shall be installed in the locations indicated in Sections 501.2.4.1 through 501.2.4.4

501.2.4.1 New Construction: *Street address number signs* shall be installed on all new structures of all Use Groups. *Street address number signs* shall be installed prior to the final inspection and issuance of the certificate of occupancy.

501.2.4.2 Remodel or renovations: *Street address number signs* shall be installed on existing structures of all Use Groups at any time the structure is increased in height or area or when any alteration, modification or remodeling valued more than One Thousand Dollars (\$ 1,000.00) is made to such existing structure.

501.2.4.3 Existing structures: *Street address number signs* shall be installed on existing structures of all Use Groups within fifteen (15) days of written notification by the Code Official. Notification shall be accomplished either personally or by United States Mail certified or

registered mail with the return receipt requested to the real property owner and/or occupant, or their agent, or by posting such notice upon the premises.

Exception: Buildings of Use Group R-3.

501.2.4.4 Re-occupancy: *Street address number signs* shall be installed on all existing structures of all Use Groups upon re-occupancy of any such existing structure and after proper notification to the Maryland Heights Fire Protection District of St. Louis County, Missouri.

Exception: Buildings of Use Groups R-2 and R-3.

Section 507.2 (pages 76 – 77) add a new Exception #3. Insert:

3. Group A-1, A-2 or A-3 occupancies are permitted provided the assembly occupancy is separated from other spaces as required for separated uses in Section 302.3.2 and the aggregate area of the assembly occupancies does not exceed 10 percent of the area of the building nor the tabular values in Table 503 for the allowable area of the assembly occupancies.

CHAPTER 7

SECTION 706.11 (page 93) add a new section. Insert:

706.1.1 Identification: All fire barriers, firewalls, and fire partitions that extend through a suspended ceiling, or accessible concealed space, shall be marked with the type of wall and the designed rating. The markings shall be a minimum of 6 (six) inches in height and spaced no further than 10 (ten) feet apart. Example: "FIRE PARTITION – 2 HOUR".

CHAPTER 9

SECTION 903.3.7.2 (page 169) add a new Section. Insert:

903.3.7.2 No parking areas at fire department connections: When fire department connections are located in an area where vehicles may be parked or standing, said parking or standing shall be restricted for ten (10) feet in each direction from the fire department connection.

SECTION 903.4.1 (page 170) delete in its entirety. Insert:

903.4.1 Signals: Alarm, supervisory and trouble signals shall be

distinctly different and automatically transmitted to an approved central station as defined in NFPA 72.

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves, located in limited area sprinkler system supply piping, shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

SECTION 903.5.1 (page 170) add a new Section. Insert:

903.5.1 Water flow tests: Water flow tests for *automatic sprinkler systems* shall be conducted between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. Tests shall be within the last twelve (12) months.

SECTION 903.5.1.1 (page 170) add a new Section. Insert:

903.5.1.1 Water flow safety factor: A safety factor shall be applied to all flow tests for *automatic sprinkler systems*. A parallel curve shall be drawn to the actual flow test curve that has been reduced by 20% of the static pressure. An *automatic sprinkler system* design shall not exceed the 20% curve.

SECTION 904.10.1 (page 171) add a new Section. Insert:

904.10.1 Safety requirements. Where persons will be exposed to an alternative automatic fire-extinguishing system discharge, warning signs and discharge alarms shall be provided.

Section 904.10.2 (page 171) add a new section. Insert:

904.10.2 Acceptance tests. All alternative automatic fire-extinguishing systems shall be tested in accordance with this section. A completed system shall be tested by a discharge of expellant gas through the piping and nozzles. Observations for gas leakage and for continuity of piping with free unobstructed flow shall be made. Observations shall be made of the flow of expellant gas through all nozzles. The identification of devices with proper designations and instructions shall be checked. All dry-

chemical and wet-chemical extinguishing systems shall also be tested by a discharge of the extinguishing agent. Discharge quantities shall be in accordance with the manufacturer's installation information. After testing, all piping and nozzles shall be blown clean using compressed air or nitrogen, and the system shall be properly charged and placed in the normal "set" condition.

