

## ORDINANCE NO. 7912

AN ORDINANCE OF THE CITY OF ST. PETERS, MISSOURI DELETING IN THEIR ENTIRETY, AND ENACTING IN LIEU THEREOF, NEW CHAPTERS 504, 505, 506, 507, 510, 513, 515, 516, 520, 523, 525, AND 527 OF TITLE V: BUILDING AND CONSTRUCTION OF THE ST. PETERS CITY CODE TO ADOPT BY REFERENCE, WITH CERTAIN AMENDMENTS, THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL EXISTING BUILDING CODE, 2021 INTERNATIONAL FIRE CODE, 2020 NATIONAL ELECTRIC CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 INTERNATIONAL FUEL GAS CODE, 2021 INTERNATIONAL PLUMBING CODE, 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE, 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE AND THE 2020 ICC/NSSA STANDARD FOR THE DESIGN AND CONSTRUCTION OF STORM SHELTERS; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF

WHEREAS, the City of St. Peters has previously adopted, with amendments, the following codes: the 2015 International Residential Code for One-and Two-Family Dwellings, the 2015 International Building Code, the 2015 International Existing Building Code, the 2015 International Fire Code, the 2014 National Electrical Code (known as NFPA 70® 2014), the 2015 International Energy Conservation Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2015 International Plumbing Code, the 2015 International Swimming Pool and Spa Code, the 2015 International Property Maintenance Code, and the International Code Council, 2015 ICC/NSSA Standard for the Design and Construction of Storm Shelters; and

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, does hereby find and determine that the International Code Council, Inc. (ICC) has published the 2021 Edition of the International Residential Code for One- and Two-Family Dwellings, International Building Code, International Existing Building Code, International Fire Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, International Swimming Pool and Spa Code, and International Property Maintenance Code and the 2020 Edition of the ICC/NSSA Standard for the Design and Construction of Storm Shelters; and

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, does hereby also find and determine that the National Fire Protection Association (NFPA) published the 2020 Edition of the NFPA 70® National Electric Code; and

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, deems it to be in the best interest of the City and its citizenry, and pursuant to its general police powers and in order to

promote the health, safety, and general welfare of its citizens, that it adopt said international and national codes, with certain appendices and amendments and to repeal and reenact Chapter 504, Residential Code for One- and Two- Family Dwellings, Chapter 505, Building Code (Non-Residential), Chapter 506, Existing Building Code, Chapter 507, Fire Prevention, Chapter 510, Electrical Code, Chapter 513, Energy Conservation Code, Chapter 515, Mechanical Code, Chapter 516, Fuel Gas Code, Chapter 520, Plumbing Code, Chapter 523, Swimming Pool and Spa Code, Chapter 525, Property Maintenance Code, and Chapter 527, Design and Construction of Storm Shelters Code, of the Municipal Code of the City of St. Peters; and

WHEREAS, pursuant to Section 67.280, RSMo., a municipality may adopt or repeal an ordinance which incorporated by reference the provisions of any code published by various technical trade associations or portions thereof regulating the construction of buildings and continued occupancy thereof, mechanical, plumbing, electrical construction and fire prevention; and

WHEREAS, consistent with the requirements of Section 67.280.2, RSMo., at least one copy of the 2021 Edition of the International Residential Code for One- and Two-Family Dwellings, International Building Code, International Existing Building Code, International Fire Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, International Swimming Pool and Spa Code, International Property Maintenance Code, and the 2020 Edition of the ICC 500 ICC/NSSA Standard for the Design and Construction of Storm Shelters, and the NFPA 70® National Electric Code have been on file in the office of the City Clerk and kept available for public use, inspection and examination for a period of ninety days prior to the adoption of this ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 504: Residential Code for One-And Two-Family Dwellings of Title V: Building and Construction of the St. Peters City Code.

That Chapter 504: Residential Code for One-And Two-Family Dwellings of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 504: Residential Code for One-And Two-Family Dwellings of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit A attached hereto and made a part hereof.

SECTION 2. Chapter 505: Building Code (Non-Residential) of Title V: Building and Construction of the St. Peters City Code.

That Chapter 505: Building Code (Non-Residential) of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 505: Building Code (Non-Residential) of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit B attached hereto and made a part hereof.

SECTION 3. Chapter 506: Existing Building Code of Title V: Building and Construction of the St. Peters City Code.

That Chapter 506: Existing Building Code of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 506: Existing Building Code of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit C attached hereto and made a part hereof.

SECTION 4. Chapter 507: Fire Prevention of Title V: Building and Construction of the St. Peters City Code.

That Chapter 507: Fire Prevention of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 507: Fire Prevention of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit D attached hereto and made a part hereof.

SECTION 5. Chapter 510: Electrical Code of Title V: Building and Construction of the St. Peters City Code.

That Chapter 510: Electrical Code of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, new Chapter 510: Electrical Code of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit E attached hereto and made a part hereof.

SECTION 6. Chapter 513: Energy Conservation Code of Title V: Building and Construction of the St. Peters City Code.

That Chapter 513: Energy Conservation Code of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 513: Energy Conservation Code of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit F attached hereto and made a part hereof.

SECTION 7. Chapter 515: Mechanical Code of Title V: Building and Construction of the St. Peters City Code.

That Chapter 515: Mechanical Code of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 515: Mechanical Code of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit G attached hereto and made a part hereof.

SECTION 8. Chapter 516: Fuel Gas Code of Title V: Building and Construction of the St. Peters City Code.

That Chapter 516: Fuel Gas Code of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 516: Fuel Gas Code of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit H attached hereto and made a part hereof.

SECTION 9. Chapter 520: Plumbing Code of Title V: Building and Construction of the St. Peters City Code.

That Chapter 520: Plumbing Code of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 520: Plumbing Code of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit I attached hereto and made a part hereof.

SECTION 10. Chapter 523: Swimming Pool and Spa Code of Title V: Building and Construction of the St. Peters City Code.

That Chapter 523: Swimming Pool and Spa Code of Title V: Building and Construction of the St. Peters City Code be is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 523: Swimming Pool and Spa Code of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit J attached hereto and made a part hereof.

SECTION 11. Chapter 525: Property Maintenance Code of Title V: Building and Construction of the St. Peters City Code.

That Chapter 525: Property Maintenance Code of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 525: Property Maintenance Code of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit K attached hereto and made a part hereof.

SECTION 12. Chapter 527: Design and Construction of Storm Shelters Code of Title V: Building and Construction of the St. Peters City Code.

That Chapter 527: Design and Construction of Storm Shelters Code of Title V: Building and Construction of the St. Peters City Code be and is hereby deleted in its entirety, and there is hereby enacted, in lieu thereof, a new Chapter 527: Design and Construction of Storm Shelters Code of Title V: Building and Construction of the St. Peters City Code as set forth in Exhibit L attached hereto and made a part hereof.

SECTION 13. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 14. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this

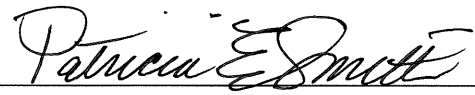
Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 15. This Ordinance shall be in force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed, and approved this 21<sup>st</sup> day of December, 2023.



  
\_\_\_\_\_  
Len Pagano, as Presiding Officer and as Mayor

Attest:   
\_\_\_\_\_  
Patricia E. Smith, City Clerk

## EXHIBIT A

### **Chapter 504 RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS**

#### **Section 504.010 Residential Code For One- And Two-Family Dwellings — Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as “The International Residential Code (IRC) for One- and Two-Family Dwellings, 2021 Edition,” as published by the International Code Council, Inc., as amended, along with appendices AE, AK, AM, and AP, as amended, and is hereby adopted as the Residential Code for One- and Two-Family Dwellings of the City; and all of the regulations, provisions, conditions, and terms of the 2021 International Residential Code, including appendices AE, AK, AM, and AP, as published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 504.020 Residential Code For One- And Two-Family Dwellings — Jurisdictional Titles.**

Throughout the Residential Code for One- and Two-Family Dwellings adopted in Section 504.010, wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters, Missouri.

#### **Section 504.030 Residential Code For One- And Two-Family Dwellings — Code Official Titles.**

Throughout the Residential Code for One- and Two-Family Dwellings adopted in Section 504.010, wherever the term "Code Official" or "Building Official" is used, it is deemed to mean the Building Commissioner.

#### **Section 504.031 Residential Code For One- And Two-Family Dwellings — Referenced Codes Titles.**

Throughout the Residential Code for One- and Two- Family Dwellings adopted in Section 504.010, wherever the term “International Building Code” is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term “International Existing Building Code” is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term “International Fire Code” is used, it is deemed to mean St. Peters Fire Prevention Code, Chapter 507, wherever the term “NFPA 70” is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term " International Energy Conservation Code” is used, it is deemed to mean St. Peters Energy Conservation Code, Chapter 513, wherever the term “International Mechanical Code” is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term “International Fuel Gas Code” is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term “International Plumbing Code” is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520, wherever the term “International Swimming Pool and Spa Code” is used, it is deemed to mean St. Peters Swimming Pool and Spa Code, Chapter 523, wherever the term “International Property Maintenance Code” is used, it is

deemed to mean St. Peters Property Maintenance Code, Chapter 525, wherever the term "ICC 500" is used, it is deemed to mean St. Peters Design and Construction of Storm Shelters Code, Chapter 527.

**Section 504.040 Residential Code For One- And Two-Family Dwellings — Amendments.**

A. The Code adopted in Section 504.010 is amended as follows:

1. *R101.1 Title.* These provisions shall be known as the Residential Code for One- and Two-Family Dwelling of the City of St. Peters, and shall be cited as such and will be referred to herein as "this code."
2. *R101.2.90 Application of Prior Codes.* At the discretion of the City Administrator of the City of St. Peters, contractors may be allowed to complete residential construction under prior building codes, if the City should adopt new code(s) during active construction of the subdivision.
3. *R102.5.90 Amend Appendices.* Amend Appendices adopted under Section 504.010.
4. *R105.2 Work Exempt from Permit.* [Amended in its entirety to read as follows] Permits shall not be required for the following. Exemption 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.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet (11.15 m<sup>2</sup>).
2. Fences not over six (6) feet (1,829 mm) high.
3. Retaining walls that are not over four (4) feet (1,219 mm) in height measured from the lowest adjacent grade to top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
4. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons (18,927 L) and the ratio of height to diameter or width does not exceed two to one (2:1).
5. Sidewalks, patio, and driveways except as required under Chapter 545, Section 545.020.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than twenty-four (24) inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings support by an exterior wall which do not project more than fifty-four (54) inches (372 mm) from the exterior wall and do not require additional support.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets thereof.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than twenty-five (25) volts and not capable of supplying more than fifty (50) watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

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.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing ten (10) pounds (4.54 kg) or less of refrigerant or that are actuated by motors of one (1) horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
  2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
5. *R105.90 Integrated Permits.* The Code Official may issue integrated building, plumbing, mechanical, electrical, etc., permits on a single permit application.



6. *R106.1 Submittal Documents.* Submittal documents consisting of construction documents, and other data shall be submitted in a digital format with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

7. *R106.1.90 Electronic Submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by city staff recreating the document and not to exceed more than one dollar (\$1.00) per page.

Exception: Where submittal documents were originally prepared by hand and are eleven (11) inches by seventeen (17) inches or less, the fee for document conversion shall not be charged.

8. *R106.1.1.90 Sprinkler Verification.* All applications for permit for one- and two-family dwellings shall include a written verification by the builder affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with Section R313 of this code. If there is no purchaser at the time of the permit application submittal, then said verification shall be made as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence.
9. *R106.3.1 Approval of Construction Documents.* Where the Code Official issues a permit, the construction documents shall be approved, in writing, or by a stamp that states "REVIEWED FOR CODE COMPLIANCE." One (1) set of construction documents so reviewed shall be retained by the Code Official. The other set may be kept at the site of work or made available at the time of inspection and shall be open to inspection by the Code Official or a duly authorized representative.
10. *R108.2 Fee Schedule.* On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Appendix A, Schedule of Fee, of Title V of the Municipal Code of the City of St. Peters, Missouri.

11. *R108.2.90 Amount Due or Refunds.* The Code Official shall authorize the refunding of money. The collection of fees due to the City and the refunding of money shall be as follows:

1. Refund the full amount of any fee paid hereunder which was erroneously paid or collected.
2. Refund ninety percent (90%) or collect ten percent (10%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.
3. Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.
4. No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.

The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

12. *R108.6 Work Commencing Before Permit Issuance.* Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a fee as set out in Appendix A, Schedule of Fees, of this Title. A fee may be assessed for each additional inspection that shall be in addition to the required permit fees.

Exception:

1. Earthwork
2. Stakeouts and other necessary planning procedures.

13. *R109.1.5.90 Supplemental Inspection.* In addition to the required inspection heretofore specified, the Code Official may make other inspections, which in his/her judgment is reasonably necessary due to unusual construction or circumstances. The Code Official shall have the authority to inspect any construction work in order to ascertain whether compliance with the Building Code is being met and in order that he/ she may properly enforce the rules promulgated by this code. These inspections may include but are not limited to examinations to determine whether zoning requirements are being met, and may include all other phases of building construction. A fee as set out in Appendix A of this Title may be assessed for each additional inspection.

14. *R109.1.5.90.1 Extra Inspection.* If by judgment of the Code Official an inspection requested is not ready or accessible for inspection, or in the judgment of the Code Official the applicant has caused the City extra inspections other than typically required, a fee as set out in Appendix A of this Title may be assessed for each additional inspection or re-inspection.

15. *R109.90 Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
16. *R110.1 Use And Occupancy.* A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made until the building official has issued a certificate of occupancy therefor as provided herein. 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. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Work exempt from permits under Section R105.2.
  2. Accessory building or structures.
  3. Change in occupancy of an owner-occupied residential dwelling unit used exclusively as the primary residence of the owner, as defined in Section 525.045.
17. *R110.1.90 Use And Occupancy - Re-occupancy Inspections.* Refer to Chapter 525 of the Municipal Code of St. Peters for regulations concerning re-occupancy inspections of non-owner-occupied residential dwellings.
  18. *R112 Board Of Appeals.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in Chapters 410 and 505 of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.
  19. *R112.1 General.* - Delete.
  20. *R112.2 Limitations on authority.* - Delete.
  21. *R112.3 Qualifications.* - Delete.
  22. *R112.4 Administration* - Delete.
  23. *R114.90 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 that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an offense.
  24. *R202 Definitions.* [Amend to Include]

ROUGH-IN. The installation of all parts of the plumbing system that must be completed prior to covering from view. This includes DWV, water supply and built-in fixture supports. DWV shall be the minimum installation in an unfinished area.

STORY ABOVE GRADE PLANE. Any *story* having its finished floor surface entirely above *grade plane*, or in which the finished surface of the floor next above is either of the following.

1. More than 6 feet above *grade plane*.
  2. More than 12 feet (3658 mm) above the finished ground level at any point.
- Exception: When a crawl space or supporting wall is below a walkout basement, that supporting wall is to be engineered but will not be considered a story.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

25. *Table R301.2 Climatic and Geographic Design Criteria*. The following values shall be entered into the table footnote b to the table are amended as follows:

Ground snow load = 20 P.S.F.

Wind speed = 115 M.P.H.

Seismic design category for residential construction = "C"

Weathering = Severe

Frost depth = 30 Inch

Termite = Yes

Winter design temp = 6 degrees

Ice barrier underlayment on the roof = none

Flood hazards = Start April 19, 1979 Latest August 2, 1996

Air freezing Index = 963

Mean annual temp = 55.2 degrees

*The frost depth may require deeper footings than indicated in Figure R403.1(1)*

26. *R302.1 Exterior Walls*. Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory building shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

1. Walls, projects, openings, or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of individual dwellings and accessory structures located on the same lot.
3. Detached tool shed and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within two (2) feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding four (4) inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

6. Cantilevered manufactured fireplaces.
  7. Roof eave overhangs.
  8. Uncovered decks.
27. *R302.5.1 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 one and three-eighths (1 3/8) inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than one and three-eighths (1 3/8) inches (35 mm) thick, or twenty minute fire-rated doors
28. *R302.13 Fire Protection Of Floors.* Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with one-half (1/2) inch (12.7 mm) gypsum wallboard membrane, five-eighths (5/8) inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.
- Fire blocking, draft stopping, fire taping, and/or additional framing is not required.  
Exceptions:
1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
  2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
  3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
    - 3.1 The aggregate area of the unprotected floor assembly does not exceed one hundred (100) square feet per HVAC zone.
    - 3.2 Areas of the floor assembly covered by HVAC metal plenum, trunk lines, and steel structural beams shall be considered protected. Gypsum wallboard membrane shall be within two (2) inches of all previously listed items.
  4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than two (2) inch by ten (10) inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.
29. *R303.5.2 Exhaust Openings.* Exhaust air shall not be directed below six (6) feet and eight (8) inches onto public walkways.
30. *R303.8 Exterior Stairway Illumination.* Exterior stairways shall be provided with an artificial light source. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light sources located at the bottom landing of the stairway.

31. *R306.4.90 Hose Bib.* Every dwelling unit shall provide a minimum of one (1) frost-proof hose bib, which shall be protected from backflow per Section P2902.4.3.
32. *R306.4.90.1 Floor Drain.* All basements and laundry areas shall have a floor drain.
33. *R309.5 Fire Sprinklers.* Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their resident, as per Missouri Revised Statutes Section 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.
34. *R311.3 Floors And Landings At Exterior Doors.* There shall be a landing or floor at each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a dimension of not less than thirty-six (36) inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed one fourth (1/4) unit vertical in twelve (12) units horizontal two percent (2%).

Exceptions:

1. Exterior balconies less than sixty (60) square feet (5.6 m<sup>2</sup>) and only accessible from a door are permitted to have a landing less than thirty-six (36) inches (914 mm) measured in the direction of travel.
  2. Doors that are not required egress doors and are served by a stairway of no more than four (4) risers.
  3. Doors protected by a guard in accordance with this code.
  4. Doors protected in a manner approved by the Code Official.
35. *R311.3.2. Floor Elevations For Other Exterior Doors.* Doors other than the required egress door shall be provided with landings or floors not more than seven and three-fourths (7 3/4) inches (196 mm) below the top of the threshold.

Exception: A top landing is not required where a stairway of four (4) or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

36. *R312.1.1 Where Required.* Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, parking lots, driveways, ramps, and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.
37. *R312.1.1.90 Retaining walls.* A guard may be required for any retaining wall where there is a potential for an accidental fall off of the wall. A vegetative guard may be substituted at the discretion of the building code official.

38. *R312.1.1.90.1 Future Deck/Balcony.* Doors installed for a future deck/balcony with raised floor surface more than thirty (30) inches (762 mm) above grade shall be protected in accordance with Section R312, or made inoperable to open more than four (4) inches clear.
39. *R312.90 Opening Limitations.* Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere four (4) inches (102 mm) in diameter. Guards shall not have an ornamental pattern or horizontal rails that would provide a ladder effect, as determined by the Code Official.

Exceptions:

1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere six (6) inches (153 mm) in diameter.
  2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere four and three-eighths (4 3/8) inches (111 mm) in diameter.
40. *R313.1 Townhouse Automatic Fire Sprinkler Systems.* Notwithstanding the provisions of the Building Code and International Residential Code, as amended and adopted by the City of St. Peters, Missouri, a builder of one- or two-family dwellings 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 unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a one- or two-family dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

41. *R313.1.1 Design And Installation.* Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904 or NFPA 13D.
42. *R313.1.90 Additions And Alterations To Townhouses With Existing Automatic Fire Sprinkler Systems.* An automatic residential fire sprinkler system shall be designed and installed per Section R313.1.1.
43. *R313.2 One- And Two-Family Dwelling Automatic Fire Systems.* Notwithstanding the provisions of the Building Code and International Residential Code, as amended and adopted by the City of St. Peters, Missouri, a builder of one- or two-family dwellings 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 unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a one- or two-family dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential fire sprinkler system.

44. *R313.2.90 Additions And Alterations To One- And Two-Family Dwellings With Existing Automatic Fire Sprinkler Systems.* An automatic residential fire sprinkler system shall be designed and installed per Section R313.1.1.
45. *R322 Flood-Resistant Construction.* [Amended in its entirety to read as follows] Refer to Chapter 410 Floodplain Management of the Municipal Code of the City of St. Peters.
46. *R322.1 General.* - Delete.
47. *R322.1.1 Alternative Provisions.* - Delete.
48. *R322.1.2 Structural Systems.* - Delete.
49. *R322.1.3 Flood-resistant Construction.* - Delete.
50. *R322.1.4 Establishing the Design Flood Elevation.* - Delete.
51. *R322.1.4.1 Determination of Design Flood Elevations.* - Delete.
52. *R322.1.4.2 Determination of Impacts.* - Delete.
53. *R322.1.5 Lowest Floor.* - Delete.
54. *R322.1.6 Protection of Mechanical, Plumbing, and Electrical Systems.* - Delete.
55. *R322.1.7 Protection of Water Supply and Sanitary Sewage Systems.* - Delete.
56. *R322.1.8 Flood Resistant Materials.* - Delete.
57. *R322.1.9 Manufactured Homes.* - Delete.
58. *R322.1.10 As-built Elevation Documentation.* - Delete.
59. *R322.2 Flood Hazard Areas (Including A Zones).* - Delete.
60. *R322.2.1 Elevations Requirements.* - Delete.
61. *R322.2.2 Enclosed Area Below Required Elevation.* - Delete.
62. *R322.2.2.1 Installation of Openings.* - Delete.



