

ORDINANCE NO. 109

AN ORDINANCE GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, EQUIPMENT REPAIR, DEMOLITION, REMOVAL, CONVERSION, USE OR MAINTENANCE OF ALL RESIDENTIAL BUILDINGS AND ACCESSORY 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 MEHLVILLE FIRE PROTECTION DISTRICT OF ST. LOUIS COUNTY, MISSOURI AS FOLLOWS:

SECTION 1. ADOPTION OF RESIDENTIAL BUILDING CODE.

That a certain document, three (3) copies of which are on file in the office of the Code Official of the Mehlville Fire Protection District of St. Louis County, Missouri, being marked and designated as “*ICC*®, *International Residential Code*, 2003 edition” as published by the International Code Council, Inc., together with the standards which are referenced in Chapter 43 (pp. 507 – 523) and Appendix E (pp 549 – 557) be and is hereby adopted as the Residential Building Code of the Mehlville 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 Residential 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 2. JURISDICTIONAL TITLES.

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

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

**CHAPTER 1**

SECTION R101.1 (page 1) insert Mehlville Fire Protection District, as [NAME OF JURISDICTION].

SECTION R101.2 (page 1) delete in its entirety. Insert:

**R101.2 Scope.** The provisions of the *International Residential Code for One- and Two-Family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings townhouses) not more than three stories in height with a separate means of egress and their accessory structures. A family day care home shall be permitted within the scope of this Code.

SECTION R102.8 (page 1) add a new section. Insert:

**R102.8 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 R102.12 (page 3) add a new Section. Insert:

**R102.12 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 R105.2 (page 3) delete in its entirety, Insert:

**R105.2 Work exempt from permit:** Exemptions from permit requirements of this code shall not be deemed to grant authority 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. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area does not exceed 200 square feet.

**Gas**

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

SECTION R106.1 (pages 4 – 5) delete in its entirety. Insert:

**R106.1 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 R106.1.1.

**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 R106.1.1 (page 5) add a new section. Insert:

**R106.1.1 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 R108.2 (page 5 - 6) delete in its entirety. Insert:

**R108.2 Schedule of permit fees:** The permit fee for all work done in the Mehlville 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 R108.5.

TABLE R108.2 (page 6) add a new Table. Insert:

| Permit Type |                                      | Permit Fee                    |
|-------------|--------------------------------------|-------------------------------|
| 0001        | New Residence                        | \$50 + \$1.50/1000            |
| 0002        | Residential Addition                 | \$50 + \$1.50/1000            |
| 0003        | Detached Res. Garage                 | \$50 + \$1.50/1000            |
| 0004        | Fire Damage Repair                   | \$50 + \$1.50/1000            |
| 0005        | Fireplace                            | \$50 + \$1.50/1000            |
| 0006        | Wood Stove                           | \$50 + \$1.50/1000            |
| 0007        | Residential Remodel                  | \$50 + \$1.50/1000            |
|             |                                      |                               |
| 0037        | Sprinkler System                     | \$100 + \$3/1000              |
| 0038        | UG Fire Main                         | \$100 + \$3/1000              |
| 0039        | Fire Alarm System                    | \$100 + \$3/1000              |
|             |                                      |                               |
| 0051        | Miscellaneous - Residential          | \$50 + \$1.50/1000            |
|             |                                      |                               |
| 0060        | Flood Damage Repair                  | \$0                           |
|             |                                      |                               |
| 0098        | Void - Residential                   | \$50                          |
| 330         | Residential TOP                      | \$50                          |
| 335         | Residential TOP extension            | \$25/month                    |
|             |                                      |                               |
|             | Start of construction without permit | Up to \$500                   |
|             | Reinspection fee                     | \$50                          |
|             | New Site Plan Review                 | \$100                         |
|             | Variance filing fee                  | \$100                         |
|             | Demolition permit                    | \$25 + \$0.10 per 100 sq. ft. |

SECTION R109.1.1 (page 6) delete in its entirety. Insert:

**R109.1.1 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 Residential Building Code. (Failure to maintain this inspection and identification board will not relieve the permittee of responsibility as provided by the Residential Building Code) Upon satisfactory completion of the building structure, the Code Official or his authorized representative will make his final inspection, and if all requirements of the Residential Building Code are met, including compliance with the mechanical, and electrical codes of Mehlville Fire Protection District, he will remove the job inspection card.