SECTION 907.14 (page 180) delete in its entirety. Insert:

907.14 Monitoring: All fire alarm and detection systems shall be monitored by an approved central station as defined in NFPA 72. A UL Certificate or FM Placard, in accordance with the 2002 Edition of NFPA 72 Chapter 8, shall be issued by the UL Listed or FM Approved prime contractor for all newly installed required fire alarm systems. This regulation shall apply to all newly installed required fire alarm systems with an installation permit issued on or after July 1, 2006. An existing required fire alarm system wherein the control panel and alarm components are to be replaced, shall be considered newly installed for the purposes of this section. The fire prevention division shall maintain a listing of local UL Listed or FM Approved prime contractors. Central station service in full compliance with the 2002 Edition of NFPA 72 Chapter 8 shall be maintained at the protected property, so long as the requirement for the fire alarm system exists.

Exception: Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

SECTION 912.0 (page 191) add a new Section. Insert:

SECTION 912.0 Fire Hydrants

SECTION 912.1 (page 191) add a new Section. Insert:

912.1 New Subdivisions: No person shall commence construction of any new building or structure of any kind in any subdivision within the District, unless such person shall have first submitted to the Code Official of the Maryland Heights Fire Protection District a plot of the aforesaid subdivision, indicating the proposed installation of the fire hydrants within such subdivision, approved by the Code Official.

SECTION 912.2 (page 191) add a new Section. Insert:

912.2 New Structures: No person shall commence construction of any new structure, or building, or addition to any structure or building, within or upon any real property within the District, unless such person shall first have submitted to the Code Official of the District a plat or drawing of the property whereon is located such building, structure or addition, which plat or drawing has indicated thereon the nearest existing fire hydrant, and if there is not an existing fire hydrant within such distance as is approved by the Code Official, then also the proposed installation of a new fire hydrant or hydrants, and unless, also, the particular locations proposed for such fire hydrants and the number of fire hydrants to be installed if any, shall be approved by the Code Official.

SECTION 912.3 (page 191) add a new Section. Insert:

912.3 Installation of other new fire hydrants: No person shall install or cause to be installed any fire hydrant within the District, unless the location thereof and the design and type of the hydrant, including the threads and outlets thereof, shall first have been approved by the Code Official.

SECTION 912.4 (page 191) add a new Section. Insert:

912.4 Use Groups R-3 and R-4: There shall be no more than six (6) *dwelling units* constructed prior to the installation of a public water system with fire hydrants as set forth herein so as to be accessible for Fire District use in the event of a fire emergency.

SECTION 912.5 (page 191) add a new Section. Insert:

912.5 Other Use Groups: In all other Use Groups, public water systems with fire hydrants shall be installed with the commencement of construction.

SECTION 912.6 (page 191) add a new Section. Insert:

912.6 Fire hydrant placement: Fire hydrants shall be placed within the guidelines of Section 912.6.1 through 912.6.9.

SECTION 912.6.1 (page 191) add a new Section. Insert:

912.6.1 Single family residential: In Use Groups R-3 and R-4, single family residential developments, fire hydrant spacing shall not exceed five hundred (500) feet from hydrant to hydrant, or as special site conditions may dictate. No structures of an R-3 or R-4 use shall be

constructed greater than 250 feet from the nearest hydrant unless approved by the Code Official. Local conditions may be such that this distance may vary as much as 50 feet in either direction.

SECTION 912.6.1.1 (page 191) add a new Section. Insert:

912.6.1.1 Water supply required: In Use Groups R-3 and R-4 single-family developments, when the density is one (1) dwelling unit per ten thousand (10,000) square feet of developed property or less, and there are five (5) or more dwelling units in a single development.

SECTION 912.6.2 (page 191) add a new Section. Insert:

912.6.2 Multi-family residential: In Use Group R-2, multi-family residential developments, fire hydrant spacing shall not exceed three hundred (300) feet from hydrant to hydrant, or as special site conditions may dictate. Local conditions may be such that this distance may vary as much as 50 feet in either direction.

SECTION 912.6.2.1 (page 191) add a new Section. Insert:

912.6.2.1 Water supply required: In Use Group R-2 multi-family residential developments, when there are four (4) or more dwelling units within one (1) building or structure.

