

BILL NUMBER 5422  
ORDINANCE NUMBER 5310

**An Ordinance repealing ARTICLE II, BUILDING CODE, of Chapter 500 of the City Code of Ordinances of the City of Creve Coeur, and enacting in lieu thereof a new ARTICLE II, BUILDING CODE.**

**WHEREAS, the city regulates construction practices and standards by means of technical codes to protect the health, safety and welfare of its citizens, and**

**WHEREAS, such codes must be updated from time to time, and**

**WHEREAS, at least one copy of the 2009 International Building Code, which is hereby to be adopted by reference, has been filed with the City Clerk's office and made available for public use, inspection and examination for a period of at least 90 days prior to adoption of this ordinance pursuant to Section 67.280 RSMo and notice thereof has been publicly posted, and**

**WHEREAS, a copy of this ordinance has been available for public inspection in the City Clerk's office and it has been read two times by the City Council as required by the City's Charter prior to adoption.**

**NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:**

**SECTION 1: ARTICLE II, BUILDING CODE, of Chapter 500 of the City Code of Ordinances is hereby repealed and a new ARTICLE II of Chapter 500 is hereby enacted to be known as "THE BUILDING CODE". Said ARTICLE to read as follows:**

**ARTICLE II. BUILDING CODE**

**SECTION 500.020 ADOPTED:** A certain document, a copy of which is on file in the office of the City Clerk, such copy being marked and designated as the "INTERNATIONAL BUILDING CODE, 2009", FOURTH EDITION, including "APPENDIX H – SIGNS", as published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Creve Coeur, Missouri, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the INTERNATIONAL BUILDING CODE, 2009, FOURTH EDITION, are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

**SECTION 500.030 JURISDICTIONAL TITLES:** Throughout the INTERNATIONAL BUILDING CODE, 2009, FOURTH EDITION, wherever the terms "name of jurisdiction" or "local jurisdiction" appear, it shall be deemed to mean "City of Creve Coeur, Missouri". Likewise, wherever the terms "department of building inspection" or "department of building safety" appear, it shall be deemed to mean "Creve Coeur Building Division". Wherever the term "code" appears, it shall mean the INTERNATIONAL BUILDING CODE, 2009, FOURTH EDITION, as amended in this Article.

**SECTION 500.040 AMENDMENTS TO CHAPTER 1 INTERNATIONAL BUILDING CODE: – CHAPTER 1 – ADMINISTRATION:**

Chapter 1 of the International Building Code, 2009, Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the

following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

**101.4.2 Mechanical.** The provisions of the St. Louis County Mechanical Code, as adopted by the city, shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems. All references to the International Mechanical Code shall be interpreted as references to the adopted St. Louis County Mechanical Code.

**101.4.3 Plumbing.** The provisions of the St. Louis County Plumbing Code, as adopted by the city shall apply to the installation, alteration, repair and replacement of plumbing systems including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system. All references to the International Plumbing Code shall be interpreted as references to the adopted St. Louis County Plumbing Code.

**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 building official.

**104.6.1 Interference with building official:** No person shall hinder, obstruct, resist, fail to provide entry at reasonable times, or otherwise interfere with the code official in the performance of his official duties.

**104.6.1.1 Disasters.** In the event of a disaster such as a windstorm, tornado, flood, fire, earthquake, bomb blast or explosion, the building official is authorized to deputize Missouri Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri State Emergency Management Agency (SEMA) to conduct emergency post-disaster safety evaluations of buildings.

**104.12 Rule-making authority.** The building 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.

**105.1.1 Annual permit. [Delete this section in its entirety]**

**105.1.2 Annual permit records. [Delete this section in its entirety]**

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

**Building:**

1. Retaining walls which are not over 2 feet (610mm) in height measured from the top of the proposed finished grade at the non-retained side of the wall to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
2. Painting, tiling, carpeting and similar finish work.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy which have a maximum water depth of 24 inches (610mm), a maximum water volume of 5,000 gallons (18925L) and are installed entirely above ground.

**Electrical:**

Any work exempted from permits by the Electrical Code.

**Gas:**

Any work exempted from permits by the Mechanical Code.

**Mechanical:**

Any work exempted from permits by the Mechanical Code.

**Plumbing:**

Any work exempted from permits by the Plumbing Code.

**105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or after one year from the date of issuance for tenant improvements, or after two years from the date of issuance for new buildings or building additions if the permit has not otherwise expired. The building official is authorized to grant, in writing, one or more extensions of time, for periods not to exceed 90 days each. An extension shall be requested in writing and justifiable cause must be demonstrated.

**105.5.1 Expiration of demolition permits.** Demolition work shall be completed within thirty (30) days after the date of issuance of the demolition permit. The building official may, after receiving a written request from the applicant, grant one or more thirty day extensions to this permit if the applicant presents evidence of justifiable cause.

**105.7 Placement of permit and inspection placard.** The building permit or copy shall be kept on the site of the work until the completion of the project. An inspection placard shall be posted on the job site in accordance with Section 110.1.1 of this code.

**107.1 General.** The application for a permit shall be accompanied by four (4) complete sets of construction documents drawn to scale. The construction documents and site plans shall be prepared and sealed by an architect or an engineer licensed and registered in the State of Missouri to render this service. All construction documents and site plans shall be prepared by the appropriate registered design professional consistent with the professional registration laws of the State of Missouri. All construction documents submitted with an application for a building permit shall bear an original embossed or wet ink seal and an original dated signature of the responsible Missouri registered design professional for each discipline on the front sheet of each discipline within each set of construction documents. In addition, all other sheets of the construction documents, other than the specifications or calculations, shall bear the original embossed or wet ink seal and the original dated signature or the mechanically reproduced seal and dated signature of the responsible Missouri registered design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear the original seal and original dated signature of the responsible Missouri registered design professional. Such changes shall be clearly indicated. The building official may waive these requirements when the scope of the work is of a minor nature and does not involve structural alterations.

**107.2.3 Means of egress.** The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. The construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

**107.2.5.2 All buildings and structures.** For all buildings and structures for all use groups to be constructed, the following additional information shall be shown on the site plan.