63. *R322.2.3 Foundation design and Construction.* - Delete.
64. *R322.2.4 Tanks.* - Delete.
65. *R322.3 Coastal High-Hazard Areas (Including V Zones and Coastal A Zones, Where Designated).* - Delete.
66. *R322.3.1 Location and Site Preparation.* - Delete.
67. *R322.3.2 Elevation Requirements.* - Delete.
68. *R322.3.3 Foundations.* - Delete.
69. *R322.3.4 Concrete Slabs.* - Delete.
70. *R322.3.5 Walls Below Required Elevation.* - Delete.
71. *R322.3.6 Enclosed Areas Below Required Elevation.* - Delete.
72. *R322.3.6.1 Protection of Building Envelope.* - Delete.
73. *R322.3.7 Stairways and Ramps.* - Delete.
74. *R322.3.8 Decks and Porches.* - Delete.
75. *R322.3.9 Construction Documents.* - Delete.
76. *R322.3.10 Tanks.* - Delete.
77. *403.1.7 Footings On Or Adjacent To Slopes.* The placement of buildings and structures on or adjacent to slopes steeper than one (1) unit vertical in three (3) units horizontal (33.3% slope) shall conform to Sections R403.1.7.1 through R403.1.7.4, or plans as signed and sealed by a registered engineer licensed in the State of Missouri.
78. *Table R403.1(1) Minimum Width and Thickness for Concrete Footings for Light-Frame Construction.* - Delete
79. *Table R403.1(2) Minimum Width and Thickness for Concrete Footings for Light-Frame Construction With Brick Veneer or Lath and Plaster.* - Delete
80. *Table R403.1 (3) Minimum Width and Thickness for Concrete Footings With Cast-in-Place Concrete or Partially Grouted Masonry Wall Construction.* - Delete
81. *Table R403.1(90) Minimum Width Of Concrete, Precast Or Masonry Footings (Inches) For Light-Frame Construction With Pre-Fabricated Roof Trusses.*

STORY	Load-Bearing Value of Soil (psf)			
	1,500	2,000	3,000	≥4,000
Conventional light-frame construction with pre-fabricated trusses				
1 story	12	12	12	12
2 story	15	12	12	12
3 story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1 story	12	12	12	12
2 story	21	16	12	12
3 story	32	24	16	12
8-inch solid or fully grouted masonry				
1 story	16	12	12	12
2 story	29	21	14	12
3 story	42	32	21	16

For SI: one (1) inch equals 25.4 mm. one (1) pound per square foot=0.0479 kPa

- a. Spread footings shall be the same thickness as the wall (minimum of eight (8) inches).
- b. Where minimum footing width is twelve (12) inches, use of a single wythe of solid or fully grouted twelve-inch nominal concrete masonry units is permitted.
- c. Snow Load or Roof Live Load shall not exceed twenty (20) psf. If load exceeds twenty (20) psf, designs must be completed by a licensed design professional.

82. Table R404.1.2(90) Concrete Foundation Walls.

<u>Maximum Wall Height</u>	<u>Maximum Depth of Unbalanced Backfill</u>	<u>Minimum Nominal Wall Thickness</u>
8'-0"	7'-6" or less	8" (Note a)
9'-0"	8'-6" or less	10" (Note b)
10'-0"	9'-6" or less	12" (Note c)

Note a: Concrete foundation walls may be constructed a minimum of nominal eight (8) inches thick where the wall height from the top of the footing to the top of the wall does not exceed eight (8) feet. A minimum of two (2) #4 reinforcing bars shall be placed horizontally in the top and bottom of the foundation wall. A minimum of two (2) #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of twenty-four (24) inches beyond the corners of the openings.

- Note b: Concrete foundation walls may be constructed a minimum of nominal ten (10) inches thick. A minimum of two (2) #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two (2) #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of twenty-four (24) inches beyond the corners of the openings.
- Note c: Concrete foundation walls may be constructed a minimum of nominal twelve (12) inches thick. A minimum of three (3) #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two (2) #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of twenty-four (24) inches beyond the corners of the openings.
- Note d: The concrete minimum wall thickness shall be eight (8) inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when maximum wall height is eight (8) feet.
- Note e: The concrete minimum wall thickness shall be ten (10) inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when the maximum wall height is nine (9) feet.
- Note f: The concrete minimum wall thickness shall be twelve (12) inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when the maximum wall height is ten (10) feet.
83. *405.1 Concrete Or Masonry Foundations.* Drains shall be provided around concrete or masonry foundation that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than one (1) foot (305 mm) beyond the outside edge of the footing and six (6) inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of two (2) inches (51 mm) of washed gravel or crushed rock not less than one (1) sieve size larger than the tile joint opening or perforation and covered with not less than six (6) inches (152 mm) of the same material.

Exceptions:

1. A drainage system is not required where the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I soils, as detailed in Table R405.1.
  2. Drains provided as detailed in Section 405.1.2 are approved as an alternative method to meet the requirements of this Section.
84. *R405.1.90 Soil Evaluations.* An evaluation of the soil for the presence or absence of groundwater is required. The evaluation report shall be based on either a subsurface soil investigation or satisfactory data from adjacent areas together with an inspection of the excavation prior to pouring concrete.
85. *R405.1.90.1 Groundwater Present.* Provide drain tile, perforated pipe or other approved foundation drainage systems (such as water channel system) around the perimeter of the outside of the foundation and inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.
86. *R405.1.90.2 No Groundwater Present.* Provide drain tile, perforated pipe or other approved foundation drainage systems (such as water channel system) around the perimeter of the outside of the foundation or inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.
87. *R405.1.90.3 Filter Membranes.* An approved filter membrane shall be placed over the top of the joints/ pipe perforation. The tile/pipe shall be placed on two (2) inches minimum of gravel or crushed stone and have six (6) inches of minimum cover.
88. *R405.1.90.4 Drainage System.* A drainage system shall discharge by gravity to daylight or be connected to an approved sump eighteen (18) inches in diameter x twenty-four (24) inches deep with fitted cover). A sump pump shall be provided if the basement is finished or partially finished with pump discharge by an approved method.
89. *R506.2.3 Vapor Retarder.* A minimum 6 mil (0.006 inch; 0.152 mm) vapor retarder conforming to ASTM E1745 Class A requirements with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

Exception: The vapor retarder is not required for the following:

1. Garages, utility buildings and other *unheated accessory structures*.
  2. For unheated storage rooms having an area of less than 70 square feet (6.5 m<sup>2</sup>) and carports.
  3. Driveways, walks, patios, and other flatwork not likely to be enclosed and heated at a later date.
  4. Where approved by the building official, based on local site conditions.
90. *R602.12 Simplified Wall Bracing.* [Amended in its entirety to read as follows] Buildings meeting all the conditions listed below shall be permitted to be braced in accordance with

this Section as an alternate to the requirements of Section R602.10. The entire building shall be braced in accordance with this Section; the use of other bracing provisions of Section R602.10, except as specified herein, shall not be permitted.

1. There shall be not more than three (3) stories above the top of a concrete or masonry foundation or basement wall. Permanent wood foundations shall not be permitted.
2. Floors shall not cantilever more than twenty-four (24) inches (607 mm) beyond the foundation or bearing wall below.
3. Wall height shall not be greater than a nominal twelve (12) feet when using the minimum required bracing lengths specified in Table 602.12.4.
4. The building shall have a roof eave-to-ridge height of fifteen (15) feet (4,572 mm) or less.
5. Exterior walls shall have gypsum board with a minimum thickness of one-half (1/2) inch (12.7 mm) installed on the interior side fastened in accordance with Table R702.3.5.

Exception: Gypsum board is not required for wall bracing on exterior walls in garages.

6. The structure shall be located in Seismic Design Category A, B or C for detached one- and two-family dwellings or Seismic Design Category A, B or C for townhouses.
  7. Cripple walls shall not be permitted in three-story buildings.
91. *R602.12.2 Sheathing Materials.* The following sheathing materials installed on the exterior side of exterior walls shall be used to construct a bracing unit as defined in Section R602.12.3. Mixing materials is prohibited.
1. Wood structural panels with a minimum thickness of seven-sixteenths (7/16) inch fastened in accordance with Table R602.3(3).
  2. Structural fiberboard sheathing with a minimum thickness of one-half (1/2) inch (12.7 mm) fastened in accordance with Table R602.3(1).
92. *R602.12.3 Bracing Unit.* A bracing unit shall be a full-height sheathed segment of the exterior wall without openings or vertical or horizontal offsets and a minimum length as specified herein. Interior walls shall not contribute toward the amount of the required bracing. Mixing of Items 1 and 2 is prohibited on the same story.
1. Where all framed portions of all exterior walls are sheathed in accordance with Section R602.12.2, including wall areas between bracing units, above and below openings and on gable end walls, the minimum length of a bracing unit shall be three (3) feet (914 mm). For walls with heights greater than a nominal ten (10) feet, the minimum length of a bracing unit shall be four (4) feet (1,219 mm).
  2. Where the exterior walls are braced with sheathing panels in accordance with Section R602.12.2 and areas between bracing units are covered with other materials, the minimum length of a bracing unit shall be four (4) feet (1,219 mm).

93. *R905.2.8.2 Valleys.* Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:
1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than twenty-four (24) inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
  2. For open valley, valley lining of two (2) plies of mineral-surfaced roll roofing, complying with ASTM D 3909 or ASTM D 6380 Class M, shall be permitted. The bottom layer shall be eighteen (18) inches (457 mm) and the top layer not less than thirty-six (36) inches (914 mm) wide.
  3. For closed valleys (valley covered with shingles), valley lining of two (2) ply of No. 15 felt complying with ASTM D 226 Type I, ASTM D 4869 Type I, or ASTM D 6757, or valley lining as described in Item 1 and 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1970 shall be permitted in lieu of the lining material.

94. *R905.2.8.5 Drip Edge.* A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than two (2) inches (51 mm). Drip edges shall extend not less than one-fourth (1/4) inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than two (2) inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than twelve (12) inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment along rake edges.

Exception: For new construction only, a drip edge is not necessary if the metal fascia is bent to form a drip edge.

95. *R1005.7 Factory-Built Chimney Offsets.* Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than thirty degrees (30°) (0.52 rad) from vertical at any point in the assembly and the chimney shall not include more than four (4) elbows.

Exception: When chimneys are installed per manufacturer's installation instructions.

96. *R1006.2 Exterior Air Intake.* The exterior air intake for fireplaces shall be capable of supplying combustion air from the exterior of the dwelling or from spaces within the dwelling ventilated with outdoor air such as non-mechanically ventilated crawl or attic spaces. The exterior air intake shall not be located at an elevation higher than the firebox. The exterior air intake shall be covered with a corrosion resistant screen of ½ inch (6.4 mm) mesh.

97. *N1101.6 (R202) Defined Terms.* [Amended to include]

**PROJECTION FACTOR** — The ratio of the horizontal depth of an overhang, eave, or permanently attached shading device, divided by the distance measured vertically from

the bottom of the fenestration glazing to the underside of the overhang, eave, or permanently attached shading device.

98. Table N1102.1.3 (R402.1.3).

TABLE N1102.1.3 (R402.1.3)  
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>a</sup>

Climate Zone	Fenestration <i>U</i> -Factor <sup>b</sup>	Skylight <sup>b</sup> <i>U</i> -Factor	Glazed Fenestration SHGC <sup>b,e</sup>	Ceiling <i>R</i> -Value	Wood Frame Wall <i>R</i> -Value	Mass Wall <i>R</i> -Value <sup>i</sup>	Floor <i>R</i> -Value	Basement <sup>c</sup> Wall <i>R</i> -Value	Slab <sup>d</sup> <i>R</i> -Value & Depth	Crawl Space <sup>e</sup> Wall <i>R</i> -Value
4A	.35	.60	NR	38	13	5/10	19	10ci or 13 <sup>f</sup>	10, 2 ft	10/13

For SI: 1 foot = 304.8 mm.

NR = Not Required. ci = continuous insulation.

- a *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.
- b The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.  
**Exception:** In Climate Zones 0 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
- c “5ci or 13” means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. “10ci or 13” means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. “15ci or 19 or 13&5ci” means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.
- d R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs, as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.
- e There are no SHGC requirements in the Marine Zone.
- f Basement wall insulation is not required in Warm Humid locations as defined by Figure R301.1 and Table R301.1.
- g The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, “13&5” means R-13 cavity insulation plus R-5 continuous insulation.
- h Mass walls shall be in accordance with Section R402.2.5. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.
- i A maximum *U*-factor of 0.32 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located either:
  1. Above 4,000 feet in elevation, or

2. In windborne debris regions where protection of openings is required by Section R301.2.1.2 of the *International Residential Code*.

- j. Unfinished basements may have up to a maximum of 20 percent of the total basement wall area exposed above the outside finished grade/ground level as uninsulated concrete foundation walls. The foundation wall area above the outside grade/ground level that may be uninsulated is determined by the formula [.20 times the basement wall height of all walls (including insulated exterior frame walls for walkout basements and walls common to both basement and attached garages) times the perimeter of these basement walls]. In unfinished areas, the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24 inches below outside finished grade when the grade is above the floor slab elevation.

99. *N1102.1.5 (R402.1.5) Total UA Alternative*. If the total building envelope UA (sum of U-factor times assembly area) is less than or equal to the total UA resulting from using the U-factors in Table N1102.1.4 (multiplied by the same assembly area as in the proposed building), the building shall be considered in compliance with Table N1102.1.2. The UA calculation shall be done using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance.

Exception: Glazed Fenestration SHGC. In Climate Zone 4, permanently shaded vertical fenestration shall be permitted to satisfy SHGC requirements. The project factor of an overhang, eave, or permanently attached shading device shall be greater than or equal to the value listed in Table N1102.2.2.1 for the appropriate orientation. The minimum projection shall extend beyond each side of the glazing a minimum of twelve (12) inches. Each orientation shall be rounded to the nearest cardinal orientation (+/- 45° or 0.79 rad) for purposes of calculations and demonstrating compliance.

100. *N1102.2.4 (R402.2.4) Access Hatches And Doors*. Access doors from conditional spaces to unconditioned spaces such as attics and crawl spaces shall be insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood-framed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed, the purpose of which is to prevent the loose-fill insulation from spilling into the living space when the attic access is opened, and to provide the permanent means of maintaining the installed R-value of the loose-fill insulation.

Exception: Vertical doors that provide access from the conditioned to unconditioned spaces shall be permitted to meet the fenestration requirement of Table R1102.1.2 based on the applicable climate zone specified in Chapter 3.

101. *N1102.4 (R402.4) Air Leakage*. The building thermal envelope may be designed and constructed to limit air leakage in accordance with the requirements of Sections R1102.4.1 through R1102.4.5.



102. *N1102.4.1 (R402.4.1) Building thermal envelope.* The *building thermal envelope* shall comply with Sections N1102.4.1.1 through N1102.4.1.3. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.
103. *N1102.4.1.1 (R402.4.1.1) Installation.* The components of the *building thermal envelope* as indicated in Table N1102.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table N1102.4.1.1, as applicable to the method of construction. Where required by the *code official*, an *approved* third party shall inspect all components and verify compliance.
104. *N1102.4.1.2 (R402.4.1.2) Testing.* Any *building* or *dwelling unit* may be tested for air leakage. The maximum design air leakage rate for any *building* or *dwelling unit* under any compliance path shall not exceed 5.0 air changes per hour or 0.28 cubic feet per minute (CFM) per square foot [ $0.0079 \text{ m}^3/(\text{s} \times \text{m}^2)$ ] of dwelling unit enclosure area. For any *building* or *dwelling unit* designed for 3.0 or less air changes per hour, testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the *code official*, testing shall be conducted by an *approved* third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope* have been sealed.

Exception:

For heated, attached private garages and heated, detached private garages accessory to one- and two-family dwelling and townhouses not more than three stories above *grade plane* in height, building envelope tightness and insulation installation shall be considered acceptable where the items in Table N1102.4.1.1, applicable to the method of construction, are field verified. Where required by the *code official*, an *approved* third party, independent from the installer shall inspect both the air barrier and insulation installation criteria. Heated, attached private garage space shall be thermally isolated from all other *conditioned spaces* in accordance with Sections N1102.2.12 and N1102.3.5, as applicable.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, where installed at the time of the test, shall be open.
4. Exterior or interior terminations for continuous ventilation systems shall be sealed.
5. Heating and cooling systems, where installed at the time of the test, shall be turned off.
6. Supply and return registers, where installed at the time of the test, shall be fully open.

Exception: When testing individual *dwelling units*, an air leakage rate not exceeding 0.30 cubic feet per minute per square foot [0.008m<sup>3</sup>/(s x m<sup>2</sup>)] of the *dwelling unit* enclosure area, tested in accordance with ANSI/RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch water gauge (50 Pa), shall be permitted in all climate zones for:

1. Attached single- and multiple-family building *dwelling units*.
2. Buildings or *dwelling units* that are 1,500 square feet (139.4m<sup>2</sup>) or smaller.

Mechanical *ventilation* shall be provided in accordance with Section M1505 of this code or Section 403.3.2 of the *International Mechanical Code*, as applicable, or with other *approved* means of *ventilation*.

105. *N1102.4.1.3 (R402.4.1.3) Leakage rate.* Where complying with Section N1101.13.1, the building or *dwelling unit* shall have a design air leakage rate not exceeding 5.0 air changes per hour

106. *Table N1102.4.1.1 (402.4.1.1).*

Table N1102.4.1.1 (R402.4.1.1)<sup>a</sup>  
Air Barrier, Air Sealing, and Insulation Installation

Component	Air Barrier Criteria	Insulation Installation Criteria
General Requirements	A continuous air barrier shall be installed in the building envelope.  Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed.  Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be <u>weatherstripped</u> .	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal

		resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include an exterior air barrier. <sup>b</sup>	Rim joists shall be insulated
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.
Basement crawl space, and slab foundations	Exposed earth in unvented crawl spaces shall be covered with Class I vapor retarder/air barrier in accordance with Section <u>N1102.2.10</u> (R402.2.10).  Penetrations through concrete foundation walls and slabs shall be air sealed.  Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section <u>N1102.2.10</u> (R402.2.10).

<p>Shafts, penetrations</p>	<p>Duct and flue shafts and other similar penetrations to exterior or unconditioned space shall be sealed to allow for expansion, contraction and mechanical vibration.</p> <p>Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.</p>	<p>Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required <i>R</i>-value.</p>
<p>Narrow cavities</p>	<p>Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.</p>	<p>Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.</p>
<p>Garage separation</p>	<p>Air sealing shall be provided between the garage and conditioned spaces.</p>	<p>Insulated portions of the garage separation assembly shall be installed in accordance with Sections R303 and <u>N1102.2.7 (R402.2.7)</u>.</p>
<p>Recessed lighting</p>	<p>Recessed light fixtures installed in the building thermal envelope shall be sealed in accordance with Section <u>N1104.4.5 (R402.4.5)</u>.</p>	<p>Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.</p>
<p>Plumbing, wiring or other obstructions</p>	<p>All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.</p>	<p>Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required <i>R</i>-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.</p>

Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

For SI: 1 inch = 25.4 mm.

- a. Inspection of log walls shall be in accordance with the provisions of ICC 400.
- b. Air barrier and insulation full enclosure is not required in unconditioned/ventilated attic spaces and at rim joists.

107. *N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances.* In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.2, where the walls, floors and ceiling shall meet a minimum of the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section N1103. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Sections N1102.4.2 and R1006.
3. Mechanical equipment in an unfinished space.

108. *N1103.3.4 (R403.3.4) Sealing.* Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or Section M1601.4.1 of this code, as applicable.

Exceptions:

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressure less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.
3. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

109. *NI103.3.5 (R403.3.5) Duct Testing (Upon Discretion of the Authority Having Jurisdiction)*. Ducts shall be pressure tested to determine the air leakage by one (1) of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of one-tenth (0.1) inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total leakage shall be measured with a pressure differential of one-tenth (0.1) inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exception:

1. A duct air leakage test shall not be required where ducts and air handlers are located entirely within the building thermal envelope.
2. A duct air-leakage test shall not be required for ducts serving heating, cooling or ventilation systems that are not integrated with ducts serving heating or cooling systems.

110. *NI103.3.7 (R403.3.7) Building Cavities*.- Delete.

111. *NI103.5.2 (R405.5.2) Hot Water Pipe Insulation (Prescriptive)*. Insulation for hot water pipe with a minimum thermal resistance (R-value) of R-3 shall be applied to the following:

1. Piping larger than 3/4 inch (19 mm) in nominal diameter.
2. Piping serving more than one (1) dwelling unit.
3. Piping located outside the conditioned space.
4. Piping from the water heater to a distribution manifold.
5. Piping located under a floor slab.
6. Buried in piping.
7. Supply and return piping in recirculation systems other than demand recirculation systems.