SECTION R109.1.2 (page 6) delete in its entirety. Insert:

**R109.1.2 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 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 R110 of the Residential 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 R113.4. 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 agent, in accordance with rules of procedure posted in the office of the Code Official, and described on the permit placard, 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 agent that he has failed to comply with the law.

SECTION R109.1.3 (page 6) delete in its entirety. Insert:

**R109.1.3 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 fire 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 R110.5 (page 7) delete in its entirety. Insert:

**R110.5 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 R110.6 (page 7) add a new Section. Insert:

**R110.6 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 R113.4.

SECTION R110.6.1 (page 7) add a new Section. Insert:

**R110.6.1 Fee required:** The fee for a Certificate of Occupancy shall be as stated in Table R108.2.

SECTION R112.1 through R112.3 (pages 7 - 8) delete in its entirety. Insert:

**R112.1 Appeals:** An owner, lessee, agent, operator or occupant aggrieved by an order pursuant to this order, 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 fix a time and place not less than five (5) days or more than ten (10) days thereafter when and where such an appeal may be heard by it. Such appeal shall stay the execution of such order until it has been heard and reviewed, vacated or confirmed by the Board. In computing the number of days, Saturdays, Sundays and legal holidays shall be excluded.

The Board of Directors shall, at such hearings, affirm, 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, pursuant to the provisions of §536.100 RSMo. Such appeals shall stay the execution of such order until it has been heard and reviewed, vacated or confirmed by the Court.

SECTION R113.4 (page 8) delete in its entirety. Insert:

**R113.4 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 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 Ordinance, or shall start any work requiring a permit without first obtaining a permit therefor, 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 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.

SECTION R113.5 (page 8) add a new section. Insert:

**R113.5 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 R113.4 of this Ordinance.

SECTION R113.6 (page 8) add a new section. Insert:

**R113.6 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 R202.0 (pages 9 – 21) Insert:

All words and phrases and their definitions as set out in Article 2 of the “*ICC*®”, *International Residential 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 R301 (pages 23 – 44) delete in its entirety.

SECTION R303.8 (pages 45 – 46) delete in its entirety.

SECTION R306 (page 46) delete in its entirety.

SECTION R307 (page 46) delete in its entirety.

SECTION R308.6.3 (page 49) delete in its entirety.

SECTION R308.6.4 (page 49) delete in its entirety.

SECTION R308.6.5 (page 49) delete in its entirety.

SECTION R308.6.6 (page 49) delete in its entirety.

SECTION R308.6.7 (page 49) delete in its entirety.

SECTION R309.1 (page 49) delete in its entirety. Insert:

**R309.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/4 inches (44 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/4 inches (44 mm) thick, or 20-minute fire-rated doors.

SECTION R309.2 (page 49) delete in its entirety. Insert:

**R309.2 Separation required.** The garage shall be separated from the residence and its attic area by not less than 1/2 -inch (12.7 mm) Type “X” gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 -inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 -inch (12.7 mm) Type “X” gypsum board or equivalent.

SECTION R309.2.1 (page 49) add a new section. Insert:

**R309.2.1 Joint and nail treatment.** All joints shall be fire taped and all nail heads treated.

SECTION R309.3.1 (page 49) add a new section. Insert:

**R309.3.1 Sill height.** The sills of all door openings between private garages and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor.

SECTION R309.5 (page 49) delete in its entirety.

SECTION R309.6 (page 50) delete in its entirety.

SECTION R311.4.3 (pages 50 – 51) delete in its entirety. Insert:

**R311.4.3 Landings at doors.** There shall be a floor or landing on each side of the required egress door.

**Exception:** Where a stairway of three or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door.

The floor or landing at the exit door required by Section R311.4.1 shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The floor or landing at exterior doors other than the exit door required by Section R311.4.1 shall not be required to comply with this requirement but shall have a rise no greater than that permitted in Section R311.5.3.