- A. The location of all front, side and rear building lines, together with all easements including utilities, drainage and roadways.
- B. The present and proposed finished grades of yards, driveways or walks for drainage in relation to the established first floor elevation including the slope away from the foundation.

- C. The lot number, block (if any), plat or subdivision number, recorded subdivision name, front street and side streets (where applicable) and the north direction arrow.

**107.2.5.3 Private sewage disposal system.** The site plan shall indicate the location of a private sewage system when a public sewage system is not available. All technical data and soil data required by the Plumbing Code shall be submitted with the site plan.

**107.2.6 Residential Fire Sprinkler Option Form.** An application for permit for a one or two family dwelling or residence or townhome shall be accompanied by the city's Residential Fire Sprinkler Option Form signed by the builder and the purchaser affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with Section 903.1 of this code. If there is no purchaser at the time of the permit application submittal, then said signed FORM shall be submitted as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence. The provisions of this section shall expire on December 31, 2019.

**107.3.1 Approval of construction documents.** When the building official issues a permit, the construction documents shall be approved in writing or by stamp, as "Reviewed for Code Compliance". Two (2) sets of construction documents so approved shall be retained by the building official. The other two (2) approved sets shall be returned to the applicant for submittal to the respective fire district for their approval. Upon their approval, the fire district shall return one (1) set of city and fire district-approved construction documents to the applicant. This set shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

**109.2 Schedule of fees.** The fees for plan reviews, issuing permits, making inspections, working overtime, issuing certificates of occupancy, establishing escrow funds and other administrative enforcement activities performed by the building department shall be paid in accordance with the fees established in Appendix B to Title IV, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.

**109.2.1 Building Code Board of Appeals filing fee.** A filing fee of \$150.00 shall be paid upon the submittal of the written appeal in order for a quorum of the Building Code Board of Appeals to be notified to convene for the purpose of hearing an appeal of a decision of the building official as set forth in Section 112. The filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

**109.3 Building permit valuations.** The applicant for a permit shall provide an estimated construction cost for the project at the time of application. The estimated construction cost shall be for the total value of work, including materials, labor, profit and overhead for all structural, architectural, mechanical, electrical and plumbing work, as it relates to the project for which the permit is to be issued. The estimated construction cost shall not include the cost of land or registered design professional fees. If, in the opinion of the building official, the estimated construction cost is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

**109.4 Work commencing before permit issuance.** Where any work for which a permit is required by this code is started, or proceeded with, prior to obtaining said permit, the normal applicable fee shall be doubled and a penalty fee of up to \$500.00 may be charged by the building official. The payment of said doubled fee or penalty shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.

**109.6 Refunds.** In the case of revocation of a permit no refund shall be granted. Any excess fee for a project that has not been commenced shall be returned to the permit holder upon written request received no later than twelve (12) months after the date the permit was issued and the

permit shall be cancelled. All plan examination fees, permit processing fees, inspection fees and penalties that have been imposed upon the permit holder under the requirements of this code shall be deducted from the refund or paid by the permit holder prior to any refund being granted.

**110.1.1 Inspection placard.** Work requiring a permit shall not commence until the permittee or his/her agent posts a city-issued inspection placard at the job site for recording inspections. Failure to maintain this inspection placard will not relieve the permittee of responsibility as provided by this code. 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 glass in view for recording the balance of inspections required by the code. Absence of inspection placard shall result in the imposition of a penalty fee as set forth in Section 109.2.

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

**110.3 Required inspections.** After issuing a building permit, the building official shall conduct inspections as set forth in Sections 110.3.1 through 110.3.12 during and upon completion of the work for which a permit has been issued so as to be able to ensure that substantial compliance with this code has occurred. A record of all such inspections and any violations of this code shall be maintained by the building official. The owner shall provide for special inspections in accordance with Section 1704.

**110.3.1 Soil and footing inspection:** A soil inspection shall be made after excavation for the building or structure is complete and trenches for footings, spread footings, column pads, grade beams, and other types of footings are crumbed, formed, have the reinforcing steel tied in place, and are ready for concrete. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

**110.3.1.1 Lowest floor elevation.** Any building or structure permitted to be constructed on property designated as a flood hazard area shall have an elevation certification (as required by Section 1612.5 and prepared and sealed by a registered design professional) which certifies the lowest floor elevation, including the basement, submitted to the building official prior to the required foundation inspection. No foundation inspection shall be approved until said submittal is made.

**110.3.2 Foundation inspection:** A foundation inspection shall be made after the top of the footing has been cleaned, the foundation forms have been properly set, the reinforcing steel has been cleaned and tied in place, and the proper anchor bolts are on site. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

**110.3.3 Pier inspection:** A pier inspection shall be made where special foundations such as drilled and poured-in-place concrete piers, caissons, driven piles of all types, and other extraordinary types of foundations are required. Additional pier inspections shall be made when the code official determines the size of the project warrants it. The code official may require a special inspector, as set forth in Section 1704, to make these inspections when deemed necessary by the building official. Reinforcing steel required in the above cases shall be placed to allow for adequate inspections. A City-approved barrier shall be placed around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

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

**110.3.5 Framing inspection:** A framing inspection shall be made after the plumbing, mechanical, electrical and fire rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, and all framing (including the floor, wall, and roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved. No mechanical, electrical, plumbing, or framing systems shall be concealed before this inspection is made and approved by the code official.

**110.3.6 Ceiling cover inspection.** A ceiling cover inspection shall be made after the plumbing, mechanical, electrical and fire rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, ceiling grid and hanger wires, and all framing (including the floor and/or roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

**110.3.7 Gypsum board and plaster:** The following ceiling and wall gypsum board or plaster inspections shall be performed as specified:

- A) A lath inspection shall be made after all lathing, interior and exterior, is in place and before any plaster is applied.
- B) A gypsum board inspection shall be made after all gypsum board sheets are in place and properly fastened and before any joint compound is applied over joints and fasteners.