SECTION 912.6.3 (page 191) add a new Section. Insert:

912.6.3 Other use group developments: In all other Use Groups, fire hydrant spacing shall not exceed three hundred (300) feet from hydrant to hydrant, or as special site conditions may dictate. No part of a building shall be more than three hundred (300) feet from a fire hydrant. Local conditions may be such that the distance between fire hydrants or from a building to a fire hydrant may vary as much as 75 to 100 feet in either direction, if otherwise approved by the code official. All structures having or required to have an automatic sprinkler system shall have a fire hydrant, either public or private, located not more than one-hundred fifty (150) feet from the fire department connection. Buildings or structures where special fire hazards exist due to the type of construction, or flammability or combustibility of the product stored or processed, or sites that have limited access, may require additional fire hydrants of closer spacing as determined by the Code Official.

SECTION 912.6.4 (page 191) add a new Section. Insert:

912.6.4 Area to be provided with fire hydrants: Fire hydrants and water mains shall be placed along the full length of the property to be developed that abuts an existing and/or proposed improved public way. Variances may be required by the water agency because of water quality considerations.

SECTION 912.6.5 (page 191) add a new Section. Insert:

912.6.5 Fire hydrant spacing: Spacing of fire hydrants along a public way shall be regulated by the Use Group classification of the development that abuts the existing and/or proposed public way.

SECTION 912.6.6 (page 191) add a new Section. Insert:

912.6.6 Private hydrants: Where a development, other than Use Group R-3 or R-4, is greater than one hundred fifty (150) feet from an existing and/or proposed improved public way, measured along the drivable access, additional private fire hydrants shall be required on said developed property, private streets and/or parking lots, at a spacing between fire hydrants as required by the Use Group as set forth in Section 912.6.1 through and including Section 912.6.4.

SECTION 912.6.7 (page 191) add a new Section. Insert:

912.6.7 No parking area at fire hydrants: Where fire hydrants are required to be installed in areas where vehicles would be parked or standing, said vehicle parking or standing shall be restricted for ten (10) feet in each direction from the fire hydrant.

SECTION 912.6.8 (page 191) add a new Section. Insert:

912.6.8 Unacceptable locations for fire hydrants: Fire hydrants shall not be permitted in the locations indicated in Section 912.6.8.1.

SECTION 912.6.8.1 (page 191) add a new Section. Insert:

912.6.8.1 Prohibited locations: A fire hydrant shall not be placed at any location where the fire hydrant could be damaged by vehicular traffic.

SECTION 912.6.9 (page 191) add a new Section. Insert:

912.6.9 Relocation of fire hydrants: Relocation of fire hydrants requested or required by a property owner and/or developer shall be relocated as specified by the water agency's policies and procedures.

SECTION 912.7 (page 191) add a new Section. Insert:

912.7 Fire hydrant installation: All fire hydrants shall be installed in accordance with Sections 912.7.1 through 912.7.3.

SECTION 912.7.1 (page 191) add a new Section. Insert:

912.7.1 Fire hydrant set back distance: All fire hydrants shall be set back from the curb or edge of pavement. The set back shall not exceed twelve (12) feet.

SECTION 912.7.2 (page 191) add a new Section. Insert:

912.7.2 Fire hydrant connection height: Fire hydrants shall be installed a minimum of fourteen (14) inches and a maximum of thirty six (36) inches above finished grade, measured from the center of the steamer connection.

SECTION 912.7.3 (page 191) add a new Section. Insert:

912.7.3 Fire hydrant type: All fire hydrants shall be approved by the American Water Works Association (AWWA) and/or Missouri American Water Company.

SECTION 912.8 (page 191) add a new Section. Insert:

912.8 Obstructions: There shall be no obstructions, plantings, bushes, trees, signs, light standards, etc., within six (6) feet of any fire hydrant in all directions.

SECTION 912.9 (page 191) add a new Section. Insert:

912.9 Color coding of public fire hydrants: All public fire hydrant barrels are to be painted yellow. All fire hydrant bonnets are to be painted as follows:

COLOR	WATER MAIN SIZE
Green	Twelve (12) inch and larger
Orange	Eight (8) and ten (10) inch
Red	Six (6) inch and smaller

SECTION 912.10 (page 191) add a new Section. Insert:

912.10 Color coding of private fire hydrants: All private fire hydrants shall be painted all red or all yellow, including the bonnet.

SECTION 912.11 (page 191) add a new Section. Insert:

912.11 Minimum fire flow - single hydrant: The minimum fire flow from a single fire hydrant in any Use Group shall be fifteen hundred (1500) gallons per minute at twenty (20) psi residual pressure unless the new hydrant is ordered on a pre-existing main.