112. *NI103.6 (R403.6) Mechanical Ventilation*. Buildings and dwelling units shall be provided with mechanical ventilation that complies with the requirements of Section M1505 or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

113. *N1103.6.1 (R403.6.1) Heat or Energy Recovery Ventilation.* - Delete.
114. *N1103.6.2 (R403.6.2) Whole-Dwelling Mechanical Ventilation System Fan Efficacy.* - Delete.
115. *Table N1103.6.2 (R403.6.2) Whole-Dwelling Mechanical Ventilation System Fan Efficacy.* – Delete.
116. *N1103.6.3 (R403.6.3) Testing.* - Delete.
117. *N1104.2 (R404.2) Interior Lighting Controls.* Permanently installed lighting fixtures may be controlled with a dimmer, an occupant sensor control or another control that is installed or built into the fixture.
- Exceptions: Lighting controls shall not be required for the following:
1. Bathrooms.
  2. Hallways.
  3. Exterior lighting fixtures.
  4. Lighting designed for safety or security.
118. *N1104.3 (R404.3 Exterior Lighting Controls).* – Delete.
119. *M1201.2.90 Licensing of Mechanical Contractors.* For licensing requirement, refer to Section 515.050 of the Municipal Code of the City of St. Peters.
120. *M1305.1.3.1 Ground Clearance.* Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending not less than two (2) inches (50.8 mm) above the adjoining ground. Such support shall be in accordance with the manufacturer's installation instructions. Appliances suspended from the floor shall have a clearance of not less than six (6) inches (152 mm) from the ground.
121. *M1307.2 Anchorage Of Appliances.* Appliances designed to be fixed in position shall be fastened or anchored in an approved manner. In Seismic Design Categories D0, D1 and D2, water heaters and thermal storage units shall be anchored or strapped to resist horizontal displacement caused by earthquake motion in accordance with one (1) of the following:
1. Anchorage and strapping shall be designed to resist a horizontal force equal to one-third (1/3) of the operating weight of the water heater storage tank, acting in any horizontal direction. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of the appliance's vertical dimensions. At the lower point, the strapping shall maintain a minimum distance of four (4) inches (102 mm) above the controls.

2. The anchorage strapping shall be in accordance with the appliance manufacturer's recommendations.

122. *M1411.3.1 Auxiliary And Secondary Drain Systems.* In addition to the requirements of Section M1411.3, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Such piping shall maintain a minimum horizontal slope in the direction of discharge or not less than 1/8 unit vertical in 12 units horizontal (one-percent slope). Drain piping shall be not less than 3/4-inch (19 mm) nominal pipe size. One (1) of the following methods shall be used:

1. An auxiliary drain pan with a separate drain shall be installed under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of one and one-half (1.5) inches (38 mm), shall be not less than three (3) inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than (No. 26 Gage). Non-metallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
2. A separate overflow drain line shall be connected to the drain pan installed with the equipment. This overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection.
3. An auxiliary drain pan without a separate drain line shall be installed under the coils on which condensation will occur. This pan shall be equipped with a water level detection device conforming to UL 508 that will shut off the equipment served prior to overflow of the pan. The pan shall be equipped with a fitting to allow for drainage. The auxiliary drain pan shall be constructed in accordance with Item 1 of this Section.
4. A water level detection device conforming to UL 508 shall be installed that will shut off the equipment served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line or the equipment-supplied rain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.

123. *M1411.3.1.2 Appliance, equipment, and insulation in pans.* Where appliances, equipment, or insulation are subject to water damage when auxiliary drain pans fill, that portion of the appliance, equipment, and insulation shall be installed above the rim of the pan. Supports located inside of the pan to support the appliance or equipment shall be water-resistant and approved.

Exception: When a secondary drain is provided from the drain pan.



124. *M1502.4.2 Duct Installation.* Exhaust ducts shall be supported at intervals not to exceed twelve (12) feet (3,658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1.

125. *M1502.4.6.1 Specified Length.* The maximum length of the exhaust duct shall be 35 feet (10 688 mm) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table M1502.4.6.1. The maximum length of the exhaust duct does not include the transition duct.

Exception: The maximum developed length may be extended to 55 feet if clearly labeled cleanouts are provided within 12 inches of the second elbow, at every elbow thereafter, and at least every 15 feet of developed length thereafter.

126. *M1503.6 Makeup Air Required.* Exhaust hood systems capable of exhausting in excess of six hundred (600) cubic feet per minute (0.28 m<sup>3</sup>/s) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not less than one (1) damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Damper shall be accessible for inspection, service, repair, and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open.

127. *M1601.1.1 Above-Ground Duct Systems.* Above-ground duct systems shall conform to the following:

1. Equipment connected to duct systems shall be designed to limit discharge air temperature to not greater than 250° F. (121° C.)
2. Factory-made ducts shall be listed as produced by the manufacturer and prior to use in the field, in accordance with UL 181 and installed in accordance with the manufacturer's instructions.
3. Fibrous glass duct construction shall conform to the SMACNA Fibrous Glass Duct Construction Standards or NAIMA Fibrous Glass Duct Construction Standards.
4. Field-fabricated and shop-fabricated metal and flexible duct constructions shall conform to the SMACNA HVAC Duct Construction Standards — Metal and Flexible except as allowed by Table M1601.1.1. Galvanized steel shall conform to ASTM A 653.
5. The use of gypsum products to construct return air ducts or plenums is permitted, provided that the air temperature does not exceed 125° F. (52° C.) and exposed surfaces are not subject to condensation.
6. Duct systems shall be constructed of materials having a flame spread index of not greater than two hundred (200).

7. Stud wall cavities and the spaces between solid floor joists to be used as air plenums shall comply with the following conditions:
  - 7.1. These cavities or spaces shall not be used as a plenum for air supply.
  - 7.2. These cavities or spaces shall not be a part of required fire-resistance-rated assembly.
  - 7.3. Stud wall cavities shall not convey air from more than one (1) floor level.
  - 7.4. Stud wall cavities and joist-space plenums shall be isolated from adjacent concealed spaces by tight-fitting fireblocking in accordance with Section R602.8.
  - 7.5. Stud wall cavities in the outside walls of building envelope assemblies shall not be utilized as air plenums.
  - 7.6. Building cavities used as plenums shall be sealed.
8. Volume dampers, equipment and other means of supply, return, and exhaust air adjustment used in system balancing may be provided with access.

128. Table M1601.1.1

Table M1601.1.1  
Duct Construction Minimum Sheet Metal Thickness for Single Dwelling Units<sup>a</sup>

Round Duct Diameter (inches)	Static Pressure			
	½ inch water gage		1 inch water gage	
	Thickness (inches)		Thickness (inches)	
	Galvani zed	Alumin um	Galvaniz ed	Aluminu m
≤ 12	0.013	0.018	0.013	0.018
12 to 14	0.013	0.018	0.016	0.023
15 to 17	0.016	0.023	0.019	0.027
18	0.016	0.023	0.024	0.034
19 to 20	0.019	0.027	0.024	0.034
Rectangular Duct Dimension (largest dimension)	Static Pressure			
	½ inch water gage		1 inch water gage	
	Thickness (inches)		Thickness (inches)	
	Galvani zed	Alumin um	Galvaniz ed	Aluminu m
≤ 8	0.013	0.018	0.013	0.018
9 to 10	0.013	0.018	0.016	0.023
11 to 12	0.016	0.023	0.019	0.027
13 to 16	0.016	0.027	0.019	0.027
17 to 18	0.019	0.027	0.024	0.034
19 to 20	0.019	0.034	0.024	0.034

For SI: 1 inch = 25.4 mm, 1 inch water gage = 249 Pa.

- a. Ductwork that exceeds 20 inches by dimension or exceeds a pressure of 1 inch water gage shall be constructed in accordance with SMACNA *HVAC Duct Construction Standards - Metal and Flexible*.

129. *M1601.4.1 Joints, Seams And Connections.* Joints of duct systems shall be made substantially airtight in an unconditioned area by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Closure systems used with rigid fibrous glass ducts shall comply with UL 181A and shall be marked 18 A-P for pressure-sensitive tape, 181A-M for mastic or 181A-H for heat-sensitive tape.

Closure systems used with flexible air ducts and flexible air connectors shall comply with UL181B and shall be marked 181B-FX for pressure-sensitive tape or 181B-M for mastic. Duct connections to flanges of air distribution system equipment or sheet metal fitting shall be mechanically fastened. Mechanical fasteners for use with flexible non-metallic air ducts shall comply with UL 181B and shall be marked 181B-C. Crimp joints for round metal ducts shall have a contact lap of at least one (1) inch and shall be mechanically fastened with at least three (3) sheet metal screws or rivets equally spaced around the joint. Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions.

Exceptions:

1. Spray polyurethane foam shall be permitted to be applied without additional joint seals.
2. Where a duct connection is made that is partially inaccessible, three (3) screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
3. Continuously welded and locking-type longitudinal joints and seam in ducts operating at static pressure less than two (2) inches of water column (500 Pa) pressure classification shall not require additional closure systems.

130. *M1602.2 Return Air Openings.* Return air openings for heating, ventilation and air conditioning systems shall comply with all of the following:

1. Openings shall not be located less than ten (10) feet (3,048 mm) measured in any direction from an open combustion chamber or draft hood of another appliance located in the same room or space.
2. Return and transfer openings shall be sized in accordance with the appliance or equipment manufacturer's installation instructions, Manual D or the design of the registered design professional.
3. Return air shall not be taken from a closet less than 70 square feet, bathroom, toilet room, kitchen, garage, mechanical room, boiler room, furnace room or unconditioned attic.

Exceptions:

- 1 Taking return air from a kitchen is not prohibited where such return air openings serve the kitchen only, and are located not less than ten (10) feet (3,048 mm) from the cooking appliances.
- 2 Dedicated forced-air systems serving only the garage shall not be prohibited from obtaining return air from the garage.
4. Taking return air from an unconditioned crawl space shall not be accomplished through a direct connection to the return side of a forced-air furnace. Transfer openings in the crawl space enclosure shall not be prohibited.

5. Return air from one (1) dwelling unit shall not be discharged into another dwelling unit.

131. *M2101.22.6 Expansion Tanks.* – Delete

132. *M2105.1.90 Compliance with State Statutes.* Installation of ground source heat-pump system loop-piping shall comply with the materials and joining methods listed in the State of Missouri Revised Statutes Division 23, Chapter 5.

133. *G2408.4 (305.7) Clearances From Grade.* Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved material extending not less than two (2) inches (50.8 mm) above adjoining grade or shall be suspended not less than six (6) inches (152 mm) above adjoining grade. Such supports shall be installed in accordance with the manufacturer's installation instructions.

134. *G2409.1 (308.1) Scope.* This Section shall govern the reduction in required clearances to combustible materials; and combustible assemblies for chimneys, vents, appliances, devices, and equipment. Clearance requirements for air-conditioning equipment and central heating boilers and furnaces shall comply with Sections G2409.3 and G2409.4.

135. *G2439.7.4.1 (614.9.4.1) Specified Length.* The maximum length of the exhaust duct shall be (35) feet (10,688 mm) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table G2439.7.4.1. The maximum length of the exhaust duct does not include the transition duct.

*TABLE G2439.7.4.1 (TABLE 614.9.4.1) DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH* [Retain as written]

Exception: The maximum developed length may be extended to 55 feet if clearly labeled cleanouts are provided within 12 inches of the second elbow, at every elbow thereafter, and at least every 15 feet of developed length thereafter.

136. *G2442.3 (618.3) Prohibited Sources.* Outdoor or return air for forced-air heating and cooling systems shall not be taken from the following locations:

1. Closer than ten (10) feet (3,048 mm) from an appliance vent outlet, a vent opening from a plumbing drainage system or the discharge outlet of an exhaust fan, unless the outlet is three (3) feet (914 mm) above the outside air inlet.
2. Where there is the presence of objectionable odors, fumes or flammable vapors; or where located less than ten (10) feet (3,048 mm) above the surface of any abutting public way or driveway; or where located at grade level by a sidewalk, street, alley, or driveway.
3. A hazardous or insanitary location or a refrigeration machinery room as identified in the *International Mechanical Code*.
4. A room or space, the volume of which is less than twenty-five percent (25%) of the entire volume served by such system. Where connected by a permanent

opening having an area sized in accordance with Section G2442.2, adjoining rooms or spaces shall be considered as a single room or space for the purpose of determining the volume of such rooms or spaces.

Exception: The minimum volume requirement shall not apply where the amount of return air taken from a room or space is less than or equal to the amount of supply air delivered to such room or space.

5. A room or space containing an appliance where such a room or space serves as the sole source of return air.

Exception: This shall not apply where:

1. The appliance is a direct-vent appliance or an appliance not requiring a vent in accordance with Section G2425.8.
  2. The room or space complies with the following requirements:
    - 2.1 The return air shall be taken from a room or space having a volume exceeding one (1) cubic foot for each ten (10) Btu/h (9.6L/W) of combined input rating of all fuel-burning appliances therein.
    - 2.2 The volume of supply air discharged back into the same space shall be approximately equal to the volume of return air taken from the space.
    - 2.3 Return-air inlets shall not be located within ten (10) feet (3,048 mm) of a draft hood in the same room or space or the combustion chamber of any atmospheric burner appliance in the same room or space.
  3. Rooms or spaces containing solid fuel-burning appliances, provided that return-air inlets are located not less than ten (10) feet (3,048 mm) from the firebox of such appliances.
6. A closet, bathroom, toilet room, kitchen, garage, boiler room, furnace room or unconditioned attic.

Exceptions:

    1. Where return air intakes are located not less than ten (10) feet (3,048 mm) from cooking appliances and serve only the kitchen area, taking return air from a kitchen area shall not be prohibited.
    2. Dedicated forced-air systems serving only a garage shall not be prohibited from obtaining return air from the garage.
    3. Where a closet 70 square feet or greater in size is provided with a supply register, taking return air from the closet shall not be prohibited
  7. A crawl space by means of direct connection to the return side of a forced-air system. Transfer openings in the crawl space enclosure shall not be prohibited.

137. *P2501.90 Licensing Of Plumbing Contractors.* For licensing requirement, refer to Section 520.040 of the Municipal Code of the City of St. Peters.

138. *P2503.5.1 Rough Plumbing.* DWV systems shall be tested on completion of the rough piping installation by water or by air without evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than five (5) feet (1,524 mm) above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of fifteen (15) minutes. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gauge pressure of five (5) pounds per square inch (psi) (34 kPa) or ten (10) inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of fifteen (15) minutes.
3. Vacuum test. The portion under test shall be evacuated of air by a vacuum-type pump to achieve a uniform gauge pressure of -5 pounds per square inch or a negative 10 inches of mercury column (-34 kPa). This pressure shall be held without removal of additional air for a period of 15 minutes.

139. *P2801.8 Water Heater Seismic Bracing.* In Seismic Design Categories D0, D1 and D2, water heaters shall be anchored or strapped in the upper one-third (1/3) and in the lower one-third (1/3) of the appliance to resist a horizontal force equal to one-third (1/3) of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations.

140. *P2804.6.1 Requirements For Discharge Pipe.* The discharge piping serving a pressure-relief valve, temperature-relief valve or combination valve shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
6. Discharge in a manner not to be a hazard; does not cause personal injury, structural damage, or otherwise a nuisance.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed to flow by gravity.
10. Terminate not more than six (6) inches (152 mm) and not less than two (2) times the discharge pipe diameter above the floor or waste receptor flood level rim.
11. Not have a threaded connection at the end of the piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials indicated in Section P2906.5 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
14. Be one (1) nominal size larger than the size of the relief-valve outlet, where the relief-valve discharge piping is constructed of PEX or PE-RT tubing. The outlet end of such tubing shall be fastened in place.

141. *E3401.1.1 Licensing Of Electrical Contractors.* (Refer to Chapter 510 of the Municipal Code of the City of St. Peters for licensing requirements.)

142. *E3601.8 Emergency Disconnects.* - Delete

143. *E3902.2 Garage And Accessory Building Receptacles.* All 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel.

Exception: Fastened in place appliances or outlets designated for refrigerators/freezers, garage door openers, etc.

144. *E3902.5 Unfinished Basement Receptacles.* 125-volt, single-phase, 15- and 20-ampere receptacles installed in unfinished basements shall have ground-fault circuit-interrupter protection for personnel. For purposes of this Section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and similar areas.

Exceptions:

1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system. Receptacles installed in accordance with this exception shall not be considered as meeting the requirements of Section E3901.9.
2. Fastened in place appliances or outlets designated for refrigerators/freezers.

145. *E3902.6 Kitchen Receptacles.* 125-volt, single-phase, 15- and 20-ampere receptacles that serve countertop surfaces shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(6)]

Exception: Fastened in place appliances or outlets designated for refrigerators/freezers.

146. *E3902.9 Laundry Areas.* 125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas shall have ground-fault circuit interrupter protection for personnel. [210.89(A)(10)]

147. *E3902.11 – Kitchen Dishwasher Branch Circuit.* – Delete

148. *E3902.18 Location Of Ground-Fault Circuit Interrupters.* Ground-fault circuit-interrupters shall be installed only in a readily accessible location.

149. *E3902.20 Arc-Fault Circuit-Interrupter Protection.* Branch circuits that supply 125-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms shall be protected by any of the following: [210.12(A)]

1. A listed combination-type arc-fault circuit-interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]
2. A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit type arc-fault circuit-interrupter installed at the first outlet box on the branch-circuit. The first outlet box in the branch-circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]
3. A listed supplemental arc protection circuit breaker installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit type arc-fault circuit-interrupter installed at the first outlet box on the branch-circuit where all of the following conditions are met:
  - 3.1 The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit-interrupter.
  - 3.2 The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed fifty (50) feet (15.2 m) for 14 AWG conductors and seventy (70) feet (21.3 m) for 12 AWG conductors.
  - 3.3 The first outlet box in the branch-circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(3)]
4. A listed outlet branch-circuit type arc-fault circuit-interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:
  - 4.1 The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit-interrupter.
  - 4.2 The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed fifty (50) feet (15.2 m) for 14 AWG conductors and seventy (70) feet (21.3 m) for 12 AWG conductors.
  - 4.3 The first outlet box in the branch-circuit shall be marked to indicate that it is the first outlet on the circuit.
  - 4.4 The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]
5. Where metal outlet boxes and junction boxes and RMC, IMC, EMT, Type MC or steel armored Types AC cables meeting the requirements of Section E3908.8, metal wireways or metal auxiliary gutters are installed for the portion of the branch-circuit between the branch circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch-circuit. [210.12(A)(5)]



6. Where a listed metal or non-metallic conduit or tubing or Type MC cable is encased in not less than two (2) inches (50.8 mm) of concrete for the portion of the branch-circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]

Exception:

- 1 AFCI protection is not required for an individual branch-circuit supplying only a fire alarm system where the branch-circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT or steel-sheathed armored cable Type AC or Type MC meeting the requirements of Section E3908.8.
- 2 AFCI protection shall not be required for all kitchen countertop receptacles, laundry receptacles and/or already required GFCI protected outlets.

150. *E3902.21 Arc-Fault Circuit-Interrupter Protection For Branch-Circuit Extensions Or Modifications.* Where branch-circuit wiring is modified, replaced, or extended in any of the areas specified in Section E3902.16, the branch-circuit shall be protected by one (1) of the following:

1. A combination-type AFCI located at the origin of the branch-circuit.
2. An outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit.

Exception: AFCI protection shall not be required where the extension of the existing conductors is not more than thirty (30) feet (9.5 m) in length and does not include any additional outlets or devices. [210.12(B) Exception]

151. *E4002.14 Tamper Resistant Receptacles.* - Delete.

152. *Appendix AE Manufactured Housing Used as Dwellings.*

153. *AE101.1 General.* Factory-built structures, modular units or closed prefabricated assemblies shall not be acceptable unless they are built within the jurisdiction of the City of St. Peters and are subject to inspection by the Code Official, with the exception of a manufactured home, modular unit, or closed prefabricated assemblies used as a single dwelling unit, and installed per Section 405.170, "R-M" Mobile/Modular Home Residential District. These provisions shall be applicable only to the above described manufactured home, modular unit, or closed prefabricated assemblies used as a single dwelling unit in the "R-M" Mobile/Modular Home Residential District:

1. Construction, alteration, and repair of any foundation system, which is necessary to provide for the installation of a manufactured home unit.

2. Construction, installation, addition, alteration, repair, or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel, or power supplies and sewage systems.
3. Alterations, additions, or repairs to existing manufactured home. The construction, alteration, moving, demolition, repair, and use of accessory buildings and structures and their building service equipment shall comply with the requirement of the codes adopted by this jurisdiction.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modification or additions to manufactured homes where otherwise prohibited.

Exception: New and replacement manufactured homes to be located in flood hazard areas are subject to Chapter 410, Floodplain Management of the Municipal Code of the City of St. Peters.

154. *AE107.1 Permit fees.* (Refer to Attachment 1, Title V, Appendix A of the Municipal Code of the City of St. Peters.)
155. *AE107.2 Plan Review Fees* - Delete.
156. *AE107.3 Other provisions.* – Delete.
157. *AE107.3.1 Expiration of Plan Review.* – Delete.
158. *AE107.3.2 Investigation fees – work without a permit* - Delete.
159. *AE107.3.2.1 Investigation.* – Delete.
160. *AE107.3.2.2 Fee.* - Delete.
161. *AE107.3.3 Fee refunds.* – Delete.
162. *AE107.3.3.1 Permit Fee Erroneously paid or collected.* - Delete.
163. *AE107.3.3.2 Permit fee paid where no work done.* - Delete.
164. *AE107.3.3.3 Plan review fee.* - Delete.