**Exception:** The landing at an exterior doorway shall not be more than 8 ¼ inches (210 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door does not swing over the landing.

The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

SECTION R310.1.5 (page 50) add a new section. Insert:

**R310.1.5 Openings into patio structures.** Emergency escape openings shall be permitted to open into a patio structure, provided that the patio structure shall be unenclosed.

SECTION R311.5.3.1 (page 51) delete in its entirety. Insert:

**R311.5.3.1 Riser height.** The maximum riser height shall be 8 ¼ inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3 /8 inch (9.5 mm).

SECTION R311.5.3.2 (page 51) delete in its entirety. Insert:

**R311.5.3.2 Tread depth.** The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3 /8 inch (9.5 mm). Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305) mm from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than 3 /8 inch (9.5 mm).

SECTION R311.5.4 (page 51) delete in its entirety. Insert:

**R311.5.4 Landings for stairways.** There shall be a floor or landing at the top and bottom of each stairway.

**Exception** A floor or landing is not required at the top of an interior or exterior flight of stairs, provided a door does not swing over the stairs.

A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

SECTION R318.0 (page 56) delete in its entirety. Insert:

## **SECTION R318.0 Fire Hydrants**

**R318.1 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 Mehlville 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.

**R318.2 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.

**R318.3 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.

**R318.4 Residential uses:** 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.

**R318.5 Fire hydrant placement:** Fire hydrants shall be placed within the guidelines of Section R318.5.1 through R318.5.9.

**R318.5.1 Detached single family residential:** In detached single family residential developments, fire hydrant spacing shall not exceed six hundred (600) 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 100 feet in either direction.

**R318.5.2 Attached multi-family residential:** In attached multi-family residential developments, fire hydrant spacing shall not exceed four hundred and fifty (450) 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 75 to 100 feet in either direction.

**R318.5.2.1 Water supply required:** In attached multi-family residential developments, when there are four (4) or more dwelling units within one (1) building or structure.

**R318.5.3 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.

**R318.5.4 Fire hydrant spacing:** Spacing of fire hydrants along a public way shall be regulated by the use classification of the development that abuts the existing and/or proposed public way.

**R318.5.5 Private hydrants:** Where a development, other than detached single family residences, is greater than one hundred fifty (150) feet from an existing and/or proposed improved public way, measured along the driveable 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 R318.5.1 through and including Section R318.5.4.

**R318.5.6 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.

**R318.5.7 Unacceptable locations for fire hydrants:** Fire hydrants shall not be permitted in the locations indicated in Section R318.5.8.

**R318.5.8 Prohibited locations:** A fire hydrant shall not be placed at any location where the fire hydrant could be damaged by vehicular traffic.

**R318.5.9 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.

**R318.7 Fire hydrant installation:** All fire hydrants shall be installed in accordance with Sections R318.7.1 through R318.7.3.

**R318.7.1 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.

**R318.7.2 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.

**R318.7.3 Fire hydrant type:** All fire hydrants shall be approved by the American Water Works Association (AWWA) and/or Missouri American Water Company.

**R318.8 Obstructions:** There shall be no obstructions, plantings, bushes, trees, signs, light standards, etc., within six (6) feet of any fire hydrant in all directions.

**R318.9 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:

| <b>COLOR</b> | <b>WATER MAIN SIZE</b>      |
|--------------|-----------------------------|
| Green        | Twelve (12) inch and larger |
| Orange       | Eight (8) and ten (10) inch |
| Red          | Six (6) inch and smaller    |

**R318.10 Color coding of private fire hydrants:** All private fire hydrants shall be painted yellow, including the bonnet.

**R318.11 Minimum fire flow - single hydrant:** The minimum fire flow from a single fire hydrant 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.

**R318.12 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.

**R318.13 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.

SECTION R319 (pages 56 - 57) delete in its entirety.

SECTION R320 (pages 57 - 58) delete in its entirety.