SECTION 912.12 (page 191) add a new Section. Insert:

912.12 Minimum fire flow - next two hydrants: The minimum fire flow from the next two fire hydrants in any Use Group shall be a cumulative fifteen hundred (1500) gallons per minute at twenty (20) psi residual pressure.

Exception: Detached buildings of Use Groups R-3 and R-4.

SECTION 912.13 (page 191) add a new Section. Insert:

912.13 Access: The commencement of construction of any such new subdivision, or new building, or structure or addition by any person, within the District, shall be deemed to be the granting of permission by such person for entry upon such property by the Missouri American Water Company, or other water supplier, for the installation of any such aforesaid fire hydrants and the water main leading thereto, and also to the District and to the members of its Staff and to its equipment, for access to such fire hydrant, or hydrants, which may be located upon any such property, for any purpose whatever within the functions of the District, in considerations of issue of building permit.

SECTION 912.14 (page 191) add a new Section. Insert:

912.14 Building permits: The Code Official of the District shall not approve, nor issue building permits for, nor permit the construction of any such new subdivision, or new building or structure or addition, so long as the owner thereof shall fail to provide for fire hydrants, or to perform any guarantees, or to permit access, according to this Section.

Exception: On the application of any person, the Board of Directors of the District may grant exception to the requirements of this Section for fire hydrant installations, where such person shall prove to the

satisfaction of the Board of Directors that there is no water supply reasonably available for the installation of hydrants.

CHAPTER 10

SECTION 1009.3 Exception 5 (page 204) delete in its entirety. Insert:

1009.3 Exception 5:

5. In occupancies in Group R-3, as applicable in Section 101.2, within dwelling units in occupancies in Group R-2, as applicable in Section 101.2, and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, the maximum riser height shall be 8.25 inches and the minimum tread depth shall be 9 inches, the minimum winder tread depth at the walk line shall be 9 inches, and the minimum winder tread depth shall be 6 inches (152 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).

SECTION 1009.3 Exception 6 (page 204) delete in its entirety.

Section 1013.2 (page 209) delete in its entirety. Insert:

1013.2 Egress through intervening spaces. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high-hazard occupancy, and provide a demarcated minimum 44-inch wide aisle to an exit. A maximum of one exit access shall be permitted to pass through a kitchen, storeroom, restroom, closet or similar space provided that passage through such space is not the only means of access to an exit. An exit access shall not pass through a room subject to locking. Means of egress from dwelling units, or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms. Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group H occupancy when the adjoining or intervening rooms or spaces are the same or lesser hazard occupancy group.

CHAPTER 11 (page 225 – 237) delete this entire Chapter exclusive of the following:

1102.0 Definitions (page 225)

CHAPTER 12 delete this entire Chapter exclusive of the following:

- 1201 General** (page 239)
- 1202 Definitions** (page 239)
- 1205.4 Stairway illumination** (page 240)
- 1205.4.1 Controls** (page 241)
- 1205.5 Emergency egress lighting** (page 241)
- 1206 Yards or Courts** (page 241)
- 1209 Access to Unoccupied Spaces** (page 242)

CHAPTER 13 (page 243) delete this Chapter in its entirety.

CHAPTER 14

SECTION 1403.2 (page 245) delete in its entirety.

SECTION 1403.3 (page 246) delete in its entirety.

SECTION 1403.4 (page 246) delete in its entirety.

SECTION 1403.6 (page 246) delete in its entirety.

SECTION 1403.7 (page 246) delete in its entirety.

CHAPTER 15 delete all Sections exclusive of the following:

- 1501 General:** (page 253)
- 1502 Definitions:** (page 253)
- 1505 Fire classification** (page 254)
- 1507 Requirements for Roof Coverings** (page 255)
- 1508 Roof insulation** (page 264)
- 1509 Rooftop Structures** (page 264)

CHAPTER 16 delete in its entirety.

CHAPTER 17 delete all Sections exclusive of the following:

- 1701 General** (page 345)
- 1702 Definitions** (page 345)
- 1703 Approvals** (page 345)
- 1704 Special Inspections** (page 346)
- 1711 Alternative test procedure:** (page 357)

CHAPTER 18 delete in its entirety.

CHAPTER 19 delete all Sections exclusive of the following:

1902 Definitions: (page 387)

1907.7.7 Fire protection: (page 396)

1916.5 Fire-resistance rating protection: (page 403)

CHAPTER 20 delete in its entirety.