**Section 504.050      Penalty.**

Any person violating any of the provisions of the Code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

## EXHIBIT B

### **Chapter 505 BUILDING CODE (NON-RESIDENTIAL)**

#### **Section 505.010 Building Code — Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as "The International Building Code (IBC), 2021 Edition," as published by the International Code Council, Inc., as amended, along with Appendix B, as amended, and is hereby adopted as the Building Code (Non-Residential) of the City; and all of the regulations, provisions, conditions, and terms of the 2021 International Building Code, including Appendix B, as published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 505.020 Building Code — Jurisdictional Titles**

Throughout the Building Code adopted in Section 505.010, wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters, Missouri.

#### **Section 505.030 Building Code — Code Official Titles.**

Throughout the Building Code adopted in Section 505.010, wherever the term "Code Official" or "Building Code Official" is used, it is deemed to mean the Building Commissioner with the exception of the Property Maintenance Code adopted in Section 525.010 in which wherever the term "Code Official" or "Building Code Official" is used, it shall be deemed to mean the Health and Code Enforcement Manager.

#### **Section 505.031 Building Code — Referenced Codes Titles.**

Throughout the Building Code adopted in Section 505.010, wherever the term "International Residential Code" is used, it is deemed to mean St. Peters Residential Building Code for One- and Two-Family Dwellings, Chapter 504, wherever the term "International Existing Building Code" is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term "International Fire Code" is used, it is deemed to mean St. Peters Fire Prevention Code, Chapter 507, wherever the term "NFPA 70" is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term "International Energy Conservation Code" is used, it is deemed to mean St. Peters Energy Conservation Code, Chapter 513, wherever the term "International Mechanical Code" is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term "International Fuel Gas Code" is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term "International Plumbing Code" is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520, wherever the term "International Swimming Pool and Spa Code" is used, it is deemed to mean St. Peters Swimming Pool and Spa Code, Chapter 523, wherever the term "International Property Maintenance Code" is used, it is deemed to mean St. Peters Property Maintenance Code, Chapter 525, wherever the term "ICC 500" is used, it is deemed to mean St. Peters Design and Construction of Storm Shelters Code, Chapter 527.

**Section 505.040 Building Code — Amendments.**

A. The Code adopted in Section 505.010 is amended as follows:

1. *101.1 Title.* - Delete.
2. *101.2.1 Appendices.* Provisions in the appendices shall not apply unless specifically adopted. Amend Appendices adopted under Section 505.010.
3. *105.2 Work Exempt from Permit.* [Amended in its entirety to read as follows] 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. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m<sup>2</sup>).
2. Fences. Refer to Chapter 405: Zoning and Subdivision Regulations of Title IV: Land Use, of the Municipal Code of the City of St. Peters, Missouri.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and Driveways — Delete.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
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 that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. *105.3.90 Integrated Permits.* The Code Official may issue integrated building, plumbing, mechanical, electrical, etc., permits on a single permit application.
4. *107.1 General.* Submittal documents consisting of *construction documents*, statement of special inspections, geotechnical report and other data shall be submitted through electronic submission in a digital format with each permit application. The *construction documents* shall be prepared, signed and sealed by an architect or engineer licensed and

registered in the State of Missouri to render this service. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

5. *107.1.90 Electronic submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by city staff recreating the document and not to exceed more than one dollar (\$1.00) per page.

Exception:

Where submittal documents were originally prepared by hand and are eleven (11) inches by seventeen (17) inches or less, the fee for document conversion shall not be charged.

6. *107.2.1.90 Fire Sprinkler Purchaser Notification.* All applications for permit for multi-unit dwelling of four (4) or fewer units shall include a written verification by the builder 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 not a purchaser at the time of the permit application submittal, then said verification shall be made as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence.
7. *109.2 Schedule of Permit Fees.* A permit shall not be valid until the fees prescribed in Appendix A, Schedule of Fees, Title V of the Municipal Code of the City of St. Peters have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
8. *109.6 Amount Due or Refunds.* The Code Official shall authorize the refunding of money. The collection of fees due and the refunding of money shall be as follows:
  1. The full amount of any fee paid hereunder which was erroneously paid or collected.
  2. Refund ninety percent (90%) or collect ten (10%) of the permit fee when no work has been done on the site and no plan review is required, or considered a "same as" permit.
  3. Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.

4. No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.

The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

9. *110.3.3 Lowest Floor Elevation.* In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Chapter 410, Floodplain Management of Title IV: Land Use, of the Municipal Code of the City of St. Peters, Missouri, shall be submitted to the Building Commissioner.
10. *110.3.10 Other Inspections.* In addition to the inspections specified above, the Code Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Building Department. A fee may be assessed for each additional inspection as stated in Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.
11. *110.3.10.90 Supplemental Inspection.* In addition to the required inspection heretofore specified, the Code Official may make other inspections, which in his/her judgment is reasonably necessary due to unusual construction or circumstances. The Code Official shall have the authority to inspect any construction work in order to ascertain whether compliance with the Building Code is being met and in order that he/she may properly enforce the rules promulgated by this code. These inspections may include, but are not limited to, examinations to determine whether zoning requirements are being met and may include all other phases of building construction. A fee may be assessed for each additional inspection as stated in Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.
12. *110.3.10.90.2 Extra Inspection.* If by judgment of the Code Official an inspection requested is not ready or accessible for inspection or in the judgment of the Code Official the applicant has caused the City extra inspections other than typically required, a fee may be assessed for each additional inspection or re-inspection as stated in Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.
13. *110.3.10.90.3 Billboard Inspection.* The Code Official shall have the authority to inspect billboards in order to ascertain whether compliance with the Building Code is being met. Initial fee as stated in Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri. A fee may be assessed for each additional inspection as stated in said Appendix A.
14. *110.90 Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and

installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.

15. *111.1.90 Use And Occupancy - Residential Re-occupancy Inspections.* Refer to Chapter 525 of the Municipal Code of St. Peters for regulations concerning re-occupancy inspections of non-owner-occupied multi-family residential units.
16. *111.2.90 Certificate of Occupancy – Shall be posted.* Except for those buildings for which an exemption is granted below, the owner/tenant shall post the certificate of occupancy so as to be viewable by the public.

Exemption (1) Any building used by any political subdivision, the State of Missouri, the United States of America or any office, agency or branch thereof.

Exemption (2) Any building used for farm purposes.

17. *111.90 Occupancy short duration minor in nature.* The Code Official may waive inspection for occupancy of a short duration of time and of a minor nature.
18. *113.1 General.* [Amended in its entirety to read as follows] *113.1 Appendix B Means of Appeals.* Appendix B of the 2021 International Codes®/International Building Code®, as published by the International Code Council®, is adopted by this reference and amended as follows: As established in Chapter 410 of the Municipal Code of the City of St. Peters.
19. *113.2 Limitations on Authority.* – Delete
20. *113.3 Qualifications.* – Delete
21. *113.4 Administration.* – Delete
22. *202 Definitions.* Amend to include.

VEGETATIVE GUARD - A landscaping element of sufficient height, depth, or density that creates a physical or visual barrier similar to that of a guard as defined in section 1015 of this code.

WORKMANLIKE - Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

23. *406.2.90 Fire Sprinkler Design.* Where a fire sprinkler system is required for a parking garage, it shall be designed to Ordinary Hazard 2 or greater.
24. *406.4.90 Fire Sprinkler Design.* Where a fire sprinkler system is required for a public parking garage, it shall be designed to Ordinary Hazard 2 or greater.



25. *406.6.90 Standpipe Systems.* A closed parking garage shall be equipped with a standpipe system as required by Section 905.3.
26. **590: FACTORY BUILT STRUCTURE**
27. *590.1 General.* Factory built structures, modular units or closed prefabricated assemblies shall not be acceptable unless they are built within the jurisdiction of the City of St. Peters and are subject to inspection by the Code Official, with the exceptions of permitted and inspected temporary or emergency uses, approved in accordance with Section 405.300 of the Municipal Code of the City of St. Peters, Missouri.
28. *903.4.2.90 Occupant Notification.* Any building with a fire suppression system shall include both audible and visible alarm notification devices installed in accordance with section 907.5 of this code.
29. *907.6.90 Sites with Multiple Buildings.* Each individual building equipped with a fire alarm system shall have a separate addressable fire alarm control panel. The panels shall be permitted to be interconnected so that only one panel communicates with the supervising station. The signals sent to the supervising stations must clearly identify the specific building in alarm, initiating device address, location, device type and floor level. Silence and reset capabilities shall only be permitted at the panel of the building where the signal originated. Under certain circumstances, the building commissioner is authorized to accept alternative designs.
30. *1015.2 Where Required.* [Amended in its entirety to read as follows] Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, parking lots, driveways, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.9.

Exception: Guards are not required for the following locations:

1. On the loading side of loading docks or piers.
2. On the audience side of stages and raised platforms, including stairs leading up to the stage and raised platforms.
3. On raised stage and platform floor areas, such as runways, ramps and side stages used for entertainment or presentations.
4. At vertical openings in the performance area of stages and platforms.
5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.
6. Along vehicle service pits not accessible to the public.
7. At assembly seating areas at cross aisles in accordance with Section 1030.17.2
8. On the loading side of station platforms on fixed guideway transit or passenger rail systems.

31. *1015.2.90 Retaining Walls.* A guard may be required for any retaining wall where there is a potential for an accidental fall off of the wall. A vegetative guard may be substituted at the discretion of the building code official.
32. *1015.4 Opening Limitations.* [Amended in its entirety to read as follows] Required guards shall not have openings which allow passage of a sphere four (4) inches (102 mm) in diameter from the walking surface to the required guard height. Guards shall not have an ornamental pattern or horizontal rails that would provide a ladder effect, as determined by the Code Official.

Exceptions:

1. From a height of thirty-six (36) inches (914 mm) to forty-two (42) inches (1,067 mm), guards shall not have openings which allow passage of a sphere four and three-eighths (4 3/8) inches (111 mm) in diameter.
  2. The triangular openings at the open sides of a stair, formed by the riser, tread and bottom rail shall not allow passage of a sphere six (6) inches (152 mm) in diameter.
  3. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall not have openings which allow passage of a sphere twenty-one (21) inches (533 mm) in diameter.
  4. In areas that are not open to the public within occupancies in Group I-3, F, H or S, and for alternating tread devices and ship ladders, guards shall not have openings which allow passage of a sphere twenty-one (21) inches (533 mm) in diameter.
  5. In assembly seating areas, guards required at the end of aisles in accordance with Section 1029.16.4 shall not have openings that allow passage of a sphere four (4) inches (102 mm) in diameter up to a height of twenty-six (26) inches (660 mm). From a height of twenty-six (26) inches (660 mm) to forty-two (42) inches (1,067 mm) above the adjacent walking surfaces, guards shall not have openings that allow passage of a sphere eight (8) inches (203 mm) in diameter.
  6. Within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies, guards on the open sides of stairs shall not have openings which allow passage of a sphere four and three-eighths (4 3/8) inches (111 mm) in diameter.
33. *1110.5.1.90 Small Occupancies.* Drinking fountains shall not be required for an occupant load of 25 or fewer. Occupancies with an occupant load of 25 or fewer shall provide an approved bottled water dispenser.
  34. *1612 FLOOD LOADS* - [Delete in its entirety and amend to read] Refer to Chapter 410 of the Municipal Code of the City of St. Peters, Missouri.
  35. *1809.5 Frost Protection.* Except where otherwise protected from frost, foundations and other permanent support of buildings and structures shall be protected from frost by one (1) or more of the following methods:
    1. Extending below the frost line or thirty (30) inches below adjacent grade.
    2. Constructing in accordance with ASCE 32; or
    3. Erecting on solid rock.

Exception: Freestanding buildings meeting all of the following conditions shall not be required to be protected:

1. Assigned to Occupancy Category 1, in accordance with Section 1604.5
2. Area of six hundred (600) square feet (56 m<sup>2</sup>) or less for light-frame construction or four hundred (400) square feet (37 m<sup>2</sup>) or less for other than light-frame construction; and
3. Eave height of ten (10) feet (3,048 mm) or less.

*Shallow foundations* shall not bear on frozen soil unless such frozen condition is of a permanent character.

36. *2902.2 Separate Facilities.* Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load of 100 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load of 25 or fewer.
5. Separate facilities shall not be required to be designated by sex where single user toilet rooms are provided in accordance with Section 2902.1.2
6. Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by both sexes and privacy for water closets is provided by means of walls and locking doors. Only water closets can be used in this arrangement.

37. *Appendix B101.3 Membership of Board.* The Board of Appeals shall consist of five (5) members, serving five-year terms appointed by the Mayor, by and with the consent of the Board of Aldermen, the present Board of Appeals shall remain. Thereafter, each new member shall serve for five (5) years or until a successor has been appointed. The Building Official shall be an ex officio member of said Board, but shall have no vote on any matter before the Board.

38. *Appendix B101.3.1 Qualifications.* The five (5) member Board of Appeals shall be comprised of registered voters who reside within St. Charles County. To the fullest extent possible, the Board of Appeals shall be comprised of:

1. A Registered Professional Civil Engineer in the State of Missouri, with a minimum of five (5) years' responsible experience in site design.
2. A Registered Professional Architect in the State of Missouri, with a minimum of five (5) years' responsible experience in building design.
3. One (1) resident of the City of St. Peters with no economic connection to the construction industry or building trades.

4. A member holding a license or professional registration with the State of Missouri, or with a minimum of ten (10) years of responsible experience, in one or more of the related industries or professions listed below:
  - a. Civil Engineering, Construction Management or similar profession related to site, structural, building or hydrology design or construction.
  - b. Building architecture or architectural engineering related to design or construction.
  - c. Mechanical, electrical, plumbing or fire protection design or construction.
  - d. Current or former City Engineer, Building Commissioner, Building Inspector or Code Enforcement Inspector. This member cannot be currently employed by the City of St. Peters.

39. *Appendix B101.5 Notice of Hearing.* The Board shall meet on a scheduled monthly basis only if an appeal is pending to be heard.

**Section 505.040      Building Code — Amendments.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

## EXHIBIT C

### Chapter 506 EXISTING BUILDING CODE

#### **Section 506.010 Existing Building Code — Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as “The International Existing Building Code (IEBC), 2021 Edition,” as published by the International Code Council, Inc., as amended, and is hereby adopted as the Existing Building Code of the City; and all of the regulations, provisions, conditions, and terms of the 2021 International Existing Building Code, published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 506.020 Existing Building Code — Jurisdiction Titles.**

Throughout the Existing Building Code adopted in Section 506.010 wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters, Missouri.

#### **Section 506.030 Existing Building Code — Code Official Titles.**

Throughout the Existing Building Code adopted in Section 506.010, wherever the term "Code Official" or "Building Code Official" is used, it is deemed to mean the Building Commissioner with the exception of the Property Maintenance Code adopted in Section 525.010 in which wherever the term “Code Official” or “Building Code Official” is used, it shall be deemed to mean the Health and Code Enforcement Manager.

#### **Section 506.040 Existing Building Code — Reference Codes Titles.**

Throughout the Existing Building Code adopted in Section 506.010, wherever the term “International Residential Code” is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term “International Building Code” is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term “International Fire Code” is used, it is deemed to mean St. Peters Fire Prevention Code, Chapter 507, wherever the term “NFPA 70” is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term “International Energy Conservation Code” is used, it is deemed to mean St. Peters Energy Conservation Code, Chapter 513, wherever the term “International Mechanical Code” is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term “International Fuel Gas Code” is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term “International Plumbing Code” is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520, wherever the term “International Swimming Pool and Spa Code” is used, it is deemed to mean St. Peters Swimming Pool and Spa Code, Chapter 523, wherever the term “International Property Maintenance Code” is used, it is deemed to mean St. Peters Property Maintenance Code, Chapter 525, wherever the term "ICC 500"

is used, it is deemed to mean St. Peters Design and Construction of Storm Shelters Code, Chapter 527.

**Section 506.050 Existing Building Code — Amendments.**

A. The code adopted in Section 506.010 is amended as follows:

1. *101.1 Title.* - Delete.
2. *103.1 Creation of Agency.* - Delete.
3. *106.1 General* [Amended in its entirety to read as follows] *106.1 Construction Documents.* Submittal documents consisting of *construction documents*, statement of special inspections, geotechnical report, and other data shall be submitted through electronic submission in a digital format with each permit application. The *construction documents* shall be prepared, signed and sealed by an architect or engineer licensed and registered in the State of Missouri to render this service.

Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

4. *106.1.90 Electronic Submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by City staff recreating the document and not to exceed more than one dollar (\$1.00) per page.

Exception: Where submittal documents were originally prepared by hand and are eleven (11) inches by seventeen (17) inches or less, the fee for document conversion shall not be charged.

5. *106.2.1 Construction Documents.* - Delete.
6. *106.2.1 Construction Documents.* - Delete.
7. *106.2.2 Fire Protection System(s) Shop Drawings.* - Delete.

8. *106.2.3 Means of Egress* - Delete.
9. *106.2.4 Exterior Wall Envelope*. - Delete.
10. *106.2.5 Exterior Balconies and Elevated Walking Surfaces*. - Delete.
11. *106.2.6 Site Plan*. - Delete.
12. *108.2 Schedule of Permit Fees*. Where a permit is required, a fee for each permit shall be paid as required, in accordance with Appendix A, Schedule of Fee, of Title V of the Municipal Code of the City of St. Peters, Missouri.
13. *108.6 Amount Due or Refunds*. The Code Official shall authorize the refunding of money. The collection of fees due to the City and the refunding of money shall be as follows:
  1. Refund the full amount of any fee paid hereunder which was erroneously paid or collected.
  2. Refund ninety percent (90%) or collect ten percent (10%) of the permit fee when no work has been done on the site and no plan review is required; or considered a "same as" permit.
  3. Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.
  4. No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.

The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.
14. *109.90 Workmanship*. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
15. *112.1 Application for Appeal*. A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in **Chapters 410 and 505** of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.
16. *112.2 Limitations on Authority*. - Delete.
17. *112.3 Qualifications*. - Delete.

18. *112.4 Administration.* - Delete.

19. *113.4 Violation Penalties.* - Delete.

20. *Section 202 General Definitions.* Amend to include.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

## **Section 506.060**

## **Violations And Penalties.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.



## EXHIBIT D

### Chapter 507 FIRE PREVENTION

#### ARTICLE I Fire Code

##### **Section 507.010. Fire Code Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as "The International Fire Code (IFC), 2021 Edition," as published by the International Code Council, Inc., as amended, along with appendices B, C, and N, as amended, and is hereby adopted as the Fire Code of the City; and all of the regulations, provisions, conditions, and terms of the 2021 Fire Code, including appendices B, C, and N, as published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

##### **Section 507.020. Fire Code — Jurisdictional Titles.**

Throughout the Fire Code adopted in Section 507.010 of the Municipal Code, whenever the term "jurisdiction" or "local jurisdiction" appears, it shall be deemed to mean the City of St. Peters, Missouri.

##### **Section 507.030. Fire Code — Code Official Titles.**

Throughout the Fire Code adopted in Section 507.010 of the Municipal Code, whenever the term "Fire Code Official" or "Fire Chief" appears, it shall be deemed to mean the Building Commissioner.

##### **Section 507.040. Fire Code — Referenced Code Titles.**

Throughout the Fire Code adopted in Section 507.010, wherever the term "International Residential Code" is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term "International Building Code" is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term "International Existing Building Code" is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term "NFPA 70" is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term "International Mechanical Code" is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term "International Fuel Gas Code" is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term "International Plumbing Code" is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520, wherever the term "International Property Maintenance Code" is used, it is deemed to mean St. Peters Property Maintenance Code, Chapter 525, wherever the term "ICC 500" is used, it is deemed to mean St. Peters Design and Construction of Storm Shelters Code, Chapter 527.

**Section 507.050. Fire Code — Permits.**

Throughout the Fire Code adopted in Section 507.010 of the Municipal Code, wherever the expression "operational permit" is used, it shall be deemed to mean occupancy permit. Throughout the Fire Code adopted in Section 507.010, wherever the expression "construction permit" is used, it shall be deemed to mean building permit.

**Section 507.060. Fire Code — Amendments.**

A. The Code adopted in Section 507.010 is amended as follows:

1. *101.1 Title.* - Delete.
2. *101.2.1 Appendices.* Provisions in the appendices shall not apply unless specifically adopted. Amend Appendices adopted under Section 507.010.
3. *103.1 Creation of Agency.* - Delete.
4. *104.6.3 Fire Records.* - Delete.
5. *104.11 Fire Investigations.* - Delete.
6. *104.11.1 Assistance from Other Agencies.* - Delete.
7. *105.1.2 Types of Permits.* There shall be two types of permits as follows:
  1. *Operational permit.* An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 as adopted in Section 507.010 of the Municipal Code and amended in Section 507.050 of the Municipal Code for either:
    - 1.1 A prescribed period.
    - 1.2 Until renewed or revoked.
  2. *Construction permit.* A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.6.
8. *105.5.1 Additive manufacturing.* - Delete.
9. *105.5.2 Aerosol products, aerosol cooking spray products and plastic aerosol 3 products.* - Delete.
10. *105.5.4 Aviation facilities.* - Delete.
11. *105.5.6 Cellulose nitrate film.* - Delete.
12. *105.5.7 Combustible dust-producing operations.* - Delete.