Each layer of a multi-layered fire-resistance rated assembly shall be inspected and approved prior to the next layer being applied. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

**110.3.8 Fire- and smoke-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

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

**110.3.10 Supplemental inspections.** In addition to the inspections specified above, the building official is authorized to make or require other inspections or re-inspections of any construction work to ascertain compliance with the provisions of this code, the city's zoning code and the city's code of ordinances.

**110.3.11 Special inspections.** For special inspections, see Section 1704.

**110.3.12 Final inspection.** A final building inspection shall be made after the prior required inspections have been completed and the final mechanical, electrical, and plumbing inspections have been made and approved by those inspection departments; and the final fire inspection has been made and approved by the appropriate fire district.

**110.5.1 Duty to request a final inspection and obtain final approval:** Upon completion of the work described in the permit application and on the approved construction documents, the permit holder shall request a final inspection and obtain final approval before any occupancy of the building or structure shall occur. Failure of the permit holder to make a timely request for a final inspection and obtain final approval shall constitute a violation of the building code, shall subject the permit holder to penalties as set forth in Section 114.4, and shall result in forfeiture to the City of any funds deposited in escrow in connection with the permit if the failure continues after 30

days written notice sent by certified mail to the last known address of the permit holder, in order to offset at least some of the costs incurred by the City as a result of such continuing failure. The building official shall be responsible for sending such notices, including to all permit holders that have failed to make a timely request for a final inspection as of the effective date of these provisions. Unless the permit holder applies in signed writing for segregated investment of its escrow deposit at the time of permit application, an escrow deposit may be invested by the City with other municipal funds and any income derived there from may be used for general revenue purposes at any time. If the permit holder applies by timely signed writing for segregated investment of its escrow deposit, the City shall segregate such funds and invest them in the same manner as allowed for municipal funds, to the extent practicable given the amount of the escrow; however, no return is assured and the City shall have no liability whatsoever other than to pay any income actually derived from such investment in the event of return of such escrow deposit. In the event of a forfeiture of an escrow deposit, any income from segregated investment shall also be forfeited.

**110.7 Coordination of inspections.** Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

**111.1 New buildings:** Any building or structure hereafter constructed shall not be used or occupied in whole or in part until the certificate of occupancy shall have been issued by the code official. The person in whose name the building permit has been issued pursuant to Section 105 shall obtain the certificate of occupancy and shall prevent the occupancy of any building or structure or part thereof until such certificate is issued to him. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

**111.1.1 Existing buildings:** Upon written request from the owner or prospective tenant of an existing building or structure, the code official shall issue a certificate of occupancy, provided that there are not violations of law, or this code, or orders of the code official pending, or which are found to exist upon an inspection of the building, and it has been established after inspection and investigation that the alleged occupancy is also in conformance with the Zoning Ordinance of Creve Coeur, Missouri. This code shall not require the removal, alteration, or abandonment of, or prevent the continuance of, the occupancy of a lawfully existing building or structure, unless such use is deemed to endanger public safety and welfare. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

**111.1.2 Residential occupancy.** The requirements of Section 111.1.1 shall not be applicable to existing one- and two-family residential buildings and structures that were previously issued certificates of occupancy prior to the effective date of Section 111.1.

**111.1.3 Required certificate of occupancy.** Failure of the owner or tenant of a structure to obtain a certificate of occupancy as required by Sections 111.1 and 111.1.1 shall be deemed a violation of this code and shall subject said owner or tenant to penalties as set forth in Section 114.4.

**111.4 Revocation of the certificate of occupancy:** The certificate of occupancy shall always be subject to this code and other laws enforced by the building official. Non-compliance with the regulations of this code and other laws enforced by the building official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the building official shall be empowered to revoke the certificate of occupancy issued for the building in question, until such

time as the violations are corrected and the building is in compliance with this code and the Zoning Ordinance of Creve Coeur, Missouri. The issuance of a certificate of occupancy shall not relieve the owner or tenant from compliance with all regulations of this code and other applicable regulations.

**111.5 Permanent address numbers:** Every dwelling unit or business structure within the City of Creve Coeur shall have the correct street number(s) permanently affixed on said dwelling unit or business structure so as to be clearly visible from the street in front of the property. The street number(s) shall be a minimum of four (4) inches in height when displayed on a dwelling unit and a minimum of six (6) inches in height when displayed on a business structure. Said street numbers shall be contrasting in color to that of the structure and shall be placed in proximity to the main entrance into the structure. Permanent address numbers shall be permanently affixed on a dwelling unit or a business structure prior to the issuance of a certificate of occupancy.

**113.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.

**113.2 Limitations on authority.** Any person shall have a right to appeal a decision of the building official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is proposed. The board shall have no authority to waive requirements of this code.

**113.3 Time limitation and filing procedure.** All appeals shall be filed in writing with the building official. A written appeal may not be filed more than thirty days after the affected individuals are notified of the building official's decision.

**113.3.1 Filing fee.** An application for appeal shall not be filed without full payment of the filing fee as set forth in Section 109.2.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

**113.4 Membership of board.** The Building Code Board of Appeals shall consist of five regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

**113.4.2 Chair.** The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.

**113.4.3 Secretary.** The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the city administrator.

**113.4.4 Compensation of members.** Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.

**113.4.5 Code of Ethics for members.** All members shall be subject to the city's Code of Ethics.

**113.5 Notice of meeting.** The Building Code Board of Appeals shall meet upon notice from the chair, within 5 calendar days of the filing of a written appeal with the building official, or at stated periodic meetings.

**113.6 Open hearing.** All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the code official, and any person whose interests are affected shall be given the opportunity to be heard.

**113.6.1 Procedure.** The Board shall adopt and make available to the public through the secretary procedures under which a hearing shall be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.

**113.7 Quorum.** Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.

**113.8 Board decision.** The Building Code Board of Appeals shall only reverse or modify the decision of the code official by a majority vote of the quorum present and voting. Otherwise, the decision shall be deemed to be upheld.

**113.8.1 Notification of decision.** The secretary of the board shall notify the appellant and the building official of the decision in writing.

**113.8.2 Administration.** The building official shall take immediate action in accordance with the decision of the board.