CHAPTER 21 delete all Sections exclusive of the following:

2101.3.1 Fireplace drawings (page 407)

2102 Definitions (pages 407 – 410)

2103 Masonry Construction Materials (page 410 – 414)

2111 Masonry Fireplaces (pages 427 – 431)

2112 Masonry Heaters (page 431)

2113 Masonry Chimneys (pages 431 – 435)

CHAPTER 22 delete all Sections exclusive of the following:

2202 Definitions: (page 437)

CHAPTER 23 delete all Sections exclusive of the following:

2302 Definitions (page 445)

2303.2 Fire-retardant treated wood (page 447)

2303.2.1 Labeling (pages 447 – 448)

2303.2.3 Exposure to weather, damp or wet locations (page 448)

2303.2.4 Interior applications (page 448)

2303.2.6 Type I and II construction applications (page 448)

2304.9.5 Fasteners in preservative-treated and fire-retardant-treated wood (page 456)

2304.10 Heavy timber construction (page 456)

CHAPTER 24 delete all Sections exclusive of the following:

2405.4 Framing (page 523)

2406.1.2 Wired glass (page 524)

2406.4 Fire department access panels (page 526)

2407 Glass in Handrails and Guards (page 526)

CHAPTER 25 delete all Sections exclusive of the following:

2501 General (page 529)
2502 Definitions (page 529)
2506.2 Standards (page 530)
2507.2 Standards (page 530)
Table 2508.1 (page 530)

CHAPTER 29 (PAGES 547 – 550) delete in its entirety.

CHAPTER 30 delete all Sections exclusive of the following:

3001.2 Referenced standards (page 551)
3002 Hoist way Enclosures (page 551)
3003 Emergency Operations (page 551)
3004 Hoist way Venting (page 552)
3005.2.1 Enclosure (page 552)
3005.3.1 Enclosure (page 552)
3006.1 Access (page 553)
3006.2 Venting (page 553)
3006.3 Pressurization (page 553)
3006.4 Machine rooms and machinery spaces (page 553)
3006.5 Shunt trip (page 553)

CHAPTER 31

SECTION 3107 (page 558) delete in its entirety.

SECTION 3108 (page 558) delete in its entirety.

SECTION 3109 (pages 558 – 559) delete in its entirety

CHAPTER 32 delete all Sections exclusive of the following:

3202.1.3 Areaways (page 561)
3202.2 Encroachments above grade and below 8 feet in height (page 561)
3202.3 Encroachments 8 feet or more above grade (page 561)
3202.4 Temporary encroachments (page 561)

CHAPTER 33 delete all Sections exclusive of the following:

3301.2 Storage and placement (page 563)
3302.1 Remodeling and additions (page 563)
3303 Demolition (page 563)

- 3308.1.1 Obstructions** (page 565)
- 3309 Fire Extinguishers** (page 565)
- 3310 Exits** (page 565)
- 3311 Standpipes** (page 565)
- 3312 Automatic Sprinkler Systems** (page 565)

CHAPTER 34

SECTION 3403.2 (page 567) delete in its entirety.

SECTION 3409 (pages 568 – 570) delete in its entirety.

SECTION 3410.2 (page 320) insert: January 1, 2007, as [DATE TO BE INSERTED BY THE JURISDICTION].

CHAPTER 35 (pages 579 – 596)

ICC – International Existing Building Code-2003 – delete in its entirety. (page 591)

SECTION 5. SAVINGS CLAUSE.

That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding pending 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 1; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 6. VALIDITY.

If any Section, subsection, provision, sentence, clause or phrase of this Ordinance or of the *ICC[®], International Building Code, 2003 Edition*, is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or of said Code, and the Maryland Heights Fire Protection District of St. Louis County, Missouri, hereby declares that it would have passed the same, even though such portions so held to unconstitutional had not been included therein.

SECTION 7. VIOLATION, PENALTIES.

Any person, firm or corporation who shall violate any provision of this Ordinance, or who shall fail to comply with any of the requirements thereof, or who shall fail to comply with any order issued pursuant to any Section thereof,

shall be guilty of a Class A misdemeanor pursuant to §321.600(12) and §557.021 R.S.Mo. and punishable as provided by law. Each day that a violation exists or continues to exist shall be deemed a separate offense.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage and adoption by the Board of Directors.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2007.

Board President

Attest:

District Secretary