13. *105.5.8 Combustible fibers.* - Delete.
14. *105.5.9 Compressed gasses.* - Delete.
15. *105.5.10 Covered and open mall buildings.* - Delete.
16. *105.5.11 Cryogenic fluids.* - Delete.
17. *105.5.12 Cutting and welding.* - Delete.
18. *105.5.13 Dry cleaning.* - Delete.
19. *105.5.14 Energy storage systems.* - Delete.
20. *105.5.16.90 Display permit.* Display permit shall be required for fireworks displays within the scope of Chapter 56 of the Fire Code adopted in Section 507.010 of the Municipal Code.
21. *105.5.16.90.1 Blasting permit.* Blasting permit is required for the use of any quantity of explosive, explosive material, fireworks, or pyrotechnic special effects within the scope of Chapter 56 of the Fire Code adopted in Section 507.010 of the Municipal Code.
22. *105.5.17 Fire hydrants and valves.* See Section 705.100 of the Municipal Code.
23. *105.5.18 Flammable and combustible liquids.* - Delete.
24. *105.5.19 Floor finishing.* - Delete.
25. *105.5.20 Fruit and crop ripening.* - Delete.
26. *105.5.21 Fumigation and insecticidal fogging.* - Delete.
27. *105.5.22 Hazardous materials.* - Delete.
28. *105.5.23 HPM facilities.* - Delete.
29. *105.5.24 High-piled storage.* - Delete.
30. *105.5.25 Hot work operations.* - Delete.
31. *105.5.26 Industrial ovens.* - Delete.
32. *105.5.27 Lumber yards and woodworking plants.* - Delete.
33. *105.5.28 Liquid- or gas-fueled vehicles or equipment in assembly buildings.* - Delete.

34. *105.5.29 LP-gas.* - Delete.
35. *105.5.30 Magnesium.* - Delete.
36. *105.5.31 Miscellaneous combustible storage.* - Delete.
37. *105.5.32 Mobile food preparation vehicles.* - Delete.
38. *105.5.33 Motor fuel-dispensing facilities.* - Delete.
39. *105.5.34 Open burning.* - Delete.
40. *105.5.35 Open flames and torches.* - Delete.
41. *105.5.36 Open flames and candles.* - Delete.
42. *105.5.37 Organic coatings.* - Delete.
43. *105.5.38 Outdoor assembly event.* Delete.
44. *105.5.39 Places of assembly.* - Delete.
45. *105.5.40 Plant extraction systems.* - Delete.
46. *105.5.41 Private fire hydrants.* - Delete.
47. *105.5.42 Pyrotechnic special effects material.* A fireworks display permit is required in accordance to 105.1.2 of this Section for use and handling of pyrotechnic special effects material when part of a fireworks display as defined in Section 210.410 of St. Peters Code
48. *105.5.43 Pyroxylin plastics.* - Delete.
49. *105.5.44 Refrigeration equipment.* - Delete.
50. *105.5.45 Repair garages and motor fuel-dispensing facilities.* - Delete.
51. *105.5.46 Rooftop heliports.* - Delete.
52. *105.5.47 Spraying or dipping.* - Delete.
53. *105.5.48 Storage of scrap tires and tire byproducts.* - Delete.
54. *105.5.50 Tire-rebuilding plants.* - Delete.
55. *105.5.51 Waste handling.* - Delete.

56. *105.5.52 Wood products.* - Delete.

57. *106.1 Construction documents.* Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted through electronic submission in a digital format with each permit application. The construction documents shall be prepared, signed and sealed by an architect or engineer licensed and registered in the State of Missouri to render this service.

Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

58. *106.1.90 Electronic submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by County staff recreating the document and not to exceed more than one dollar (\$1.00) per page.

Exception: Where submittal documents were originally prepared by hand and are eleven (11) inches by seventeen (17) inches or less, the fee for document conversion shall not be charged.

59. *107.2 Schedule of permit fees.* Where a permit is required, a fee for each permit shall be paid as required, in accordance with Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.

60. *107.6 Amount due or refunds.* The Code Official shall authorize the refunding of money. The collection of fees due and the refunding of money shall be as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Refund ninety percent (90%) or collect ten (10%) of the permit fee when no work has been done on the site and no plan review is required, or considered a "same as" permit.
3. Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.

4. No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.

The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

61. *108.90 Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
62. *111.1 Means of Appeal.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in Chapters 410 and 505 of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.
63. *111.2 Limitations on authority.* - Delete.
64. *111.3 Qualifications.* - Delete.
65. *111.4 Administration.* - Delete.
66. *112.4 Violations, penalties.* Any person who shall violate a provision of this code or shall fail to comply with any requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved construction document or direct of the Code Official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an offense. Each day that a violation continues after due notice has been served shall constitute a separate offense. Refer to Section 507.070 of Chapter 507 of the Municipal Code of the City of St. Peters.
67. *113.4 Failure to comply, Violation, Penalties.* Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an offense. Section 507.070 of Chapter 507 of the Municipal Code of the City of St. Peters.
68. *Section 202 General Definitions.* Amend to include.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

69. *503.2.4 Turning radius.* The required turning radius of a fire apparatus access road shall be a minimum of 42 feet with a wall to wall turning radius of 50 feet and a height of 13 foot 6 inches.
70. *507.2.90 Minimum size of water mains serving fire hydrants.* All water mains serving fire hydrants shall meet or exceed the following minimum standards:
1. Single-family and two-family structures shall have water mains not less than eight (8) inches in diameter.
  2. All other structures and building within the scope of this Section shall be served by water mains having fire hydrants thereon, which water mains shall be not less than eight (8) inches in diameter.
  3. Notwithstanding the provisions of Subparagraphs (1) and (2) of this Subsection, single leads to fire hydrants may be served with a water main not less than eight (8) inches in diameter.
71. *507.2.90.1 Fire Hydrant Supply Control Valve.* Fire hydrants located off of mains eight (8) inches in diameter or larger shall be supplied with a control valve between the main and hydrant. Fire hydrants located off of mains six (6) inches in diameter, and if such mains are more than one thousand two hundred (1,200) feet in length without control valves in the main, shall also be provided with a control valve between the main and the hydrant.
72. *507.3 Fire flow.* Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method, or in accordance with Appendix B, as amended.
73. *507.5 Fire hydrant systems.* Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 as well as Article II: Fire Hydrants of the Municipal Code of the City of St. Peters.
74. *507.5.1 Where required.* No portion of the facility or building hereafter constructed or moved into is more than four hundred (400) feet (122 m) from a hydrant on a fire apparatus access road, as measured around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the Code Official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be six hundred (600) feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be six hundred (600) feet (183 m).

75. *507.5.90 Plats.* All preliminary plats and improvement plans submitted to the City of St. Peters shall designate thereon the location of all proposed fire hydrants and the size of the water main to which such fire hydrants shall be attached.
1. Residential zoning districts. Maximum spacing of fire hydrants shall not be more than six hundred (600) feet from another fire hydrant. No parcel or lot street frontage shall be distant more than five hundred (500) feet from a fire hydrant. Such distances shall be measured along centerline of roads.
  2. Other zoning district. Maximum spacing of fire hydrants shall not be more than one thousand (1,000) feet from another fire hydrant. Such distances shall be measured along centerline of roads.
76. *507.5.90.1 Tampering with fire hydrant.* It shall be unlawful and constitute the commission of an ordinance violation for any person to use or operate a fire hydrant for any purpose other than the suppression of a fire without a valid fire hydrant permit issued by the City of St. Peters Water Department. This provision shall not apply to employees of the City of St. Peters, firemen or employees of the public utility supplying water to the fire hydrant while in the performance of their duties as such firemen or employees.
77. *507.5.90.2 Fire hydrant standards.* All fire hydrants installed in the City of St. Peters shall be of breakaway design, frost free with drain, left hand open design and have National Standard threads. Fire hydrants shall have a minimum bottom valve size of at least five (5) inches, one (1) four and one-half (4 1/2) inch pumper nozzle, two (2) two and one-half (2 1/2) inch nozzles and six-inch barrel.
78. *507.5.90.3 Fire hydrant capacity and classification (Color coding of fire hydrants).* All fire hydrants shall be flow tested to determine the maximum flow that each hydrant can produce without dropping the system pressures below 20 PSIG. If a throttling mechanism is used, it shall then be set at the maximum flow that will not drop system pressures below 20 PSIG. Depending upon the results of the flow test, the bonnet and nozzle caps of each hydrant should be painted the appropriate color to indicate its flow class in accordance with local fire authority requirement or NFPA standards.
79. *507.5.90.4 Fire sprinkler hydrant location.* Where a building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, a fire hydrant shall be located within 150 feet (utilizing an approved route) of the fire department connection and connected to the municipal water supply.
80. *903.4.2.90 Occupant Notification.* Any building with a fire suppression system shall include both audible and visible alarm notification devices installed in accordance with section 907.5 of this code.
81. *907.6.90 Sites with multiple buildings.* Each individual building equipped with a fire alarm system shall have a separate addressable fire alarm control panel. The panels shall be permitted to be interconnected so that only one panel communicates with the



supervising station. The signals sent to the supervising stations must clearly identify the specific building in alarm, initiating device address, location, device type and floor level. Silence and reset capabilities shall only be permitted at the panel of the building where the signal originated. Under certain circumstances, the Building Commissioner is authorized to accept alternative designs.

82. *5607.1.90 Permit required.* Permits shall be required as set forth in Section 105.1.2 and regulated in accordance with this Section.
83. *5607.1.90.1 Blasting permit restrictions.* Storage of explosive or explosive materials limited to daily usage amount. No overnight storage of these items shall be allowed on site.
84. *5607.1.90.2 Blasting indemnity bond required.* Before any permit referred to in this Section is issued to do blasting, the applicant for such permit shall file evidence of sufficient comprehensive general liability insurance to indemnify the City and its inhabitants against any damages arising from blasting; said liability insurance shall be provided by a responsible company licensed to do business in the State of Missouri and shall have minimum coverage of five hundred thousand dollars (\$500,000.00) per person, one million dollars (\$1,000,000.00) per occurrence, five hundred thousand dollars (\$500,000.00) property damage, with an umbrella coverage of two million dollars (\$2,000,000.00). The insurance certificate, including a rider specifically covering the insured for doing blasting (blasting collapse and underground), shall be required with the permit application. In specific cases where blasting is being proposed within one thousand (1,000) feet of any dam, an additional rider with an endorsement of increased limits for a specific job shall be required at the sole discretion of the Building Commissioner.
85. *5607.1.90.3 Blasting permit requirements.*
  1. No person shall perform any blasting within the City limits without first obtaining a permit from the Building Commissioner. Said permit shall be in addition to any such permit received pursuant to Section 507.060 of the Municipal Code. Such permit shall be subject to all of the provisions of this Section and a fee as stated in Appendix A of Title V: Building and Construction, of the Municipal Code of the City of St. Peters.
  2. Persons applying for a permit shall submit the following information: Location of proposed blasts, purpose of blasting, amount and type of explosives to be used, locations of nearest structures, certificate of insurance and duration of the blasting activities.
  3. The Building Commissioner is authorized to deny a permit request if it is determined from the data provided that the issuance of a permit would result in a high probability of uncontrolled structure damage.

4. In the event a permit request is denied by the Building Commission, the applicant, may within two (2) weeks following the denial, file an appeal to the Mayor and the Board of Aldermen.
143. *5607.1.90.4 Permit time limits.* All permits issued pursuant to the requirements of this Section shall be issued for a term not to exceed one (1) year, unless the Building Commissioner determines that the purpose for which the permit is to be issued cannot be fulfilled in a term less than one (1) year. In such instance, the Building Commissioner shall specify the duration of the permit which the Building Commissioner has determined to be sufficient to fulfill the purpose for which the permit is issued.
  144. *5607.1.90.5 Permit renewals.* Any valid permit issued pursuant to this Section shall carry with it the right of successive renewal upon expiration. The holder of a permit may apply for renewal by notifying the Building Commissioner of any changes to the permit application and such renewal shall be issued provided the applicant seeking renewal has met the requirements and conditions of this code.
  145. *5607.1.90.6 Use of explosives.*
    1. For all blasting operations, the maximum peak particle velocity of any one (1) of three (3) mutually perpendicular components of ground motion in the vertical and horizontal directions shall not exceed five-tenths (0.50) inch per second for a blast below 10 Hertz; or one (1.0) inch per second for a blast from 10 to 30 Hertz; or one and one-half (1.5) inch per seconds for a blast about 30 Hertz.
    2. An air blast shall not exceed one hundred twenty (120) decibels at 2 Hertz-flat response and above.
    3. Maximum peak particle velocity shall not apply at the following locations:
      - a. At structures owned by the person conducting the blasting activity and not leased to another party.
      - b. At structures owned by the person conducting the blasting activity and leased to another party, if a written waiver by the lessee is submitted to the Building Commissioner prior to blasting.
    4. Flyrock, including blasted material traveling along the ground, shall not be cast from the permit area.
    5. Access to an area possibly subject to flyrock from blasting shall be regulated to protect the public. Access to the area shall be controlled to prevent the presence of unauthorized personnel during blasting until an authorized representative of the person conducting the blasting activity has reasonably determined:
      - a. That no unusual circumstances, such as imminent slides or undetonated charges, exist; and

- b. That access to and travel in or through the area can be safely resumed.
6. All blasting shall be conducted so as to prevent injury to persons and damage to public or private property outside the permit area.
7. Before firing any blast, all means of access to the danger zone (the extent of which shall be determined by the blaster, but in no case to be closer to the explosion than the blaster himself/ herself or three hundred (300) feet, whichever is more) shall be effectively guarded to exclude all unauthorized personnel. The blaster shall then sound a warning of sufficient intensity and duration to be distinctly audible to all person within the danger zone and all such persons shall retire beyond the danger zone. The danger zone shall then be examined by the blaster to make certain that all persons have moved to a place of safety. No blast shall be fired while any person is in the danger zone.
8. When the point of explosion is within three hundred (300) feet of a roadway, the blaster shall, just prior to the blast, designate a sufficient number of employees of the operator, each carrying a red warning flag, to stop all vehicular and pedestrian traffic on each possible route of travel within three hundred fifty (350) feet of the point of explosion until the blast has been fired.
9. No person shall return to the danger zone until permitted to do so by the blaster as announced by audible or visual signal.
10. Immediately following the blast the area shall be examined by the blaster for evidence of misfired charges.
11. A complete record shall be kept by the blaster showing the number of holes, the amount of explosive used per hole, amount of explosive used per delay, length of delay, all misfires and method of disposal of misfires.

146. 5607.1.90.7 *Records of blasting operations.*

1. A summary of the records for each blast, including seismograph reports, shall be submitted to the Building Commissioner at weekly intervals for blasts occurring during the previous week. The record shall contain the following data for each blast:
  - a. Name of permittee conducting the blast;
  - b. Location, date and time of the blast;
  - c. Testing locations;
  - d. Direction and distance in feet from the blast to the monitoring devices;
  - e. The number of holes drilled;
  - f. The maximum weight of explosives in pounds used in the blast;

- g. Maximum weight of explosives in pounds used per delay;
  - h. Length of delay;
  - i. The total weight of explosives in pounds used in the blast;
  - j. Peak particle velocity at the testing location;
  - k. Name of company and the person taking the seismograph reading;
  - l. Affidavit of company monitoring the blast certifying the accuracy and truth of the reading obtained from the seismograph.
2. Monitoring shall be performed by a qualified person retained by the City and compensated by permittee, who is responsible for submittal of the data directly to the City. Tabulated data, provided for in Section 5607.1.6(A), shall be submitted to the City at weekly intervals. The person shall be responsible for notifying the City within one (1) hour of any blast exceeding the permitted values. Work shall be stopped and the City notified immediately if any blast exceeds two (2) ips.
  3. The Building Commissioner may suspend blast monitoring after the data from five (5) blasts is submitted if, at his/her determination, monitoring is not necessary to protect the public and when no individual blast exceeded one (1) ips. All blasts over one (1) ips must be continuously monitored. The Building Commissioner may reimpose the monitoring requirements at his/her sole discretion. The suspension of monitoring does not relieve the permittee from any other requirements of this Section. The permittee shall still be required to supply the data specified in Section 5607.1.6(A).

147. 5607.1.90.8 *Notification requirements.*

- 1) Abutter notification: The applicant shall notify all landowners and owners of public water and sewer facilities within one thousand (1,000) feet of the proposed blasting operation. Notice shall be sent by United States Postal Service (USPS) certified mail at least ten (10) calendar days prior to the intended date of the commencement of the blasting operations. Notice shall also be published in a newspaper of general circulation at least ten (10) calendar days prior to the intended date of the commencement of the blasting operations.
  - A) Abutter notice contents: The abutter notice shall include the blasting schedule, a description of the blasting signals to be used during operation, an address and telephone number where property owners may request further information and additional notification, information about the no cost preblast survey required below, and the offer to provide further information; upon written request by the affected part, with copy of such request to the City of St. Peters.
  - B) Newspaper notice contents: The newspaper notice shall include the blasting schedule, a description of the blasting signals to be used

during operation, an address and telephone number where property owners may request further information and additional notification.

- 2) Fire district notification: After first receiving a blasting permit, any person intending to conduct blasting operations shall first notify the fire district in the blasting area that a blasting operation is planned. Such notification shall be received at least twenty-four (24) hours prior to the planned detonation, and shall give the time of the planned detonation and location where the blasting is to be done. The notification may be given orally over the telephone; however, the burden of proof as to whether the notification was in fact received rests with the person responsible for the blasting operation.

148. *5607.1.90.9 Pre-blast survey requirements.* Prior to blasting, and in conjunction with abutter notification, the applicant shall agree to compensate the qualified person retained by the City to perform pre-blast surveys on all structures within one thousand (1,000) feet of the blasting area. The survey shall include video documentation of any pre-existing conditions of the inside and outside of each structure. At least three (3) documented attempts via the United States Postal Service shall be made; the first via first class mail, with the second and third attempts via certified mail, return receipt requested, prior to the abutter being deemed non-responsive.

149. *5607.1.90.10 Application requirements.*

1. Each application for a blasting permit under the provisions of this Section shall be accompanied by a fee as stated in Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.
2. The permit application shall be submitted in a manner satisfactory to the Building Commissions and shall contain:
  - a. The name and address of the permit applicant;
  - b. If the applicant is a corporation, the State of incorporation;
  - c. A statement of whether the applicant, or any person controlled by or under common control with the applicant has ever held a blasting permit in any State of political subdivision which in the five-year period prior to the date of submission of the application has been suspended or revoked;
  - d. A description of the purpose for which the blasting permit is to be used;
  - e. A legal description of the land which the applicant has the right to enter and commence blasting and a copy of those documents upon which the applicant bases its legal right to enter and commence blasting on the area affected;
  - f. Accurate maps, generally to a scale of one (1) inch to two hundred (200) feet, clearly showing:
    - i. The land to be affected by the blasting during the period of the permit, including all boundaries of the land to be affected; and

- ii Locations of all structures and pipelines within the permit area, in all directions for a distance of one thousand (1,000) feet.
- g. A restoration statement to be approved by the Building Commissioner that includes an estimated schedule for the restoration of the permit area to its original state and topography or to a state and topography agreed upon by the Building Commissioner and permittee.

150. *5607.1.90.11 Right of inspection.*

1. The Building Commissioner or any police officer may, at any reasonable time, inspect premises, buildings and installations used by a permittee for storage of explosives or blasting agents or any premises on which blasting operations are being conducted for the purpose of determining whether the provisions of this Section are being complied with.
2. The Building Commissioner or any police officer may, during normal business hours, enter and inspect any documents and records required to be kept by any permittee, and to inspect the premises where any explosive materials are kept or stored by such person.

151. *5607.1.90.12 Transfer, assignment or sale of rights granted under permit.* No transfer, assignment or sale of the rights granted under any permit issued pursuant to this Section shall be made without prior written approval of the Building Commissioner.

152. *5607.1.90.13 Penalties.* Any permittee who violates any permit condition or who violate any other provision of this Section may be assessed a penalty and/or have his/her permit revoked and future permits refused. Such penalty shall not exceed five hundred dollars (\$500.00) and/or thirty (30) days imprisonment for each violation. Each blast may be deemed a separate violation for purposes of penalty assessments. In determining the amount of the penalty, consideration shall be given to the permittee's history of previous violations, the seriousness of the violation, including any harm to the environment, any property damage; or any harm to the health or safety of the public.

153. *5607.1.90.14 Suspension or revocation of permit — hearing — notice.* Anything to the contrary contained in this Fire Code notwithstanding:

1. The Building Commissioner shall have the power to suspend or revoke any permit granted under the terms and conditions of this Section for any of the following causes:
  - a. Any fraud, misrepresentation or false statement contained in the application for permit or on blast records; and
  - b. Any violation of this Section.
2. The Mayor and Board of Aldermen shall have the power to:

- a. Hear appeals from any decision of the Building Commissioner;
- b. Issue subpoenas and all necessary processes;
- c. Require the production of papers;
- d. Administer oaths;
- e. Take testimony; and
- f. Make findings thereon.