**113.9 Court review:** Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.

**114.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an ordinance violation, punishable by a fine of not more than \$500, or by imprisonment not exceeding 90 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**115.1.1 Mud or debris or an excessive amount of surface water on streets and adjacent properties.** After a verbal warning to the owner or contractor, the building official shall have the authority to issue a stop work order to any project which is causing mud or debris or an excessive amount of surface water to be transferred to any street or adjacent property.

**115.3 Unlawful continuance.** Any person who shall continue any work 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 condition, shall be subject to penalties as set forth in Section 114.4.

## **SECTION 117 EMERGENCY MEASURES**

**117.1 Imminent danger.** When, in the opinion of the building official, there is imminent danger of failure or collapse of a building or structure or any part thereof which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the building official is hereby authorized and empowered to order and require the

occupants to vacate the same forthwith. The building official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and its Occupancy has been Prohibited by the Building Official." It shall be unlawful for any person to enter such structure except for the purpose of making the required repairs or of demolishing the same, which work shall be done at such person's own risk.

**117.2 Temporary safeguards.** When, in the opinion of the building official, there is imminent danger due to an unsafe condition, the building official may cause the necessary work to be done in an effort to render such structure temporarily safe, whether or not the legal procedure described herein has been instituted. Neither the city or the building official or any other city employee shall be deemed to have guaranteed such security or safety or have any liability related to actions or omissions hereunder.

**117.3 Closing streets.** When necessary for the public safety, the building official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being used.

**117.4 Emergency repairs.** For the purpose of Section 117, the building official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**117.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the city on approval from the building official. The city attorney of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for purpose of recovering such costs and may cause a special tax lien to be placed against the property for such purposes.

**SECTION 500.050 AMENDMENTS TO CHAPTER 2 INTERNATIONAL BUILDING CODE:  
– CHAPTER 2 – DEFINITIONS:**

Chapter 2 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the International Fire Code, International Fuel Gas Code, St. Louis County Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, International Energy Conservation Code or International Property Maintenance Code, such terms shall have the meanings ascribed to them as in those codes.

**SECTION 500.060 AMENDMENTS TO CHAPTER 3 INTERNATIONAL BUILDING CODE:  
– CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION:**

Chapter 3 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set forth below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

**303.1 Assembly Group A-4.** Assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to:

- Arenas
- Skating Rinks
- Swimming Pools

Tennis Courts  
Gymnasiums (with spectator seating/bleachers)

**SECTION 500.070 AMENDMENTS TO CHAPTER 4 INTERNATIONAL BUILDING CODE:  
– CHAPTER 4 – SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY:**  
Chapter 4 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

**415.6.4 Dry cleaning plants.** The construction and installation of dry cleaning plants shall be in accordance with the requirements of this code, the St. Louis County Mechanical Code, the St. Louis County Plumbing Code and NFPA 32. Dry cleaning solvents and systems shall be classified in accordance with the International Fire Code.

**SECTION 500.080 AMENDMENTS TO CHAPTER 5 INTERNATIONAL BUILDING CODE:  
– CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS:**  
Chapter 5 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

**501.2 Address identification.** New and existing buildings shall be provided with approved address numbers or letters. Each character shall be a minimum of 4 inches high for dwelling units and 6 inches high for business structures and a minimum of 0.5 inch wide. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure.

**SECTION 500.090 AMENDMENTS TO CHAPTER 6 INTERNATIONAL BUILDING CODE:  
– CHAPTER 6 – TYPES OF CONSTRUCTION:**  
Chapter 6 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

**603.1.2 Piping.** The use of combustible piping materials shall be permitted when installed in accordance with the limitations of the St. Louis County Mechanical Code and the St. Louis County Plumbing Code.

**SECTION 500.100 AMENDMENTS TO CHAPTER 7 INTERNATIONAL BUILDING CODE:  
– CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES:**  
Chapter 7 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**Section 713.5 Penetrations in smoke barriers.** Penetrations in smoke barriers shall be tested in accordance with the requirements of UL 1479 for air leakage. The air leakage of the penetration assemblies measured at 0.30 inch (7.47 Pa) of water in both the ambient temperature and elevated temperature tests, shall not exceed:

1. 5.0 cfm per square foot (0.025m<sup>3</sup> / s x m<sup>2</sup>) of penetration opening for each through-penetration firestop system; and
2. A total cumulative leakage of 50 cfm (0.024m<sup>3</sup> / s) for any 100 square feet of wall area or floor area.

**SECTION 500.110 AMENDMENTS TO CHAPTER 8 INTERNATIONAL BUILDING CODE:  
– CHAPTER 8 – INTERIOR FINISHES:**

Chapter 8 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.120 AMENDMENTS TO CHAPTER 9 INTERNATIONAL BUILDING CODE:  
– CHAPTER 9 – FIRE PROTECTION SYSTEMS:**

Chapter 9 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**903.1 General.** Automatic sprinkler systems shall comply with this section. Notwithstanding the provisions of the Building Code and International Building Code, as amended and adopted by the City of Creve Coeur, Missouri, a builder of one or two family dwellings or residences or townhouses shall offer to any purchaser, on or before the time of entering into the purchase contract, the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence or townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such dwelling, residence or townhouse shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling, residence or townhouse being purchased. The provisions of this section shall expire on December 31, 2019.

**903.2.6.1 Existing Group I.** All skilled nursing and intermediate care facilities not required prior to August 28, 2007, to install and maintain an automatic sprinkler system, shall install and maintain an automatic sprinkler system in accordance with NFPA 13 by December 31, 2012, unless the facility receives an exemption from the State of Missouri Department Of Health and presents evidence in writing from a certified sprinkler system representative or licensed engineer that the facility is unable to install an approved NFPA 13 automatic sprinkler system due to the unavailability of water supply requirements associated with this system.

**903.2.10.3 Buildings more than 3 stories in height or having an occupied floor level located 55 feet or more above the lowest level of fire department vehicle access.** An automatic sprinkler system shall be installed throughout all buildings that are more than 3 stories above the grade plane or have an occupied floor level located 55 feet or more above the lowest level of fire department vehicle access.