SECTION R321 (page 58) delete in its entirety. Insert:

### **R321 Street Numbers**

**R321.1 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.

***Reoccupancy:*** 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.

**R321.2 Street address number signs:** Each structure required to have a *street address number sign* displayed by Section R321.3, 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 ) [ **original bill read 2** ] inch wide strokes. All such numbers shall be a contrasting color to the background to which they are mounted.

**R321.3 Installation required:** A *street address number sign* conforming to Section R321.2 shall be installed in the locations indicated in Sections R321.3.1 through R321.3.2.

**R321.3.1 New Construction:** *Street address number signs* shall be installed on all new structures. *Street address number signs* shall be installed prior to the final inspection and issuance of the certificate of occupancy.

**R321.3.2 Remodel or renovations:** *Street address number signs* shall be installed on existing structures at any time the structure is increased in height or area or when any alteration, modification or remodeling costing more than One Thousand Dollars (\$ 1,000.00) is made to such existing structure.

SECTION R322 (page 58) delete in its entirety

SECTION R323 (pages 58 - 60) delete in its entirety

SECTION R324 through R327 (page 60) add new Sections. Insert:

## **SECTION R324 GENERAL**

**R324.1 Scope.** Fire apparatus access roads shall be in accordance with Sections R324 through R327.

## **SECTION R325 REQUIRED ACCESS**

**R325.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

## **SECTION R326 MINIMUM SPECIFICATIONS**

**R326.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure R326.1.

**R326.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

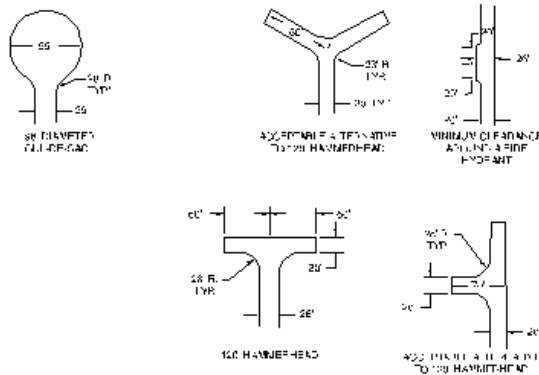
**Exception:** Grades steeper than 10 percent as approved by the fire chief.

**R326.3 Turning radius.** The minimum turning radius shall be determined by the code official.

**R326.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table R326.4.

**TABLE R326.4  
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

| <b>LENGTH<br/>(feet)</b> | <b>WIDTH<br/>(feet)</b> | <b>TURNAROUNDS REQUIRED</b>   |
|--------------------------|-------------------------|---|
| 0 – 150                  | 20                      | None required   |
| 150 – 500                | 20                      | 120' Hammerhead or 60' Y 96' diameter cul-de-sac in accordance with Figure R326.1 |
| 501 – 750                | 26                      | 120' Hammerhead or 60' Y 96' diameter cul-de-sac in accordance with Figure R326.1 |
| Over 750                 |                         | Special approval required   |



**FIGURE R326.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

**R326.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of a Fire Department Master Key - Knox Box system..
7. Locking device specifications shall be submitted for approval by the code official.

**R326.6 Signs.** When required by the code official, fire apparatus access roads shall be marked with permanent **NO PARKING—FIRE LANE** signs complying with Figure R326.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457 mm) high having red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section R326.6.1 or R326.6.2.



**FIGURE R326.6  
FIRE LANE SIGNS**

**R326.6.1 Roads 20 to 26 feet in width.** Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) must be posted on both sides as a fire lane.

**R326.6.1.2 Roads more than 26 feet in width.** Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

## **SECTION R327 ONE OR TWO FAMILY RESIDENTIAL DEVELOPMENTS**

**R327.1 One - or two-family dwelling residential developments.** Developments of one-ortwo-family dwellings where the number of dwelling units exceeds 100 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of Section R327.2.

**Exceptions:**

1. Where there are more than 100 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with approved automatic residential sprinkler systems in accordance with Section 903.3.1.1 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the code official.
3. The code official shall be permitted to increase the number of dwelling units allowed with a single fire apparatus access road when topography or other approved reasons do not permit an additional access road to be provided.