The Mayor and Board of Aldermen shall conduct a hearing prior to considering the appeal of any revocation or suspension by the Building Commissioner.

3. A notice of the suspension or revocation of a permit shall be given by the Building Commissioner to the permittee, in writing, setting forth specific reasons for the suspension or revocation of the permit. Such notice shall be mailed, by certified mail, return receipt requested, to the permittee at their last known address. Permittee shall have thirty (30) days from the date of mailing of such notice to appeal the decision of the Building Commissioner to the Mayor and Board of Aldermen. The Mayor and Board of Aldermen shall notify permittee of the hearing thereon at least ten (10) calendar days prior to the date set for such hearing. As an alternative, all notices hereunder may be delivered to the permittee by personal service. All decisions of the Mayor and Board of Aldermen shall be final.
4. Upon the revocation or suspension of a permit, no refund of any portion of the permit fee will be made to the permittee, and the permittee shall cease all blasting operations immediately.

154. *B103.1 Decreases* - Delete.

155. *B103.2 Increases* -Delete.

156. *B103.3 Areas Without Water Supply Systems* - Delete.

**Section 507.070. Penalty.**

Any person violating any of the provisions of this Article or the code adopted in this Article shall be deemed guilty of an ordinance violation and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

ARTICLE II Fire Hydrants

**Section 507.080. Regulations For Placement Of Fire Hydrants.** Applicability. The provisions of this Section shall apply to all lands located in the City of St.

Peters except such land that bears a zoning classification of "A-1"  
Agricultural.

- A. Site Plans and Improvement Plans. All site plans and improvement plans submitted to the City of St. Peters shall designate thereon the location and size of all proposed fire hydrants and the size of the water main to which such fire hydrants shall be attached.
- B. "R1," "R1A," "R2," "RM" and "PUD" Residential Subdivisions. Subdivisions hereafter platted in the City of St. Peters shall designate fire hydrants in accordance with this Section and such fire hydrants shall be constructed and placed in accordance with this Section, which requirements are as follows:
  1. In such subdivision, no hydrant shall be distant more than six hundred (600) feet from another fire hydrant.
  2. No parcel or lot street frontage shall be distant more than five hundred (500) feet from a fire hydrant.
  3. In measuring the distances set forth in (1) and (2) of this Subsection, such distances shall be measured along centerline of road or drive lane over all-weather streets, roads, driveways or paved all weather areas.
  4. Added fire hydrants due to structures — See Chapter 5, Section 508 of the Fire Code adopted in Section 507.010 of the Municipal Code of the City of St. Peters.
  5. Fire apparatus access road — See Chapter 5, Section 503 of the Fire Code adopted in Section 507.010 of the Municipal Code of the City of St. Peters.
- C. Other Zoning District. Fire hydrants shall be installed as follows:
  1. In such subdivision, no hydrant shall be distant more than six hundred (600) feet from another fire hydrant.
  2. No parcel or lot street frontage shall be distant more than four hundred (400) feet from a fire hydrant.
  3. In measuring the distances set forth in (1) and (2) of this Subsection, such distances shall be measured along centerline of road or drive lane over all weather streets, roads, driveways or paved all weather areas.
  4. Added fire hydrants due to structures — See Chapter 5, Section 508 of the Fire Code adopted in Section 507.010 of the Municipal Code of the City of St. Peters.
  5. Fire apparatus access road — See Chapter 5, Section 503 of the Fire Code adopted in Section 507.010 of the Municipal Code of the City of St. Peters.
- D. Minimum Size Of Water Mains Serving Fire Hydrants. All water mains serving fire hydrants shall be eight (8) inches in diameter.



- E. Fire Hydrant Supply Control Valve. All fire hydrants shall be supplied with a control valve between the main and hydrant. See 507.2.4 in Fire Code adopted in 507.010.
- F. Tampering With Fire Hydrant. It shall be unlawful and constitute the commission of an ordinance violation for any person to use or operate a fire hydrant for any purpose other than the suppression of a fire without a valid fire hydrant permit issued by the City of St. Peters Water Department. This provision shall not apply to employees of the City of St. Peters, firemen or employees of the public utility supplying water to the fire hydrant while in the performance of their duties as such firemen or employees.
- G. Fire Hydrant Standards. All fire hydrants installed in the City of St. Peters shall be of breakaway design, frost free with drain, left hand open design and have National Standard threads. Fire hydrants shall have a minimum bottom valve size of at least five (5) inches, one (1) four and one-half (4 1/2) inch pumper nozzle, two (2) two and one-half (2 1/2) inch nozzles and six-inch barrel.

**Section 507.090. Color Coding Of Fire Hydrants.**

- A. All fire hydrants installed after March 24, 1994, shall be classified as follows:
  - 1. Class AA. Flow capacity of one thousand five hundred (1,500) gallons per minute or greater.
  - 2. Class A. Flow capacity of one thousand (1,000) gallons per minute or greater.
  - 3. Class B. Flow capacity of five hundred (500) to one thousand (1,000) gallons per minute.
  - 4. Class C. Flow capacity of less than five hundred (500) gallons per minute.

Capacity shall be rated by flow measurement tests of individual hydrants at a period of ordinary demand. Rating shall be based on twenty (20) pounds PSI residual pressure when initial pressures are over forty (40) pounds PSI. When initial pressures are less than forty (40) pounds PSI residual pressures shall be at least half (1/2) of the initial.
- B. All fire hydrants installed shall have the barrels painted silver and the bonnet and caps shall be color coded as follows:
  - 1. Public hydrants.
    - a. Class AA. Bonnet—royal blue.
    - b. Class A. Bonnet—green.
    - c. Class B. Bonnet—orange.
    - d. Class C. Bonnet—red.
  - 2. Private (yard) Hydrants. Private hydrants shall be painted entirely red in order to be distinguished from public hydrants. Private (yard) hydrants that are supplied by

a private fire pump shall have their bonnets and caps painted black. The City may require the private hydrants to be color coded as public hydrants in some cases.

## EXHIBIT E

### Chapter 510 ELECTRICAL CODE

#### **Section 510.010. Electrical Code - Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as "NFPA 70® National Electrical Code, 2020 Edition," as published by the International Code Council, Inc., as amended, along with Appendix H, as amended, and is hereby adopted as the Electrical Code; and all of the regulations, provisions, conditions, and terms of the 2020 NFPA 70® National Electrical Code, including Appendix H, as published by the National Fire Protection Association, are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 510.020. Electrical Code — Jurisdictional Titles.**

Throughout the Electrical Code adopted in Section 510.010, wherever the term "Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters, Missouri.

#### **Section 510.030. Electrical Code — Code Official Titles.**

Throughout the Electrical Code adopted in Section 510.010, wherever the term "Code Official" or "building Code Official" is used, it is deemed to mean the Building Commissioner.

Throughout the Electrical Code adopted in Section 510.010, wherever the term "Authority Having Jurisdiction" or "AHJ" is used, it is deemed to mean the City of St. Peters and/or the Building Commissioner.

#### **Section 510.040. Electrical Code — Referenced Code Titles.**

Throughout the NFPA 70® National Electrical Code adopted in Section 510.010, wherever the term "International Residential Code" is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term "International Building Code" is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term "International Existing Building Code" is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term "International Fire Code" is used, it is deemed to mean St. Peters Fire Prevention Code, Chapter 507, wherever the term "International Energy Conservation Code" is used, it is deemed to mean St. Peters Energy Conservation Code, Chapter 513, wherever the term "International Mechanical Code" is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term "International Fuel Gas Code" is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term "International Plumbing Code" is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520, wherever the term "International Swimming Pool and Spa Code" is used, it is deemed to mean St. Peters Swimming Pool and Spa Code, Chapter 523, wherever the term "International Property Maintenance Code" is used, it is deemed to mean St. Peters Property Maintenance Code, Chapter

525, wherever the term " ICC 500" is used, it is deemed to mean St. Peters Design and Construction of Storm Shelters Code, Chapter 527.

**Section 510.050. Electrical Code — Amendments.**

A. The code adopted in Section 510.010 is amended as follows:

1. *100 Definitions Part I. General* – Amend to include.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

2. *Annex H 80.1. Scope.* The following functions are covered:

- 1) The inspection of electrical installations as covered by Section 90.2.
- 2) The review of construction plans, drawings, and specifications for electrical systems.
- 3) The design, alteration, modification, construction, maintenance, and testing of electrical systems and equipment.
- 4) The regulation and control of electrical installations at special events, including, but not limited to, exhibits, trade shows, amusement parks, and other similar special occupancies.

3. *Annex H 80.5. Adoption.* – Delete

4. *Annex H 80.13. Authority.* Subsection (13) is amended to read as follows:  
(13) Whenever any installation subject to inspection prior to use is covered or concealed without having first been inspected, the authority having jurisdiction shall be permitted to require that such work be exposed for inspection. The authority having jurisdiction shall be notified when the installation is ready for inspection and shall conduct the inspection within two (2) business days.

5. *Annex H 80.15 (A) Creation of the Electrical Board.* - Delete.

6. *Annex H 80.15 (B) Appointments.* - Delete.

7. *Annex H 80.15 (C) Terms.* - Delete.

8. *Annex H 80.15 (D) Compensation.* - Delete.

9. *Annex H 80.15 (E) Quorum.* - Delete.

10. *Annex H 80.15 (F) Duties.* - Delete.

11. *Annex H 80.15 (G) Appeals.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in **Chapters 410 and 505** of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.
12. *Annex H 80.19 (E) Fees.* Any political subdivision that has been provided for electrical inspection in accordance with the provisions of Article 80 of Annex H may establish fees that shall be paid by the applicant for a permit before the permit is issued. See Attachment 1 - Appendix A Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.
13. *Annex H 80.19.90 Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
14. *Annex H 80.21.90 Construction documents.* Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted through electronic submission in a digital format with each permit application. The construction documents shall be prepared, signed and sealed by an architect or engineer licensed and registered in the State of Missouri to render this service.

Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

15. *Annex H 80.23 (B) Penalties.* - Delete.
16. *Annex H 80.27 Inspector's Qualifications.* - Delete.
17. *Annex H 80.35 Effective Date.* - Delete.
18. *90.90 Licensing.* Any contractor wishing to enter into the electrical contracting business within the City of St. Peters, Missouri, shall first be duly examined and successfully passed and licensed by St. Charles County, Missouri; and may be required to obtain a

City of St. Peters business license in accordance to Chapter 605, Business Licenses and Business Regulations, of City Code.

19. *90.90.1 Supervisor.* Any firm or corporation in the business of installing electrical work shall employ a duly licensed supervisor, under the provisions of this code, who shall be responsible for installation made by said firm or corporation.
20. *90.90.2 Use of license by other.* No person having obtained a license under the provisions of this code shall allow their license to be used by another person, either for the purpose of obtaining permits, or for doing business or work under the license.
21. *90.90.3 Persons excepted from licensing requirement.*

The following persons are excepted from the licensing requirement:

1. Homeowner in an existing building owned and occupied by them as their place of residence;
2. Person doing work in an existing structure owned and occupied by them as their farm;
3. Person or public entity servicing or repairing its own electrical system with its own personnel specifically trained for such service or repair; or
4. Person who is an employee employed by a licensed electrical contractor.

**Section 510.060. Penalty.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

## EXHIBIT F

### Chapter 513 ENERGY CONSERVATION CODE

#### **Section 513.010 Energy Conservation Code — Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as “The International Energy Conservation Code (IECC), 2021 Edition,” as published by the International Code Council, Inc., as amended, and is hereby adopted as the Energy Conservation Code of the City; and all of the regulations, provisions, conditions, and terms of the 2021 International Energy Conservation Code, as published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 513.020 Energy Conservation Code — Jurisdiction Titles.**

Throughout the Energy Conservation Code adopted in Section 513.010, wherever the term "Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters, Missouri.

#### **Section 513.030 Energy Conservation Code — Code Official Titles.**

Throughout the Energy Conservation Code adopted in Section 513.010, whenever the term "Code Official" appears, it shall be deemed to mean the Building Commissioner.

#### **Section 513.040 Energy Conservation Code — Referenced Codes Titles.**

Throughout the Energy Conservation Code adopted in Section 513.010, wherever the term "International Residential Code" is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term "International Building Code" is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term "International Existing Building Code" is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term "International Fire Code" is used, it is deemed to mean St. Peters Fire Prevention Code, Chapter 507, wherever the term "NFPA 70" is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term "International Mechanical Code" is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term "International Fuel Gas Code" is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term "International Plumbing Code" is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520, wherever the term "International Property Maintenance Code" is used, it is deemed to mean St. Peters Property Maintenance Code, Chapter 525, wherever the term "ICC 500" is used, it is deemed to mean St. Peters Design and Construction of Storm Shelters Code, Chapter 527.

## Section 513.050

## Energy Conservation Code — Amendments.

A. The code adopted in Section 513.010 is amended as follows:

1. *C101.1 Title.* - Delete.
2. *C103.1 Construction documents.* Submittal documents consisting of *construction documents*, statement of special inspections, geotechnical report and other data shall be submitted through electronic submission in a digital format with each permit application. The *construction documents* shall be prepared, signed and sealed by an architect or engineer licensed and registered in the State of Missouri to render this service.

Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

3. *C103.1.90 Electronic submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by County staff recreating the document and not to exceed more than one dollar (\$1.00) per page.
4. *C104.2 Schedule of permit fees.* See Attachment 1 - Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.
5. *C104.5 Amount due or refunds.* The Code Official shall authorize the refunding of money. The collection of fees due and the refunding of money shall be as follows:
  - a. The full amount of any fee paid hereunder which was erroneously paid or collected.
  - b. Refund ninety percent (90%) or collect ten (10%) of the permit fee when no work has been done on the site and no plan review is required, or considered a "same as" permit.
  - c. Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.
  - d. No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.



The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

6. *C105.90 Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
7. *C110.1 Application for appeal.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in Chapters 410 and 505 of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.
8. *C110.2 Limitations on authority.* - Delete
9. *C110.3 Qualifications.* - Delete
10. *Chapter 2 [CE] Definitions.* Amend to include.  

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.
11. *Chapter 1 [RE] Scope and Administration.* - Delete
12. *Chapter 2 [RE] Definitions.* - Delete
13. *Chapter 3 [RE] General Requirements.* - Delete
14. *Chapter 4 [RE] Residential Energy Efficiency.* - Delete
15. *Chapter 5 [RE] Existing Buildings.* - Delete

**Section 513.060.      Violations And Penalties.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

## EXHIBIT G

### Chapter 515 MECHANICAL CODE

#### **Section 515.010                      Mechanical Code - Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as "The International Mechanical Code (IMC), 2021 Edition," as published by the International Code Council, Inc., as amended, and is hereby adopted as the Mechanical Code of the City; and all of the regulations, provisions, conditions, and terms of the 2021 International Mechanical Code, as published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 515.020                      Mechanical Code - Jurisdictional Titles.**

Throughout the Mechanical Code adopted in Section 515.010, wherever the terms "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean City of St. Peters.

#### **Section 515.030                      Mechanical Code — Code Official Titles.**

Throughout the Mechanical Code adopted in Section 515.010, whenever the term "Code Official" or "Mechanical Code Official" appears, it shall be deemed to mean the Building Commissioner.

#### **Section 515.040                      Mechanical Code — Referenced Codes Titles.**

Throughout the Mechanical Code adopted in Section 515.010, wherever the term "International Residential Code" is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term "International Building Code" is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term "International Existing Building Code" is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term "International Fire Code" is used, it is deemed to mean St. Peters Fire Prevention Code, Chapter 507, wherever the term "NFPA 70" is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term "International Energy Conservation Code" is used, it is deemed to mean St. Peters Energy Conservation Code, Chapter 513, wherever the term "International Fuel Gas Code" is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term "International Plumbing Code" is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520.

#### **Section 515.050                      Mechanical Code — Amendments**

A. The Code adopted in Section 515.010 is amended as follows:

1. *101.1. Title.* - Delete.
2. *106.1.1 Annual permit.* - Delete.

3. *106.1.2 Annual permit records.* – Delete.
4. *106.3.90 Electronic submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by County staff recreating the document and not to exceed more than one dollar (\$1.00) per page.

Exceptions:

Where submittal documents were originally prepared by hand and are eleven (11) inches by seventeen (17) inches or less, the fee for document conversion shall not be charged.

5. *106.3.90.1 Licensing.* Any contractor wishing to enter into the mechanical contracting business within the City of St. Peters, Missouri, shall first be duly examined and successfully passed and licensed by St. Charles County, Missouri; and may be required to obtain a City of St. Peters business license in accordance to Chapter 605, Business Licenses and Business Regulations, of City Code.
6. *106.3.90.2 Supervisor.* Any firm or corporation in the business of installing mechanical work shall employ a duly licensed supervisor, under the provisions of this code, who shall be responsible for installations made by said firm or corporation.
7. *106.3.90.3 Use of license by other.* No person having obtained a license under the provisions of this code shall allow their license to be used by another person, either for the purpose of obtaining permits, or for doing business or work under the license.

Persons excepted from licensing requirement:

- 1) Homeowner in an existing building owned and occupied by them as their place of residence;
  - 2) Person doing work in an existing structure owned and occupied by them as their farm;
  - 3) Person or public entity servicing or repairing its own HVACR system with its own personnel specifically trained for such service or repair;
  - 4) Person who is an HVACR employee employed by a licensed HVACR contractor.
8. *106.4 Permit issuance.* The application, construction documents and other data filed by an applicant for a permit shall be reviewed by the Code Official. If the Code Official finds that the proposed work conforms to the requirements of this code and all laws and ordinances applicable thereto, and that the fees specified in Section 109.1 have been paid, a permit shall be issued to the applicant. The Code Official may issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application.

9. *107.1. Construction Documents.* Submittal documents consisting of *construction documents*, statement of special inspections, geotechnical report and other data shall be submitted through electronic submission in a digital format with each permit application. The *construction documents* shall be prepared, signed and sealed by an architect or engineer licensed and registered in the State of Missouri to render this service. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

10. *109.2 Fee schedule.* Where work requires a permit, a fee for each permit shall be paid as required, in accordance with Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.
11. *109.6 Amount due or refunds.* The Code Official shall authorize the refunding of money. The collection of fees due to the City and the refunding of money shall be as follows:
- 1) Refund the full amount of any fee paid hereunder which was erroneously paid or collected.
  - 2) Refund ninety percent (90%) or collect ten percent (10%) of the permit fee when no work has been done on the site and no plan review is required; or considered a "same as" permit.
  - 3) Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.
  - 4) No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.

The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

12. *112.90 Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
13. *113.1 Application for appeal.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in Chapters 410 and 505 of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been

incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.

14. *113.2 Limitations on authority.* - Delete.
15. *113.3 Qualifications.* - Delete.
16. *113.4 Administration.* - Delete.
17. *Section 114 Board of Appeals.* - Delete.
18. *114.1 Membership of the Board.* - Delete.
19. *115.4 Violation, penalties.* Any person, firm or corporation who shall violate any provision of this Chapter, 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 Building Official, or of a permit or certificate issued under the provisions of this Chapter, or shall start any work requiring a permit without first obtaining a permit, or who shall continue any work in or about a structure after having been served a stop work order, except for such work that person, firm, or corporation has been directed to perform to remove a violation of this code, or who maintains any building or premises in which such violation shall exist shall be guilty of an offense. Each day that a violation continues shall be deemed a separate offense.
20. *Section 202 General Definitions.* Amend to include.  
  
WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.
21. *903.90 Required fire separation enclosures.* All pre-fabricated metal chimneys shall be enclosed in a shaft with one (1) layer of five-eighth (5/8) inch type "X" gypsum board from the fireplace connector to the underside of the roof sheathing securely attached to the framing material. This shall work as a shaft and not require firestops at floor or ceiling lines. When the chimney is located on the exterior of the structure, it need only be separated by lining the exterior wall adjacent to the shaft by one (1) layer of five-eighth (5/8) inch type "X" gypsum board. All joints are to be tight within one-eighth (1/8) of an inch or taped with joint compound. Required clearances shall be maintained between chimney and the gypsum board per chimney manufacturer's specifications.

#### **Section 515.060**

#### **Penalty.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding

ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

## EXHIBIT H

### Chapter 516 FUEL GAS CODE

#### **Section 516.010 Fuel Gas Code - Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as "The International Fuel Gas Code (IFGC), 2021 Edition," as published by the International Code Council, Inc., as amended, and is hereby adopted as the Fuel Gas Code of the City; and all of the regulations, provisions, conditions, and terms of the 2021 International Fuel Gas Code, as published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 516.020 Fuel Gas Code — Jurisdictional Titles.**

Throughout the Fuel Gas Code adopted in Section 516.010, wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters, Missouri.

#### **Section 516.030 Fuel Gas Code — Code Official Titles.**

Throughout the Fuel Gas Code adopted in Section 516.010, wherever the expression "Code Official" is used, it is deemed to mean the Building Commissioner.

#### **Section 516.031 Fuel Gas Code — Referenced Codes Titles.**

Throughout the Fuel Gas Code adopted in Section 516.010, wherever the term "International Residential Code" is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term "International Building Code" is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term "International Fire Code" is used, it is deemed to mean St. Peters Fire Prevention Code, Chapter 507, wherever the term "NFPA 70" is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term "International Energy Conservation Code" is used, it is deemed to mean St. Peters Energy Conservation Code, Chapter 513, wherever the term "International Mechanical Code" is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term "International Fuel Gas Code" is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term "International Plumbing Code" is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520.