**Exceptions:** No changes made.

**[F] 903.3.1.2 NFPA 13 or NFPA 13R sprinkler systems.** Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13 or NFPA13R.

**[F] 903.3.1.2.2 Combustible attics.** Sprinkler protection shall be provided within attics constructed of or containing combustible materials.

**[F] 903.3.5 Water supplies.** Delete the reference to the “International Plumbing Code” and substitute the “St. Louis County Plumbing Code”.

**[F] 903.4.1 Monitoring.** Alarm, supervisory and trouble signals shall be distinctly different and automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72.

Exceptions: No changes made.

**[F] 903.4.2 Alarms.** The fire sprinkler system water flow device(s) shall activate alarm notification appliances, located throughout the entire building, which shall be components of an automatic fire alarm system installed in accordance with the provisions of Section 907 and NFPA 72. Such fire sprinkler water flow devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the fire sprinkler system.

Exception: Alarm notification appliances shall not be required for limited area sprinkler systems (see Section 903.3.5.1.1)

**907.2.24 Buildings equipped throughout with an automatic sprinkler system.** An automatic fire alarm system with alarm notification appliances shall be installed and maintained in all new buildings equipped throughout with an automatic sprinkler system that is designed and installed in accordance with Section 903.3.1.1 or Section 903.1.1.2. An automatic fire alarm system with alarm notification devices shall be installed and maintained in all existing unsprinklered buildings that become equipped throughout with an automatic sprinkler system that is designed and installed in accordance with Section 903.3.1.1 or Section 903.3.1.2. An automatic fire alarm system with alarm notification appliances shall be installed and maintained in all existing sprinklered buildings where the construction costs for the proposed renovation of these buildings exceeds 50 percent of their appraised values (as established by the St. Louis County Assessor’s Office) prior to the proposed renovations occurring. Manual fire alarm boxes are not required unless otherwise required by Sections 907.2.1 through 907.2.23.

**907.14 Monitoring.** All fire alarm and fire detection systems shall be monitored by an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72.

Exceptions: No changes made.

**SECTION 500.130 AMENDMENTS TO CHAPTER 10 INTERNATIONAL BUILDING CODE:  
– CHAPTER 10 – MEANS OF EGRESS:**

Chapter 10 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**1004.1.1 Areas without fixed seating.** The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas without fixed seating, the occupant load shall not be less than the number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1 or by the actual number of occupants for whom each occupied space, floor or building is designed, whichever number of occupants is greater.

Exception. Delete.

**1008.1.9.10 Stairway doors.**

Exception 3. Delete.

**1011.1 Where required.** Amend "Exception 1" to read as follows:

**Exceptions:**

1. Exit signs are not required in buildings which require only one exit.

**1011.5.1 Graphics.** Amend the first sentence of this section to read as follows: Every exit sign and directional exit sign shall have plainly legible red letters not less than 6 inches high with the principle strokes of the letters not less than 0.75 inch wide.  
No other changes made to rest of this section.

**1013.3 Opening limitations.** Required guards shall not have openings which allow passage of a sphere 4 inches (102 mm) in diameter from the walking surface to the required guard height. Guards shall not have an ornamental pattern that would provide a ladder effect. Angular intermediate balusters shall be installed at an angle 45 degrees or greater to an adjacent walking surface or stair tread.  
Exceptions 1 through 6. No changes made.

**1013.7 Retaining walls.** Guards shall be provided where retaining walls with differences in grade level on either side of the wall in excess of 30 inches (762 mm) are located closer than 24 inches (610 mm) to a walk, path, parking lot or driveway on the high side of the retaining wall. If deemed in the interest of public safety by the building official per Section 104.12, guards or other approved protective measures shall be provided where retaining walls with differences in grade level on either side of the wall in excess of 30 inches are located 24 inches or farther from a walk, path, parking lot or driveway.

**1017.4.4 Dead ends in aisles.** Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in aisles more than 20 feet in length.

**Exceptions:**

1. In occupancies in Use Group B where aisles are bounded by furniture, counters, partitions or similar dividers not more than 6 feet in height, the length of a dead-end aisle shall not be more than 50 feet.
2. In occupancies in Use Group B where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of dead-end aisles shall not exceed 50 feet.
3. A dead-end aisle shall not be limited in length where the length of the dead-end aisle is less than 2.5 times the least width of the dead-end aisle.

**1023.1 General.** Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 below shall not exceed 50 percent of the number and capacity of the required exits.

**Exceptions:**

1. A maximum of 50 percent of the number and capacity of the exit enclosures is permitted to egress through areas on the level of discharge provided all of the following conditions are met:
  - 1.1 Such exit enclosures egress to a free and unobstructed path of travel to an exterior exit door. This free and unobstructed path of travel shall not have any floor dimension less than ten (10) feet in width or length with a minimum floor area of three hundred (300) square feet and a minimum clear ceiling height of eight (8) feet. This exterior exit door shall be readily visible and identifiable from the point of termination of the exit enclosure.
  - 1.2 and 1.3 No change.
2. No change.

**SECTION 500.140 AMENDMENTS TO CHAPTER 11 INTERNATIONAL BUILDING CODE:  
– CHAPTER 11 – ACCESSIBILITY:**

Chapter 11 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**Section 1106.5 Van spaces.** For every four or fraction of four accessible parking spaces, at least one shall be a van-accessible parking space. Where accessible parking is provided within or beneath a building, at least one van-accessible parking space shall also be provided within or beneath the building adjacent to the other interior accessible parking spaces.

**Exception:** No change.

**SECTION 500.150 AMENDMENTS TO CHAPTER 12 INTERNATIONAL BUILDING CODE:  
– CHAPTER 12 – INTERIOR ENVIRONMENT:**

Chapter 12 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**1203.1 General.** Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the St. Louis County Mechanical Code.

**1206.3.3 Court drainage.** Delete the reference to the “International Plumbing Code” and substitute the “St. Louis County Plumbing Code”.