**R327.2 Remoteness.** Where two access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**CHAPTER 4** (pages 61 – 85) delete this entire Chapter.

**CHAPTER 5** (page 87 – 110) delete this entire Chapter exclusive of the following:

**R502.12 Draftstopping required** (page 96)

**R502.12.1 Materials** (page 96)

**R502.13 Fireblocking required** (page 96)

**CHAPTER 6** (page 111 – 202) delete this entire Chapter exclusive of the following:

**R602.8 Fireblocking required** (page 120)

**R602.8.1 Materials** (page 120)

**R602.8.1.1 Unfaced fiberglass** (page 120)

**R602.8.1.2 Fireblocking integrity** (page 120)

**CHAPTER 7** (page 203 – 214) delete this entire Chapter exclusive of the following:

**R702 Interior Covering** (pages 203 - 206)

**R703.5 Wood shakes and shingles** (page 206)

**R703.5.1 Application** (page 206)

**CHAPTER 8** (page 215 – 252) delete this entire Chapter exclusive of the following:

**R802.1.3 Fire-retardant-treated wood** (page 215)

**R802.1.3.1 Labeling** (page 215)

**R802.1.3.2 Strength adjustments** (page 215)

**R802.1.3.3 Exposure to weather** (pages 215 – 216)

**R802.1.3.4 Interior applications** (page 216)

**R803.2.1.2 Fire-retardant-treated wood** (page 240)

**R807 Attic Access** (page 252)

**R808 Insulation Clearance** (page 252)

**CHAPTER 9** (page 253 – 261) delete this entire Chapter exclusive of the following:

**R902 Roof Classification** (page 253)

**R905 Requirements for Roof Coverings** (pages 254 - 261)

**R906 Roof Insulation** (page 261)

**CHAPTER 11** (page 273 – 287) delete this entire Chapter.

**CHAPTER 15** (pages 301 – 302)

**SECTION M1506** (page page 302) delete in its entirety.

**CHAPTER 16** (page 303 – 305) delete this entire Chapter exclusive of the following:

**M1601.3.3 Fireblocking** (page 304)

**M1601.3.7 Ducts located in garages** (page 304)

**M1601.4.1 General** (page 304)

**M1601.4.2 Materials** (page 304)

**M1601.4.3 Furnace connections** (pages 304 – 305)

**M1601.4.4 Access** (page 305)

**M1602 Return Air** (page 305)

**CHAPTER 19** (page 319)

SECTION M1902.4 (page 319) delete in its entirety.

**CHAPTER 24** (pages 3331 – 386)

SECTION 2401.1 (page 331) delete in its entirety. Insert:

**G2401.1 (101.2) Application.** This chapter covers those fuel-gas piping systems, fuel-gas utilization equipment and related accessories, venting systems and combustion air configurations most commonly encountered in the construction of one- and two-family dwellings and structures regulated by this code.

SECTION G2410 (page 345) delete in its entirety.

SECTION G2411 (page 345) delete in its entirety.