#### **Section 516.040 Fuel Gas Code — Amendments.**

A. The Code adopted in Section 516.010 is amended as follows:

1. *101.1. Title.* – Delete.
2. *103.1. Creation of Agency.* - Delete.

3. *106.90. Electronic submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by County staff recreating the document and not to exceed more than one dollar (\$1.00) per page.

Exception: Where submittal documents were originally prepared by hand and are eleven (11) inches by seventeen (17) inches or less, the fee for document conversion shall not be charged.

4. *109.2. Schedule of Permit Fees.* Where work requires a permit, a fee for each permit shall be paid as required, in accordance with Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.
5. *109.6. Amount Due Or Refunds.* The Code Official shall authorize the refunding of money. The collection of fees due and the refunding of money shall be as follows:
  - a. The full amount of any fee paid hereunder which was erroneously paid or collected.
  - b. Refund ninety percent (90%) or collect ten percent (10%) of the permit fee when no work has been done on the site and no plan review is required, or considered a "same as" permit.
  - c. Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.
  - d. No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.

The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

6. *112.90. Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
7. *113.1. Application For Appeal.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in Chapters 410 and 505 of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good



or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.

8. *113.2. Limitations on Authority.* - Delete.
9. *113.3. Qualifications.* - Delete.
10. *113.4. Administration.* - Delete.
11. *Section 114. Board of Appeals.* - Delete.
12. *114.1. Membership of Board.* - Delete.
13. *115.4. Violations Penalties.* Refer to Section 516.050
14. *115.5 Abatement of violation.* - Delete
15. *115.6 Unsafe installations.* – Delete
16. *115.6.1 Authority to condemn installations.* - Delete
17. *115.6.2 Authority to disconnect service utilities.* - Delete
18. *115.6.3 Connection after order to disconnect.* - Delete
19. *116.1 Authority.* - Delete
20. *116.2 Issuance.* - Delete
21. *116.3 Emergencies.* - Delete
22. *116.4 Failure to comply.* – Delete
23. *Chapter 2 Definitions.* Amend to include.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

**Section 516.050      Penalty.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

## EXHIBIT I

### Chapter 520 PLUMBING CODE

#### **Section 520.010 Plumbing Code — Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as “The International Plumbing Code (IPC), 2021 Edition,” as published by the International Code Council, Inc., as amended, and is hereby adopted as the Plumbing Code of the City; and all of the regulations, provisions, conditions, and terms of the 2021 International Plumbing Code, as published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 520.020 Plumbing Code — Jurisdictional Titles.**

Throughout the Plumbing Code adopted in Section 520.010, wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters.

#### **Section 520.030 Plumbing Code — Code Official Titles**

Throughout the Plumbing Code adopted in Section 520.010, whenever the term "Code Official" or "Plumbing Code Official" appears, it shall be deemed to mean the Building Commissioner.

#### **Section 520.031 Plumbing Code — Referenced Codes Titles**

Throughout the Plumbing Code adopted in Section 506.010, wherever the term “International Residential Code” is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term “International Building Code” is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term “International Existing Building Code” is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term “International Fire Code” is used, it is deemed to mean St. Peters Fire Prevention Code, Chapter 507, wherever the term “NFPA 70” is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term “International Energy Conservation Code” is used, it is deemed to mean St. Peters Energy Conservation Code, Chapter 513, wherever the term “International Mechanical Code” is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term “International Fuel Gas Code” is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term “International Swimming Pool and Spa Code” is used, it is deemed to mean St. Peters Swimming Pool and Spa Code, Chapter 523.

#### **Section 520.040 Plumbing Code — Amendments.**

A. The Code adopted in Section 520.010 is amended as follows:

1. *101.1 Title.* - Delete.

2. *103.1 Creation of agency.* - Delete
3. *106.1.90 Integrated Permits.* The Building Code Official may issue integrated building, plumbing, electrical and mechanical permits on a single permit application.
4. *106.4.90 Licensing, Certifying, and Bonding Of Plumbing and Drain Layer Contractors.* Any contractor wishing to enter into the plumbing or drain laying contracting business within the City of St. Peters, Missouri, shall first be duly examined and successfully passed and licensed by St. Charles County; and may be required to obtain a City of St. Peters business license in accordance to Chapter 605, Business Licenses and Business Regulations, of City Code.
5. *106.4.90.1 Supervision.* Any firm or corporation in the business of installing plumbing or drain laying work shall employ a duly licensed supervisor, under the provisions of this code, who shall be responsible for installations made by said firm or corporation
6. *106.4.90.2 Use of License by Other.* No person having obtained a license under the provision of this code shall allow his/her name to be used by another person, either for the purpose of obtaining permits, or for doing business or work under the license.
7. *106.4.90.3 Persons Excepted From Plumbing And Drain Layer Licensing Requirement.*
  - a. Homeowner in an existing building owned and occupied by them as their place of residence;
  - b. Person doing work in an existing structure owned and occupied by them as their farm;
  - c. Person or public entity servicing or repairing its own plumbing system with its own personnel specifically trained for such service or repair; and
  - d. Person who is a plumbing employee employed by a licensed plumbing contractor.
8. *107.1 Construction documents.* Submittal documents consisting of *construction documents*, statement of special inspections, geotechnical report and other data shall be submitted through electronic submission in a digital format with each permit application. The *construction documents* shall be prepared, signed and sealed by an architect or engineer licensed and registered in the State of Missouri to render this service.

Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

9. *107.1.90 Electronic submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by County staff recreating the document and not to exceed more than one dollar (\$1.00) per page.

Exception:

Where submittal documents were originally prepared by hand and are eleven (11) inches by seventeen (17) inches or less, the fee for document conversion shall not be charged.

10. *109.2 Fee Schedule.* Where work requires a permit, a fee for each permit shall be paid as required, in accordance with Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri for schedule of permit fees.
11. *109.5 Amount Due or Refunds.* The Code Official shall authorize the refunding of money. The collection of fees due to the City and the refunding of money shall be as follows:
  - 1) Refund the full amount of any fee paid hereunder which was erroneously paid or collected.
  - 2) Refund ninety percent (90%) or collect ten percent (10%) of the permit fee when no work has been done on the site and no plan review is required, or considered a "same as" permit.
  - 3) Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.
  - 4) No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.

The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

12. *112.90 Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
13. *113.1 Application for appeal.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in Chapters 410 and 505 of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good

or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.

14. *113.2 Limitation on authority.* - Delete
15. *113.3 Qualifications.* - Delete
16. *113.4 Administration.* - Delete
17. *Section 114 Board of Appeal.* - Delete
18. *114.1 Membership of Board.* - Delete
19. *115.4 Violation Penalties.* Any person who shall violate a provision of this Code or shall fail to comply with any requirement thereof or shall install plumbing work in violation of an approved plan or direction of the Building Code Official, or of a permit or certificate issued under the provisions of this Code shall be guilty of an offense. Each day that a violation continues shall be deemed a separate offense. Refer to Section 520.050: Penalty.
20. *Chapter 2 Definitions.* Amend to include.  

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.
21. *305.4 Freezing.* Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6 inches (152 mm) below the frost line and not less than thirty-six (36) inches below grade.
22. *305.4.1 Sewer Depth.* Building sewers that connect to private sewage disposal systems shall be a minimum of thirty-six (36) inches below finished grade at the point of septic tank connection. Building sewers shall be installed not less than thirty-six (36) inches below grade.
23. *403.2 Separate Facilities.* Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load of 100 or fewer.

4. Separate facilities shall not be required in business occupancies in which the maximum occupant load of 25 or fewer.
  5. Separate facilities shall not be required to be designated by sex where single user toilet rooms are provided in accordance with Section 403.1.2
  6. Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by both sexes and privacy for water closets is provided by means of walls and locking doors. Only water closets can be used in this arrangement.
24. *410.2 Small Occupancies.* Drinking fountains shall not be required for an occupant load of 25 or fewer. Occupancies with an occupant load of 25 or fewer shall provide an approved bottled water dispenser.
  25. *603.90 Water Service Piping.* From the City's water main to the meter box and from the meter box to the house for service line size of two (2) inch or less shall be of Type K copper meeting ASTM B 75, 88, 251, 447 for service sizes larger than two (2) inch Type K copper or polyvinyl chloride (PVC) meeting ASTM D1785, ASTM D2241, Class 200 on all services a twelve (12) gauge insulated copper tracer wire shall be included from the main to the structure.
  26. *608.1.90 Connections to the Potable Water System.* Refer to Municipal Code Chapter 705, Article VIII "Backflow Prevention Devices On The Public Water System". Where there is a conflict between Municipal Code Chapter 705, Article VIII and Section 608 of this code, Municipal Code Chapter 705, Article VIII shall prevail.
  27. *Table 608.1. Application of Backflow Preventers - Delete*
  28. *701.2 Connection to sewer required.* [Amended in its entirety to read as follows]. Refer to Municipal Code Chapter 710, Section 710.040 "Sewer connections required."

**Section 520.050      Penalty.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

## EXHIBIT J

### Chapter 523 SWIMMING POOL AND SPA CODE

#### **Section 523.010 Swimming Pool And Spa Code — Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as “The International Swimming Pool and Spa Code (ISPSC), 2021 Edition,” as published by the International Code Council, Inc., as amended, and is hereby adopted as the Swimming Pool and Spa Code of the City; and all of the regulations, provisions, conditions, and terms of the 2021 International Swimming Pool and Spa Code, as published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 523.020 Swimming Pool And Spa Code — Jurisdiction Titles.**

Throughout the Swimming Pool and Spa Code adopted in Section 523.010, wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters.

#### **Section 523.030 Swimming Pool And Spa Code — Code Official Titles.**

Throughout the Swimming Pool and Spa Code adopted in Section 523.010, whenever the term "Code Official" appears, it shall be deemed to mean the Building Commissioner.

#### **Section 523.040 Swimming Pool And Spa Code — Referenced Code Titles.**

Throughout the Swimming Pool and Spa Code adopted in Section 523.010, wherever the term “International Residential Code” is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term “International Building Code” is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term “International Existing Building Code” is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term “International Mechanical Code” is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term “International Fuel Gas Code” is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term "International Plumbing Code" is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520.

#### **Section 523.050 Swimming Pool And Spa Code — Amended.**

A. The code adopted in Section 523.010 is amended as follows:

1. *101.1 Title.* - Delete.
2. *103.1 Creation of agency.* - Delete.

3. *106.1 Construction documents.* Submittal documents consisting of *construction documents*, statement of special inspections, geotechnical report and other data shall be submitted through electronic submission in a digital format with each permit application. The *construction documents* shall be prepared, signed and sealed by an architect or engineer licensed and registered in the State of Missouri to render this service.

Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

4. *106.90 Electronic submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by County staff recreating the document and not to exceed more than one dollar (\$1.00) per page.

Exception: Where submittal documents were originally prepared by hand and are eleven (11) inches by seventeen (17) inches or less, the fee for document conversion shall not be charged.

5. *108.2 Schedule of permit fees.* Where work requires a permit, a fee for each permit shall be paid as required, in accordance with Appendix A, Schedule of Fees, of Title V of the Municipal Code of the City of St. Peters, Missouri.
6. *108.6 Amount due or refunds.* The Code Official shall authorize the refunding of money. The collection of fees due and the refunding of money shall be as follows:
  - a. The full amount of any fee paid hereunder which was erroneously paid or collected.
  - b. Refund ninety percent (90%) or collect ten (10%) of the permit fee when no work has been done on the site and no plan review is required, or considered a "same as" permit.
  - c. Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.
  - d. No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.



The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

7. *110.90 Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
8. *111.1 Application for appeal.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in Chapters 410 and 505 of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.
9. *111.2. Limitations on authority.* - Delete.
10. *111.3. Qualifications.* - Delete.
11. *111.4. Administration.* - Delete.
12. *113.4. Violation penalties* - Delete.
13. Chapter 2 Definitions. Amend to include.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

14. *305.5 Onground residential pool structure as a barrier.* An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:
  1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 305.2 and the pool manufacturer allows the wall to serve as a barrier.
  2. Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section 305.2.
  3. 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 ladder or steps:

- 3.1 The ladder or steps shall be capable of automatically being raised or secured with a release mechanism located fifty-four (54) inches above the walking surface; or
- 3.2 The ladder or steps shall be surrounded by a barrier which meets the requirements of Section 305.3. Any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.
4. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.
5. Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.

**Section 523.060**

**Violations And Penalties.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

## EXHIBIT K

### **CHAPTER 525 - PROPERTY MAINTENANCE CODE**

#### **Section 525.010 Property Maintenance Code — Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as “The International Property Maintenance Code (IPMC), 2021 Edition,” as published by the International Code Council, Inc., as amended, and is hereby adopted as the Property Maintenance Code of the City; and all of the regulations, provisions, conditions, and terms of the 2021 International Property Maintenance Code, as published by the International Code Council, Inc., are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 525.020 Property Maintenance Code — Jurisdictional Titles.**

Throughout the Property Maintenance Code adopted in Section 525.010, wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters, Missouri.

#### **Section 525.030 Property Maintenance Code — Code Official Titles.**

Throughout the Property Maintenance Code adopted in Section 525.010, wherever the expression "Code Official" is used, it is deemed to mean the Health and Code Enforcement Manager or his/her designee.

#### **Section 525.031 Property Maintenance Code — Referenced Codes Titles.**

Throughout the Property Maintenance Code adopted in Section 525.010, wherever the term "International Residential Code" is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term “International Building Code” is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term “International Existing Building Code” is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term “International Fire Code” is used, it is deemed to mean St. Peters Fire Prevention Code, Chapter 507, wherever the term “NFPA 70” is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term “International Energy Conservation Code” is used, it is deemed to mean St. Peters Energy Conservation Code, Chapter 513, wherever the term “International Mechanical Code” is used, it is deemed to mean St. Peters Mechanical Code, Chapter 515, wherever the term “International Fuel Gas Code” is used, it is deemed to mean St. Peters Fuel Gas Code, Chapter 516, wherever the term “International Plumbing Code” is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520.

#### **Section 525.040 Property Maintenance Code — Amendments.**

A. The Code adopted in Section 525.010 is amended as follows:

1. *101.1 Title.* - Delete.
2. *103.1 Creation of agency.* - Delete.
3. *107.1 Application For Appeal.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in Chapters 410 and 505 of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served.

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship.

4. *107.2 Limitations of authority.* - Delete
5. *107.3 Qualification.* - Delete
6. *107.4 Administration* - Delete
7. *Section 108 Board of Appeals* – Delete
8. *108.1 Membership of board.* - Delete
9. *109.4 Violation Penalties.* - Delete
10. *111.9.90 Temporary Abatement Boarding.* A structure may be closed by securing all openings with locks and/or screwing them shut or by boarding. If boarding is used, it shall be installed per Appendix A. Oriented strand board (OSB) shall be installed with the smooth side facing out. Boarding may only be temporary for ninety (90) days. Failure of the owner or agent having charge of a property to remove the temporary boarding and repair the structure to comply with a correction notice shall be considered a violation of this Section. That owner or agent shall be subject to prosecution in accordance with Section 525.050. Further, in cases of non-compliance with any correction order in such notice of violation, the Code Official may cause the violation to be abated as provided in Section 113.
11. *112.1 Imminent Dangers.* When, in the opinion of the Code Official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the

structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, or toxic chemicals and residue associated with the production of methamphetamine, the Code Official or his/her designee is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Code 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 Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

12. *112.90 Decontamination protocol.* Protocol for decontamination of structures where toxic chemicals are used in the production or stored for the production of methamphetamine. The following standards and protocols are established for the cleanup of toxic chemicals and residue associated with the production of methamphetamine.
13. *112.90.1 Applicability.* The requirements of this Section apply when notice has been posted in accordance with Section 111 or Section 112 notifying the person(s) responsible that chemicals, equipment, or supplies indicative of a clandestine drug laboratory were located at the property, or when a drug laboratory is otherwise discovered.
14. *112.90.2 Definitions as used in Sections 112.90 through 112.90.8.*

#### CHEMICAL STORAGE AREA

Any area where chemicals used in the manufacture of methamphetamine are stored or have come to be located or were located.

#### CONTAMINANT

A chemical and/or residue that may present an immediate or long-term threat to human health and the environment.

#### CONTAMINATION or CONTAMINATED

The presence of chemicals and/or residues, which may present an immediate or long-term threat to human health or the environment.

#### CONTRACTOR

One (1) or more qualified individuals or commercial entities hired to perform work in accordance with the requirement of this protocol.

#### COOKING AREA

Any area where methamphetamine manufacturing is occurring or has occurred.

#### DECONTAMINATION

The process of reducing the level of contamination to the lowest practical level using currently available methods. At a minimum, decontamination must reduce

contamination of specified substances below the concentrations allowed by this protocol.

#### DEPARTMENT

The Health Department.

#### DISPOSAL

Handling, transportation, and ultimate disposition of materials removed from contaminated properties.

#### DOCUMENTATION

Preserving a record of an observation through writings, drawings, photographs, or other appropriate means.

#### FUNCTIONAL SPACE

A space where the spread of contamination may be expected to occur relatively homogeneously, compared to other functional spaces. The "functional space" may be a single room or a group of rooms, designated by an inspector who, based on professional judgment, considers the space to be separate from adjoining areas with respect to contaminant migration. Typical examples of functional spaces include a crawl space, an attic, and the space between a dropped ceiling and the floor or roof deck above.

#### MEDIA

The physical material onto which the sample substrate is collected. Media includes gauze, glass fiber filter, etc.

#### METHAMPHETAMINE

Dextro-methamphetamine, levo-methamphetamine, and unidentified isomers of the same, any racemic mixture of dextro/levo methamphetamine, or any mixture of unidentified isomers of methamphetamine. The term includes derivatives, conjugates, oxides, and reduced forms of the basic structure associated with the formation of methamphetamine. For the purposes of this protocol, this term includes amphetamine, ephedrine, and pseudoephedrine.

#### REMOVAL

The taking out or stripping of material or surfaces to eliminate the potential for exposure to contaminants on or in the material or surfaces.

#### SUBSTRATE

The material being collected. Substrates may include soils, water, painted surfaces, carpet or carpet debris, unidentified powders, dust, etc.

#### VACUUM SAMPLE

A non-airborne dust sample collected from a known surface area of a porous surface or material using standard micro-vacuum sampling techniques.

## WASTE DISPOSAL AREA

Any area where chemicals used or generated in the manufacture of methamphetamine are disposed of or have come to be located.

## WIPE SAMPLE

A surface sample collected by wiping a sample media on the surface being sampled.

15. *112.90.3 Assessment.* When law enforcement personnel discover toxic chemicals associated with the production of methamphetamine, or where the equipment and chemicals to produce methamphetamine are present in sufficient quantities to warrant enforcement action, the structure shall be considered unsafe for human habitation and shall be posted. A structure or unit that is posted as unsafe shall not be occupied until the Code Official orders that status removed.
16. *112.90.4 Procedures for Assessment, Sampling, and Testing.* While posting of the structure constitutes notice, the Code Official shall also attempt to contact the owner of record of the affected property, or the owner's agent, by sending a notice in accordance with Section 111.4.

Notice shall inform the owner to contact the Health Department to establish a schedule for decontaminating the structure. If the owner does not contact the Health Department within the time specified in the notice, the Code Official may request the electrical utility to disconnect the electric service to ensure the structure is not reoccupied until decontamination is performed.

The owner must employ the services of a company that the Code Official shall determine is qualified to perform sampling and to analyze the samples. The results of the analysis shall be provided to the Code Official.

Testing shall be performed in accordance with current U.S. Environmental Protection Agency (EPA) guidelines pertaining to methamphetamine and fentanyl laboratory cleanup.

17. *112.90.5 Contamination Levels.* A structure will be considered unsafe and non-compliant if it is found to contain more than the following levels of any of these chemicals or exceeds the exposure limits established by the National Institute for Occupational Safety and Health (NIOSH):
  - a. Red Phosphorus — any amount.
  - b. Iodine Crystals — C 0.1 ppm (1 mg/m<sup>3</sup>).
  - c. Sulfuric Acid — TWA 1 mg/m<sup>3</sup>.
  - d. Hydrogen Chloride — C 5 ppm (7 mg/m<sup>3</sup>).
  - e. Hydrochloric Acid (Hcl gas).
  - f. Methamphetamine in a concentration equal to or greater than 1.5 ugram/100 cm<sup>2</sup>.
  - g. If it is determined that the phenyl-2-propanone (P 2 P) method of methamphetamine manufacturing was used, surface levels for lead in excess of 20

ug/ft<sup>2</sup> and vapor samples for Mercury in excess of 50ng/m<sup>3</sup>).

18. *112.90.6. Decontamination.* If testing reveals the presence of contamination in levels that exceed the standards set forth in 112.90.5 of this Section, the owner will be required to hire a qualified contractor to decontaminate the structure and will advise the Code Official of the schedule for decontamination. At a minimum, to be qualified to perform decontamination, contractors and all personnel must have completed the forty-hour Hazardous Waste Operations and Emergency Response (HAWOPER) training [Occupation Safety and Health Administration (OSHA) 29 CFR 1910] and a clandestine drug lab assessment and decontamination course that is provided by a sponsor acceptable to the Code Official.