**SECTION 500.160 AMENDMENTS TO CHAPTER 13 INTERNATIONAL BUILDING CODE:  
– CHAPTER 13 – ENERGY EFFICIENCY:**

Chapter 13 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.170 AMENDMENTS TO CHAPTER 14 INTERNATIONAL BUILDING CODE:  
– CHAPTER 14 – EXTERIOR WALLS:**

Chapter 14 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.180 AMENDMENTS TO CHAPTER 15 INTERNATIONAL BUILDING CODE:  
– CHAPTER 15 – ROOF ASSEMBLIES AND ROOFTOP STRUCTURES:**

Chapter 15 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**[P] 1503.4 Roof drainage.** Delete the reference to the “International Plumbing Code” and substitute the “St. Louis County Plumbing Code”.

**SECTION 500.190 AMENDMENTS TO CHAPTER 16 INTERNATIONAL BUILDING CODE:  
–CHAPTER 16 – STRUCTURAL DESIGN:**

Chapter 16 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**TABLE 1607.1  
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND MINIMUM CONCENTRATED LIVE LOADS**

Modify the following row within this table to read as follows:

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (psf)
5. Balconies(exterior)	100	----
Balconies on one- and two- family residences only, and not exceeding 100 sq. ft.	60	----
Decks (h)	Same as occupancy served	----

**1608.2.1 Creve Coeur ground snow loads.** Ground snow loads to be used in determining the design snow loads for roofs shall be 20 psf.

**1612.3 Establishment of flood hazard areas.** To establish flood hazard areas, the applicable governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for St. Louis County, Missouri and Incorporated Areas”, dated August 2, 1995, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

**1613.5.1 Acceleration parameters.** The earthquake spectral response acceleration at short periods (Ss) shall be 0.54g. The earthquake spectral response acceleration at 1-second periods (S1) shall be 0.18g.

**SECTION 500.200 AMENDMENTS TO CHAPTER 17 INTERNATIONAL BUILDING CODE:  
– CHAPTER 17 – STRUCTURAL TESTS AND SPECIAL INSPECTIONS:**

Chapter 17 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.210 AMENDMENTS TO CHAPTER 18 INTERNATIONAL BUILDING CODE:  
– CHAPTER 18 – SOILS AND FOUNDATIONS:**

Chapter 18 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**1807.2.4 Guards.** Guards shall be provided in accordance with Section 1013.7.

**Section 1809.5 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending a minimum of thirty (30) inches below the finish grade.  
No changes made to methods 2 or 3 or exceptions 1, 2 or 3.

**Section 1805.4.3 Drainage discharge.**

Delete the reference to the "International Plumbing Code" and substitute the "St. Louis County Plumbing Code".

**Section 1805.5 Enclosure of surface water run-off:** Surface water run-off concentrated into an enclosed pipe system shall not be discharged closer than ten (10) feet from any property line without prior approval from the building official. If this method of discharge causes a drainage nuisance to an adjacent property, an alternate drainage method shall be proposed for approval by the building official.

Exception: This section shall not apply to enclosed pipe storm water systems of twelve (12) inches or greater in diameter that are under the jurisdiction of the City of Creve Coeur or the Metropolitan Sewer District.

**SECTION 500.220 AMENDMENTS TO CHAPTER 19 INTERNATIONAL BUILDING CODE:  
– CHAPTER 19 – CONCRETE:**

Chapter 19 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.230 AMENDMENTS TO CHAPTER 20 INTERNATIONAL BUILDING CODE:  
– CHAPTER 20 – ALUMINUM:**

Chapter 20 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.240 AMENDMENTS TO CHAPTER 21 INTERNATIONAL BUILDING CODE:  
– CHAPTER -- 21 MASONRY:**

Chapter 21 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.250 AMENDMENTS TO CHAPTER 22 INTERNATIONAL BUILDING CODE:  
– CHAPTER 22 – STEEL:**

Chapter 22 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.260 AMENDMENTS TO CHAPTER 23 INTERNATIONAL BUILDING CODE:  
– CHAPTER 23 – WOOD:**

Chapter 23 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.270 AMENDMENTS TO CHAPTER 24 INTERNATIONAL BUILDING CODE:  
– CHAPTER 24 – GLASS AND GLAZING:**

Chapter 24 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.280 AMENDMENTS TO CHAPTER 25 INTERNATIONAL BUILDING CODE:  
– CHAPTER 25 – GYPSUM BOARD AND PLASTER:**

Chapter 25 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number is hereby enacted and added thereto.

**Section 2503.1 Inspection.** Lath and gypsum board shall be inspected in accordance with *Section 109.3.7*.

**SECTION 500.290 AMENDMENTS TO CHAPTER 26 INTERNATIONAL BUILDING CODE:  
– CHAPTER 26 – PLASTIC:**

Chapter 26 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.300 AMENDMENTS TO CHAPTER 27 INTERNATIONAL BUILDING CODE:  
– CHAPTER 27 – ELECTRICAL:**

Chapter 27 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.310 AMENDMENTS TO CHAPTER 28 INTERNATIONAL BUILDING CODE:  
– CHAPTER 28 – MECHANICAL SYSTEMS:**

Chapter 28 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number is hereby enacted and added thereto.

**Section 2801.1 Scope.** Delete the references to the “International Mechanical Code” and substitute “St. Louis County Mechanical Code”.

**SECTION 500.320 AMENDMENTS TO CHAPTER 29 INTERNATIONAL BUILDING CODE:  
– CHAPTER 29 – PLUMBING SYSTEMS:**

Chapter 29 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number is hereby enacted and added thereto.

**Section 2901.1 Scope.** Delete the references to the “International Plumbing Code” and the “International Private Sewage Disposal Code” and substitute “St. Louis County Plumbing Code”.

**Section 2902.1 Minimum number of fixtures.** Each building shall be provided with plumbing fixtures as prescribed by the St. Louis County Plumbing Code. Table 2902.1 shall apply to new buildings, additions to existing buildings and any changes of occupancy or use in an existing building which result in an increased occupant load, except new cafeterias used only by employees. Access to public toilet facilities shall not be through areas used for food preparation, repair or assembly of products for consumer use, storage rooms or mechanical equipment rooms. Requirements for the physically disabled shall be based on this Building Code and ICC/ANSI A117.1 – 2003.