**CHAPTER 25** (pages 387 – 388) delete this entire Chapter.

**CHAPTER 26** (pages 389 – 392) delete this entire Chapter.

**CHAPTER 27** (pages 393 – 397) delete this entire Chapter.

**CHAPTER 29** (pages 401 - 412) delete this entire Chapter exclusive of the following.

**P2902.4.4 Connections to automatic fire sprinkler systems** (page 403)

**P2902.4.4.1 Additives or nonpotable source** (page 403)

**CHAPTER 30** (pages 413 – 419) delete this entire Chapter.

**CHAPTER 31** (pages 421 – 432) delete this entire Chapter.

**CHAPTER 32** (page 433) delete this entire Chapter.

**CHAPTER 33** (pages 435 – 439) delete this entire Chapter exclusive of the following:

**E3305 Equipment Location and Clearances** (pages 436 – 438)

**CHAPTER 35** (pages 445 – 453) delete this entire Chapter exclusive of the following:

**E3501.6 Service disconnect required** (page 445)

**E3504.1 Clearance from building openings** (page 447)

**E3504.2 Vertical clearances** (page 448)

**E3504.2.1 Above roofs** (page 448)

**E3504.2.2 Vertical clearance from grade** (page 449)

**CHAPTER 36** (pages 455 – 461) delete this entire Chapter.

**CHAPTER 37** (pages 463 – 466) delete this entire Chapter.

**CHAPTER 38** (PAGES 467 – 487) delete this entire Chapter exclusive of the following.

**E3802 Ground-Fault and Arc-Fault Circuit-Interrupter Protection** (page 469)

**E3807.4 Unused openings** (page 484)

**E3809 Flexible Cords** (page 487)

**CHAPTER 39** (pages 489 – 492) delete this entire Chapter exclusive of the following.

**E3903.11 Luminaires in clothes closets** (page 491)

**E3904.7 Combustible low-density cellulose fiberboard** (page 492)

**E3904.8 Recessed luminaire clearance** (page 492)

**E3904.9 Recessed luminaire installation** (page 492)

**CHAPTER 40** (pages 493 - 494) delete this entire Chapter.

**CHAPTER 41** (pages 495 – 503) delete this entire Chapter.

**CHAPTER 42** (pages 505 – 506) delete this entire Chapter.

**CHAPTER 43** (pages 507 – 523)

ICC – International Existing Building Code-2003 – delete in its entirety. (page 520)

**APPENDIX AE** (pages 549 – 557)

**SECTION AE302** (pages 550 – 551) delete in its entirety. Insert:

**AE302 Application for permit.** Permits shall be applied for in accordance with Section R105.

**SECTION AE303** (page 303) delete in its entirety. Insert:

**AE303 Permit issuance.** Permits shall be issued in accordance with Section R105.

**SECTION AE304** (page 552) delete in its entirety. Insert:

**AE304 Fees.** Permit fees shall be in accordance with Table R108.2.

SECTION AE305 (pages 552 – 553) delete in its entirety. Insert:

**AD305 Inspections.** Inspections shall be in accordance with Section R109.

SECTION AE305.5.1 (page 553) delete in its entirety.

SECTION AE305.5.2 (page 553) delete in its entirety.

SECTION AE305.5.3 (page 553) delete in its entirety.

SECTION AE307 (page 553) delete in its entirety.

SECTION AE307 (page 553) delete in its entirety.

SECTION AE402 (page 553) delete in its entirety. Insert:

**AE402 Location on Property.** Manufactured homes and accessory buildings shall be located on the property in accordance with Section R302.

SECTION AE501 (page 553 – 554) delete in its entirety.

SECTION AE502 (page 554) delete in its entirety.

SECTION AE503 (page 554) delete in its entirety.

SECTION AE504 (page 554) delete in its entirety.

SECTION AE505 (page 555) delete in its entirety.

SECTION AE600 (page 555) delete in its entirety.

SECTION AE601 (page 555) delete in its entirety.

SECTION AE602 (page 555) delete in its entirety.

SECTION AE603 (page 555) delete in its entirety.

SECTION AE604 (page 556) delete in its entirety.

SECTION AE605 (page 557) delete in its entirety.

SECTION 4. SAVINGS CLAUSE.

That nothing in this Ordinance or in the Residential 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 5. VALIDITY.

If any Section, subsection, provision, sentence, clause or phrase of this Ordinance or of the ICC<sup>®</sup>, *International Residential 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 Mehlville 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 6. 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 7. EFFECTIVE DATE.

This Ordinance Number 109 having been duly considered and voted upon by the Board of Directors of the Mehlville Fire Protection District of St. Louis County, Missouri, was duly enacted as an Ordinance of said Fire Protection District on the 14<sup>th</sup> day of June, 2004. The effective date of the Ordinance shall be at 12:01 a.m. on the 1<sup>st</sup> day of September, 2004.

Thomas P. O'Driscoll

Chairman and Director

Dave Gralike

Secretary and Director

SEAL

Daniel C. Ottoline, Sr.

Director