

ORDINANCE NO. 111

AN ORDINANCE AMENDING ORDINANCE NO. 109, RESIDENTIAL BUILDING CODE OF THE MEHLVILLE FIRE PROTECTION DISTRICT, BY REVISING CERTAIN SECTIONS OF THE RESIDENTIAL BUILDING CODE DEALING WITH THE EMERGENCY ESCAPE AND RESCUE OPENINGS.

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

SECTION 1. AMENDMENTS TO THE ICC INTERNATIONAL RESIDENTIAL CODE/2003 AND ORDINANCE NUMBER 109.

The ICC International Residential Code/2003, and Ordinance Number 109 which adopts same, is hereby amended by deleting Section R310.1 (page 50) in its entirety and inserting the following in lieu thereof:

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

Exceptions:

1. Unfinished basement spaces in structures being converted to habitable space other than sleeping rooms when smoke detectors, in addition to those required by Section R313.1.1 are installed in each room/space of the basement. The smoke detectors shall be in accordance with Section R313.2.
2. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet.

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

R310.1.5 Bathrooms in unfinished basements. Bathrooms or bathroom rough-ins shall not be permitted within unfinished basements on new construction unless an emergency escape and rescue opening is provided to allow for future conversion to habitable space.

SECTION 2. REMAINDER OF ICC INTERNATIONAL RESIDENTIAL CODE/2003 AND ORDINANCE NUMBER 109 WHICH ADOPTS SAME.

All other provisions of the ICC International Residential Code/2003, and Ordinance Number 109 which adopts same shall otherwise remain in full force and effect.

SECTION 3. SAVING CLAUSE.

Nothing in this Ordinance 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 herein; nor shall any just or legal right of remedy or any character be lost, impaired or affected by this Ordinance.

SECTION 4. VALIDITY.

If any Section, subsection, provisions, sentence, clause or phrase of this Ordinance or of the ICC International Residential Code, Second Edition, 2003, or of the Amendments to the 2003 Edition of the ICC International Residential Code, 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 hereby declares that it would have passed the same, even though such portions so held to be unconstitutional and not been included therein.

SECTION 5. DATE OF EFFECT.

This Ordinance Number ____ 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 18th day of July, 2005, and the effective date of the Ordinance shall be at 12:01 a.m. on the 19th day of July, 2005.

SEAL

Aaron Hilmer

Aaron Hilmer
Chairman and Director

Bonnie C. Stegman

Bonnie C. Stegman
Treasurer and Director

Daniel C. Ottoline, Sr.

Daniel C. Ottoline, Sr.
Secretary and Director