The total occupant load used to determine plumbing fixture count shall be determined by the net floor area. The use or occupancy classification shall be determined by the actual use of the various spaces within the building. The minimum number of fixtures required shall be calculated

at 50 percent female and 50 percent male based on the total occupant load, except when specific occupancy information relating to gender is provided that is acceptable to the Code Official.

Once the uses and occupant loads have been determined the requirements of applicable sections of the St. Louis County Plumbing Code shall be applied to determine the minimum number of plumbing fixtures required.

State of Missouri regulations that exceed these minimums shall apply.

Exceptions:

1. For Mercantile occupancies, square feet of the net floor area shall be used to calculate the number of occupants to determine plumbing fixtures.
2. For Industrial and Warehouse occupancies, the actual number of occupants shall be used as the total occupant load to determine plumbing fixtures. For a building with a warehouse area of ten thousand (10,000) square feet or greater, a minimum of one (1) unisex toilet room including one (1) floor drain, one (1) water closet, and one (1) lavatory with hot water shall be located in the warehouse area.
3. Where outdoor seating is provided for a restaurant the actual outdoor seating area shall be included in the total occupant load for the restaurant.
4. Re-occupancy with no change in use may require a change in the number of plumbing fixtures required due to an increase in occupant load or reconfiguration of the space.

**TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES.** The contents of this Table as amended by the St. Louis County Plumbing Code shall apply.

**Section 2902.1.1 Fixture calculations.** The requirements of Section 2902.1 shall apply.

**Section 2902.1.2 Family or assisted use toilet and bath fixtures.** The requirements of Section 413.0 of the St. Louis County Plumbing Code shall apply.

**Section 2902.2 Separate facilities.** The requirements of Section 412.3 and Section 413.3 of the St. Louis County Plumbing Code shall apply.

**Section 2902.3 Required public toilet facilities.** The requirements of Section 2902.1 of this code and Section 412.3 of the St. Louis County Plumbing Code shall apply.

**Section 2902.3.1 Access.** The requirements of Section 2902.1 of this code and Section 412.2 of the St. Louis County Plumbing Code shall apply.

**Section 2902.3.2 Location of toilet facilities in occupancies other than covered mall buildings.** The requirements of Section 412.5 of the St. Louis County Plumbing Code shall apply.

**Section 2902.3.3 Location of toilet facilities in covered mall buildings.** The requirements of Section 412.5 of the St. Louis County Plumbing Code shall apply.

**SECTION 500.330 AMENDMENTS TO CHAPTER 30 INTERNATIONAL BUILDING CODE:  
– CHAPTER 30 – ELEVATORS AND CONVEYING SYSTEMS:**

Chapter 30 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**Section 3009**  
**EXISTING ELEVATORS AND ESCALATORS**

**Section 3009.1 Referenced standard.** All existing elevators and escalators shall comply with the requirements of ASME (American Society of Mechanical Engineers) A17.3 Safety Code for Existing Elevators and Escalators listed in Chapter 35.

**SECTION 500.340 AMENDMENTS TO CHAPTER 31 INTERNATIONAL BUILDING CODE:  
– CHAPTER 31 -- SPECIAL CONSTRUCTION:**

Chapter 31 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**Section 3102.1 General.** Delete the reference to “180 days” and substitute “90 days”.

**Section 3103.5 Membrane material.** The membrane material for all tents, membrane structures and their appurtenances shall be of: approved noncombustible material as defined in Section 703.4; flame-resistant material as determined in accordance with NFPA 701 listed in Chapter 35; or material treated in an approved manner to render the material flame-resistant.

**Section 3103.6 Certification.** An affidavit or affirmation shall be submitted to the building official and a copy retained on the premises on which the tent or membrane structure is located. The affidavit shall attest to the following information relative to the flame-resistance of the fabric:

1. Names and addresses of the owners of the tent or membrane structure.
2. Date the fabric was last treated with flame-resistant solution.
3. Trade name or kind of chemical used in treatment.
4. Name of person or firm treating the material.
5. Name of testing agency and test standard by which the fabric was tested.

**Section 3103.7 Label.** Membrane structures, tents and canopies shall bear a permanently affixed label that identifies the size and fabric or material type.

**Section 3103.8 Anchorage.** All temporary structures shall be anchored to the ground to resist the wind loads prescribed by Section 1609. At the discretion of the building official, the anchorage system may be required to be designed by a registered design professional.

**Section 3109.4.1.9 Pool structure as barrier.** Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a fixed or removable ladder or steps, the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections 3109.4.1.1 through 3109.4.1.8. A removable ladder or steps shall not constitute an acceptable alternative to enclosure requirements.

**SECTION 3111 ANTENNAS**

**Section 3111.1 Permits not required.** A building permit is not required for roof installation of antennal structures not more than twelve (12) feet in height. Such a structure shall be erected so as to not damage the roof covering, and when removed from the roof, the roof covering shall be repaired to maintain weather and water tightness. The installation of any antennal structure mounted on the roof of a building shall not be erected nearer to the lot line than the total height of the antennal structure above the roof, nor shall such structure be erected near electric power lines or encroach upon any street or other public space.

**Section 3111.2 Permits required.** Approval shall be secured for all roof-mounted antennal structures more than 12 feet in height above the roof. The application shall be accompanied by detailed drawings of the structure and methods of anchorage. All connections to the roof structure shall be properly flashed to maintain water tightness.

**Section 3111.3 Dish antennas.** An antenna consisting of a radiation element which transmits or receives radiation signals generated as electrical, light or sound energy, and supported by a structure with or without a reflective component to the radiating dish, usually in a circular shape with a parabolic curve design constructed of a solid or open mesh surface, shall be known as a dish antenna.

**Section 3111.3.1 Permits.** The approval of the building official shall be secured for all dish antenna structures more than 2 feet in diameter erected on the roof of or attached to any building or structure.

**Section 3111.3.2 Structural provisions.** Dish antennas larger than 2 feet in diameter shall be subject to the structural provisions of Sections 1608 and 1609. The snow load provisions of Section 1608 shall not apply where the antenna has a heater to melt falling snow.

**SECTION 500.350 AMENDMENTS TO CHAPTER 32 INTERNATIONAL BUILDING CODE:  
– CHAPTER 32 – ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY:**  
Chapter 32 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.360 AMENDMENTS TO CHAPTER 33 INTERNATIONAL BUILDING CODE:  
– CHAPTER 33 – SAFEGUARDS DURING CONSTRUCTION:**  
Chapter 33 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**Section 3302.3 Street and adjacent property cleaning.** Mud and debris on streets or adjacent properties caused either directly or indirectly by construction shall be removed immediately. This maintenance shall be performed at all times during construction. The responsibility for ensuring that streets leading to and from and properties adjacent to the construction site are kept clean shall be with the owner of said property. Failure to comply with this section shall result in the property owner being cited with a violation subject to penalties set forth in Section 114.4 or being served with a Stop Work Order specified in Section 115.0 or both.

**Section 3303.4 Grading and restoration of lot.** Where a structure has been demolished or otherwise removed from a lot and construction for the new structure has not begun, the vacant lot shall be filled, graded, and maintained in conformity to the established elevation of the street grade at curb level nearest the point of demolition or excavation. Provisions shall be made to prevent the accumulation of water or damage to any foundations on the premises or adjoining property. If construction activity as authorized by a grading permit or building permit has not commenced within thirty (30) days of the demolition of the structure, said lot shall be re-vegetated with approved vegetation.

**Section 3305.1 Facilities required.** Delete the reference made to the “International Plumbing Code” and substitute “St. Louis County Plumbing Code”.

**SECTION 500.370 AMENDMENTS TO CHAPTER 34 INTERNATIONAL BUILDING CODE:  
– CHAPTER 34 – EXISTING STRUCTURES:**

Chapter 34 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**Section 3401.3 Compliance with other codes.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Energy Conservation Code, International Fuel Gas Code, International Property Maintenance Code, International Residential Code, St. Louis County Mechanical Code, St. Louis County Plumbing Code and NFPA 70.

**Section 3401.4 Alternative compliance.** Delete this section in its entirety.

**Section 3410. Conformance.** Structures moved into or within the City of Creve Coeur shall comply with the provisions of this code for new structures.

**Exception:** The moved structure may be granted nonconforming status provided all of the following conditions are met:

1. No change shall be made in the previous use or occupancy of the moved structure.
2. No addition shall be made to the structure after it is moved.
3. It can be demonstrated to the building official, in writing, that the moved structure's structural strength, means of egress facilities, life safety systems and mechanical, electrical and plumbing systems are in compliance with the building, mechanical, electrical and plumbing codes enforced when the moved structure was originally built.

**Section 3412.2 Applicability.** Insert the date "September 14, 1953".

**SECTION 500.380 AMENDMENTS TO CHAPTER 35 INTERNATIONAL BUILDING CODE:  
– CHAPTER 35 – REFERENCED STANDARDS:**

Chapter 35 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.4.

**ASME – American Society of Mechanical Engineers**

Three Park Avenue  
New York, NY 10016-5990

Standard reference number	Title	Referenced in code section number
ADD: A17.3 – 2008	Safety Code for Existing Elevators and Escalators	3009.1

**ICC – International Code Council, Inc.**

500 New Jersey Ave., NW

6<sup>th</sup> Floor  
Washington, DC 20001

Standard reference number	Title	Referenced in code section number.
<b>DELETE:</b> ICC/ANSI A117.1-03	Accessible and Useable Buildings and Facilities	<b>NO CHANGE .</b>
<b>ADD:</b> ICC/ANSI A117.1-09	Accessible and Useable Buildings and Facilities	<b>NO CHANGE.</b>
<b>DELETE:</b> IEBC- 09	International Existing Building Code	<b>DELETED.</b>
<b>DELETE:</b> IMC – 09	International Mechanical Code	
<b>ADD:</b> Mechanical Code- City Ordinance No. 5214	St. Louis County Mechanical Code	<b>ADD:</b> 102.2.1, 105.2, 107.3.3.1
<b>DELETE:</b> IPC – 03	International Plumbing Code	
<b>ADD:</b> Plumbing Code – City Ordinance No. 5214	St. Louis County Plumbing Code	<b>ADD:</b> 101.4.3, 105.2, 107.2.7, 2902.1, 2902.1.1, 2902.1.2, 2902.2, 2902.3, 2902.3.1, 2902.3.2, 2902.3.3

**NFPA – National Fire Protection Association**  
1 Batterymarch Park  
Quincy, MA 02169-7471

Standard reference number	Title	Referenced in code section number
<b>ADD:</b> 70-08	National Electrical Code / St. Louis County Electrical Code – City Ordinance No. 5214	<b>ADD:</b> 105.2
<b>ADD:</b> 701.4	Standards Methods of Fire Tests for Flame-propagation of Textiles and Films	<b>ADD:</b> 3103.5

**SECTION 2: SAVING CLAUSE:** Nothing in this ordinance or in the Building Code hereby adopted, shall be construed to affect any suit or proceeding currently pending in any court as of the effective date hereof, or any rights previously acquired or liability previously incurred, or any cause or causes of action existing under any ordinance hereby repealed, as cited herein.

**SECTION 3: SEVERABILITY:** If any section, subsection, provision, sentence, clause, or phrase of this ordinance or of the ICC International Building Code, Fourth Edition, 2009, is, for any reasons 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 City of Creve Coeur City Council hereby declares that it would have passed the same, even though such portion so held to be unconstitutional had not been included therein.

**SECTION 4: EFFECTIVE DATE:** This ordinance shall become effective August 1, 2013, in accordance with section 3.11(g) of the City Charter.

Adopted by the City Council this \_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
ROBERT HOFFMAN, PRESIDENT OF THE CITY COUNCIL  
Approved this \_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
BARRY GLANTZ, MAYOR  
ATTEST: \_\_\_\_\_  
DEBORAH RYAN, MPCC, CITY CLERK