The schedule for the work and evidence that the contractor has met the minimum training requirement must be submitted for approval to the Code Official within forty-eight (48) hours of the receipt of notice. Approval will be based solely on the timeliness of the schedule and the qualifications of the contractor. Approval or rejection of the schedule will be provided within twenty-four (24) hours of submission. If rejected, the owner will be informed of specific reasons for the rejection and will be required to amend the schedule or the proposed contractor. Decontamination shall be performed in accordance with current U.S. Environmental Protection Agency (EPA) guidelines pertaining to methamphetamine and fentanyl laboratory cleanup.

If the owner of the property determined to be in violation of the minimum allowable levels of chemicals as provided in this protocol fails to voluntarily mitigate the violation, the Code Official may serve a Notice of Violation and proceed in accordance with Section 113 Demolition. The Code Official may request the electrical utility to disconnect electrical service until the decontamination is complete.

19. *112.90.7 Post-Decontamination Sampling.* When the owner arranges for decontamination, following the completion of the work the owner will notify the Code Official that work is complete and the owner must provide test results as evidence that the property is compliant with this regulation. The post-remediation sampling and testing must be performed by a company the Code Official has determined to be qualified and done in accordance with current U.S. Environmental Protection Agency (EPA) guidelines pertaining to methamphetamine and fentanyl laboratory cleanup.
20. *112.90.8 Final Action.* After the property has been decontaminated and the Code Official is in possession of evidence that the pertinent chemical levels are below the levels established by this regulation, the structure will be considered safe and suitable for the performance of a full inspection for an occupancy permit. If electric service has been disconnected, the Code Official will notify the electrical utility that the unsafe condition has been mitigated and service can be restored. The property owner shall be responsible for any re-connection fees.
21. *Section 113 Demolition.* – [Amend in its entirety to read] *Section 113.90 Demolition Of Public Nuisances*



22. *113.90.1 Dangerous Building Defined.* All buildings that are detrimental to the health, safety, or welfare of the residents of the City and that have any or all of the following defects shall be deemed "dangerous buildings":

- a. Those with interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base;
- b. Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage to or deterioration of the support member or members, or fifty percent (50%) damage to or deterioration of the non-supporting enclosing or outside walls or covering;
- c. Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded or have insufficient strength to be reasonably safe for the purpose used;
- d. Those that have been damaged by fire, wind, or other causes so as to become dangerous to life, safety, or the general health and welfare of the occupants or the people of the City;
- e. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to cause injury to the health, safety or welfare of those occupying such building;
- f. Those having light, air, and sanitation facilities that are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein;
- g. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes, or other adequate means of evacuation;
- h. Those having parts thereof that are so attached that they may fall and injure members of the public or property;
- i. Those because of their condition are unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the people of this City;
- j. Those because of failure to install or maintain sufficient water supply for fire protection; or
- k. Those because of the failure to remove boarding and repair structure.

23. *113.90.2 Dangerous Buildings Declared Nuisance.* All dangerous buildings, as defined in Section 113.90.1, are hereby declared to be public nuisances and shall be repaired, vacated, or demolished as provided herein.

24. *113.90.3 Standards For Repair, Vacation, Or Demolition.* The following standards shall be followed in substance by the Code Official in ordering the repair, vacation, or demolition of any dangerous building.

- a. If the dangerous building reasonably can be repaired so that it no longer will exist in violation of the terms of this Section 190, it shall be ordered repaired. Repair of buildings or structures will require the appropriate permits from the building

department as contained in Chapters 504 and 505 of the Municipal Code of St. Peters.

- b. If the dangerous building is in such condition as to make it dangerous to the health, safety, or general welfare of its occupants, it shall be ordered to be vacated and repaired.
- c. In all cases where a building cannot be repaired so that it no longer will exist in violation of the terms of this Section 190, it shall be demolished. Demolition of buildings or structures will require the appropriate permits from the building department as contained in Chapters 504 and 505 of the Municipal Code of St. Peters.
- d. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Section 190 or any ordinance of this City or Statute of the State of Missouri, it shall be repaired or demolished.

25. *113.90.3.1 Procedure And Notice.* The Code Official shall have the duty under this Section 113.90 to:

- a. Inspect, or cause to be inspected, as often as may be necessary, all residential, institutional, assembly, commercial, industrial, garage, special, or miscellaneous occupancy buildings for the purpose of determining whether any conditions exist that render such places a dangerous building when he/she has reasonable grounds to believe that any such building is dangerous.
- b. Inspect any building, wall, or structure about which complaints are filed by any person to the effect that a building, wall, or structure is or may be existing in violation of this Section 190, and the Code Official determines that there are reasonable grounds to believe that such building is dangerous.
- c. Inspect any building, wall, or structure reported by the Fire or Police Departments of this City as probably existing in violation of this Section 113.
- d. Notify, in writing, either by personal service or by certified mail, return receipt requested, or if service cannot be had by either of these modes of service, then service may be had by publication in a newspaper qualified to publish legal notices for two (2) successive weeks, the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Charles County of any building found by the Code Official to be a dangerous building within the standards set forth in Section 113.90.1.

The notice required shall state that:

- 1) The owner must vacate, vacate and repair or vacate and demolish said building and clean up the lot or property on which the building is located in accordance with the terms of the notice and this Section 113.90;
- 2) The occupant or lessee must vacate said building or have it repaired in accordance with the notice and remain in possession;

- 3) The mortgagee, agent, or other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Charles County wherein the land is located may, at his/her own risk, repair, vacate, or demolish the building and clean up the property or have such work done, provided that any person notified under this Subsection to repair, vacate or demolish any building, or clean up the property shall be given such reasonable time not exceeding thirty (30) days to commence the required work; and
  - 4) Shall state a description of the building or structure deemed dangerous, a statement of the particulars that make the building or structure a dangerous building, and an order requiring the designated work to be commenced within the time provided for in the above Subsection.
- e. Report in writing to the City Health and Code Enforcement Manager the non-compliance with any notice to vacate, repair, demolish, clean up the property or upon the failure to proceed continuously with the work without unnecessary delay.
  - f. Appear at all hearings conducted by the Health and Code Enforcement Manager and testify as to the condition of dangerous buildings.
  - g. Immediately report to the Health and Code Enforcement Manager concerning any building found by him to be inherently dangerous and that he/she determined to be a nuisance per se. The Health and Code Enforcement Manager may direct that such building be marked or posted with a written notice reading substantially as follows:

"This building has been found to be a dangerous building by the City Inspector. This notice is to remain on this building and/or property until it is repaired, vacated or demolished and the property is cleaned up in accordance with the notice that has been given the owner, occupant, lessee, mortgagee or agent of this building, and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Charles County. It is unlawful to remove this notice until such notice is complied with."

Provided, however, that the order by the Health and Code Enforcement Manager and the posting of said notice shall not be construed to deprive any persons entitled thereto by this Section 113 to the notice and hearing prescribed herein.

26. *113.90.3.2 Duties Of The Code Official.* The Code Official is hereby authorized and directed to enforce the provisions of this Code. The Code Official shall have the authority to render interpretations of this Code and adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this Code. The Code Official shall have the power pursuant to this Section 113 to:

- a. Supervise all inspections required by this Section 113 upon receiving a complaint or report from any source that a dangerous building exists in the City. The Health and Code Enforcement Manager shall cause an inspection to be made forthwith. If the Health and Code Enforcement Manager deems it necessary to the performance of his/her duties and responsibilities imposed herein, the Health and Code Enforcement Manager may request an inspection and report be made by any other City department or retain services of an expert whenever the Health and Code Enforcement Manager deems such service necessary.
- b. Upon receipt of a report from the Code Official indicating failure by the owner, lessee, occupant, mortgagee, agent or other person(s) having interest in said building to commence work of reconditioning or demolition within the time specified by this Section 113 or upon failure to proceed continuously with work without unnecessary delay, the Health and Code Enforcement Manager shall hold a hearing giving the affected parties full and adequate hearing on the matter. Written notice, either by personal service or by certified mail, return receipt requested, or by publication of two (2) successive weeks in a newspaper qualified to publish legal notices, at least ten (10) days in advance of a hearing date, shall be made to the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds for St. Charles County wherein the land is located, to appear before the Health and Code Enforcement Manager on the date specified in the notice to show cause why the building or structure reported to be a dangerous building should not be repaired, vacated or demolished in accordance with the statement of particulars set forth in the Code Official's notice as provided herein. Any party may be represented by counsel and all parties shall have an opportunity to be heard.
- c. Make written findings of fact from the evidence offered at said hearing as to whether or not the building in question is a dangerous building within the terms of Section 113.90.1.
- d. If the evidence supports a finding based upon competent and substantial evidence that the building or structure is a dangerous building, the Health and Code Enforcement Manager shall issue an order based upon its findings of fact commanding the owner, occupant, mortgagee, lessee, agent or other person(s) having an interest in said building as shown by the land records of the Recorder of Deeds for St. Charles County wherein the land is located to repair, vacate or demolish any building found to be a dangerous building and to clean up the property, provided that any person so notified shall have the privilege of either repairing or vacating and repairing said building, if such repair will comply with the ordinance of this City, or the owner or any person having an interest in said building as shown by the land records of St. Charles County wherein the land is located may vacate and demolish said dangerous building at his/her own risk to prevent the acquiring by the City of the lien against the land where the dangerous building stands. If the evidence does not support a finding that a building or

structure is a dangerous building, no order shall be issued.

- e. If the owner, occupant, mortgagee, or lessee fails to comply with the order within thirty (30) days, the Health and Code Enforcement Manager shall cause such building or structure to be repaired, vacated, or demolished and the property cleaned up as the facts may warrant; and the Health and Code Enforcement Manager shall certify the cost of the work borne by the City for such repair, vacation or demolition or cleanup to the City Clerk as a special assessment represented by a special tax bill against the real property affected; said tax bill shall be a lien upon said property and shall be deemed a personal debt against the property owner(s) unless the building or structure is demolished, secured or repaired by a contractor pursuant to an order issued by the City and such contractor files a mechanic's lien against the property where the dangerous building is located. The contractor may enforce this lien as provided in Sections 429.010 to 429.360 Revised Statutes of Missouri. Except as provided in Subsection (6) of this Section, at the request of the taxpayer this special tax bill may be paid in installments over a period of not more than ten (10) years; said assessment shall bear interest at the rate of eight percent (8%) per annum until paid.
- f. As to damage or loss to a building or other structure caused by or arising out of any fire, explosion, or other casualty loss, if an order is issued by the Health and Code Enforcement Manager as provided in Subsection (4) of this Section, and a special tax bill or assessment is issued against the property, it shall be deemed a personal debt against the property owner. If there are proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion, or other casualty loss, the following procedure is established for the payment of up to twenty-five percent (25%) of the insurance proceeds, as set forth in Subdivisions (a) and (b) of this Subsection. This Subsection shall apply only to a covered claim payment that is in excess of fifty percent (50%) of the face value of the policy covering a building or other structure:
  - 1) The insurer shall withhold from the covered claim payment up to twenty-five percent (25%) of the covered claim payment and shall pay such monies to the City to deposit into an interest-bearing account. Any named mortgagee on the insurance policy shall maintain priority over any obligation under the ordinance.
  - 2) The City shall release the proceeds and any interest that has accrued on such proceeds received under Subdivision (a) of this Subsection to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after the receipt of such insurance monies, unless the City has instituted legal proceedings under the provisions of Subsection (5) of this Section, If the City has proceeded under the provisions of Subsection (5) of this Section, all monies in excess of that necessary to comply with the provisions of Subsection (5) of this Section for the removal, securing, repair and cleanup of the

building or structure and the lot on which it is located, less salvage value, shall be paid to the insured.

- g. If there are no proceeds of any insurance policy as set forth in Subsection (6) of this Section, at the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from date of its issuance shall be a lien on the property and a personal debt against the property owner(s) until paid.
  - h. Subsection (6) of this Section shall apply to fire, explosion or other casualty loss claims arising on all buildings and structures.
  - i. The Health and Code Enforcement Manager may certify in lieu of payment of all or part of the covered claim under Subsection (6) that it has obtained satisfactory proof that the insured has removed or will remove the debris and repair, rebuild or otherwise make the premises safe and secure. In this event, the Health and Code Enforcement Manager shall issue a certificate within thirty (30) days after the receipt of proof to permit covered claim payment to the insured without the deduction pursuant to Subsection (6) of this Section. It shall be the obligation of the insured or other person making the claim to provide the insurance company with the written certificate provided from this Subsection.
27. *113.90.3.2.1 Delegation Of Duties By Code Official.* In accordance with the prescribed procedures of this jurisdiction the Code Official shall have the authority to delegate certain duties for the review and enforcement of the Property Maintenance Codes of the City of St. Peters.
28. *113.90.3.3 Appeal Of Notice Of Demolition.* Any owner, occupant, lessee, mortgagee, agent, or any other person(s) having an interest in a dangerous building as shown by the land records of the Recorder of Deeds of St. Charles County, Missouri, wherein the land is located may, within thirty (30) days from the receipt of the order of the Code Official, appeal such decision to the Circuit Court of the County wherein the land is located, pursuant to the procedure established in Chapter 536 of the Revised Statutes of Missouri.
29. *113.90.4 Emergencies.* In cases where it reasonably appears that there is immediate danger to the health, life, or safety of any person unless a dangerous building, as defined herein, is immediately repaired, vacated, or demolished and the property is cleaned up, the Building Inspector shall report such facts to the Code Official and the Code Official may cause the immediate repair, vacation or demolition of such dangerous building and clean up the property. The costs of such emergency repair, vacation, or demolition of such dangerous building shall be collected in the same manner as provided.
30. *113.90.5 Violation; Disregarding Notices Or Orders.*
- a. The owner, occupant, or lessee in possession of any dangerous building who shall fail to comply with the order to repair, vacate, or demolish said building given by

the Code Official shall be guilty of an ordinance violation hereof and upon conviction shall be punishable as set forth in Section 525.050 of the Municipal Code of the City of St. Peters.

- b. Any person removing any notices provided for in this Section 113 shall be guilty of an ordinance violation and upon conviction shall be punished in accordance with Section 525.050 of the Municipal Code of the City of St. Peters.
31. Section 114.90 Exterior Property Maintenance Program.
  32. *114.90.1 General.* The exterior of all property in the City of St. Peters may be inspected for compliance with this code. Whenever the Code Official determines that there has been a violation of this code that does not create an unsafe condition that would require action under Sections 111, 112, or 114.90., notice shall be given to the owner or the person responsible therefore in the manner prescribed in Sections 114.90.2 and 114.90.3.
  33. *114.90.2 Form.* Such notice prescribed in Section 114.90.1 shall:
    - a. Be in writing.
    - b. Include a description of the property sufficient for identification.
    - c. Include a statement of reason or reasons why the notice is being issued and identify the code Section that is in violation.
    - d. Include a correction order allowing a reasonable time for repairs and improvements required to bring the building or structure into compliance with this code, pending weather conditions.
    - e. Include an explanation of the owner's right to appeal the order contained in the notice.
  34. *114.90.3. Method Of Service.* First notice may be by form prepared for this purpose and mailed to the owner of record by regular mail. If due to non-compliance of first notice, legal service of subsequent notices and orders shall be as required in Section 111.4.2 of this code.
  35. *114.90.4 Summons.* If no appeal is pending per Section 107.1 and subsequent orders meeting Section 107 have not been complied with, the Code Official shall cause the issuance of a Municipal Court summons to the responsible parties.
  36. *114.90.5 Reoccurrence.* If violations of the exterior property maintenance requirements of this code reoccur on the same property or premise more than once during a calendar year, the Code Official or his/her designee may, without further notification, cause the issuance of a summons to Municipal Court. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.
  37. *302.4 Weeds.* (Refer to Chapter 215, Section 215.010(H) of the Municipal Code of the City of St. Peters)

38. *302.7 Accessory Structures.* All accessory structures, including detached garages, fences, and walls shall be maintained structurally sound and in good repair, free from holes, breaks, loose or rotting materials, mold and mildew (excluding roofs), or other conditions reflective of deterioration or inadequate maintenance.
39. *302.8 Motor Vehicles, Trailers, Etc.* (Refer to Chapter 217 of the Municipal Code of the City of St. Peters)
40. *304.6. Exterior Walls.* All exterior walls shall be free from holes, breaks, and loose or rotting materials; maintained structurally sound and in good repair, free of broken glass, crumbling stone, brick or stucco, rotted wood, mold or mildew, or other conditions reflective of deterioration or inadequate maintenance and maintained weatherproof and properly surface-coated where required to prevent deterioration.
41. *304.14 Insect Screens.* Every door, window, and other outside opening utilized or required for ventilation purposes service any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than sixteen (16) mesh per inch and every swinging door shall have a self-closing device in good working condition.  
  
Exception: Screen doors shall not be required where other approved means, such as air curtains or insect-repellent fans, are employed.
42. *404.5 Overcrowding.* The number of persons occupying a dwelling unit shall not create conditions that may endanger the life, health, safety, or welfare of the occupants.
43. *507.1 General.* Drainage of roofs, paved areas, yards, courts, other open areas, and subsurface drainage systems on the premises shall be discharged per a site plan approved by the City of St. Peters, Missouri, or if no plan is required, a minimum of five (5) feet from a property line, and shall not be discharged in a manner that creates a public nuisance.
44. *602.3 Heat Supply.* Every owner and operator of any building who rents, leases or lets one (1) or more dwelling units or sleeping units on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 1 to May 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.
45. *602.4 Occupiable Work Spaces.* Indoor occupiable work spaces shall be supplied with heat during the period from September 1 to May 1 to maintain a minimum temperature of not less than sixty-five degrees Fahrenheit (65° F.) (18° C.) during the period the spaces are occupied.



Exceptions:

- a. Processing storage and operation areas that require cooling or special temperature conditions.
- b. Areas in which persons are primarily engaged in vigorous physical activities.

## **Section 525.045 Residential Re-Occupancy.**

### **A. Definitions**

#### *NON-OWNER-OCCUPIED PROPERTY*

A residential dwelling unit that is owned by a person who does not occupy it as their primary residence and the occupant is not the owner on file with the St. Charles County Recorder of Deeds. This definition shall apply to single-family residential and multi-family units, including but not limited to homes, townhomes, condominiums, duplexes, and apartments.

#### *OWNER-OCCUPIED DWELLING UNIT*

A dwelling unit for which the occupant thereof is expressly named as an owner of the dwelling unit, or is a trustee or beneficiary of a trust that is expressly named as an owner of the dwelling unit, all as indicated upon the deed of record on file in the Office of the Recorder of Deeds of St. Charles County, Missouri.

#### *PERSON*

An individual, heirs, executors, trustee, administrators or assigns, its or their successors or assigns, or the agent of any of the aforesaid. The term "person" shall also mean a firm, partnership, copartnership, company, corporation, association, joint stock company, joint venture, trust, estate, organization or combination of individuals, of any kind, character, form or nature whatsoever, its or their successors or assigns, or an officer, manager, member, partner, employee, executor, trustee, administrator or agent of any of the aforesaid.

#### *RE-OCCUPANCY*

A change in tenancy or occupancy of a non-owner-occupied dwelling.

#### *RE-OCCUPANCY PERMIT (CERTIFICATE OF OCCUPANCY)*

Authorization from a Code Official to re-occupy a dwelling unit and required each time there is a change in tenancy or occupancy.

- B. *Use And Occupancy — Non-Owner-Occupied Dwelling Units.* A dwelling unit shall not be occupied upon a change in occupancy thereof, nor shall any owner or agent thereof permit, allow, or cause any dwelling unit to be occupied upon a change in occupancy thereof until the Code Official has issued a re-occupancy permit therefor as provided herein. A re-occupancy permit shall be required for each change of occupancy of a dwelling unit.

C. *Applications And Issuance Of Re-occupancy Permit.*

1. Applications.
  - a. Prior to the occupancy of a dwelling unit upon a change in occupancy thereof, the owner of such dwelling unit shall make a written application to the Code Official for a re-occupancy permit on a form to be furnished by the City for that purpose.
  - b. Such application shall include such information as necessary to administer and enforce the provisions of and to ensure compliance with the provisions of this code.
2. Action on Application and Re-Occupancy Inspections.
  - a. *Action on Application.* The Code Official shall examine or cause to be examined applications for re-occupancy permits and amendments thereto and shall inspect or cause to be inspected each dwelling unit to be covered by the re-occupancy permit and all common areas thereto, if any, within a reasonable time after filing, before a re-occupancy permit is issued.
  - b. *Authorized to Inspect.* The Code Official is authorized to and may make re-occupancy inspections of the dwelling unit to be covered by the re-occupancy permit and all common areas thereto, if any, upon a change in occupancy thereof. Such re-occupancy inspections shall be for the purpose of determining whether such dwelling unit and all common areas thereto, if any, comply with the provisions of the City of St. Peters, Missouri, Zoning and Subdivision Codes, as amended, the St. Peters Property Maintenance Code, as amended, and Chapter 215 of the St. Peters City Code, as amended.
  - c. *Inspection of Dwelling Unit and Common Areas.* For the purpose of making the re-occupancy inspection, the Code Official is authorized to enter, examine and survey the dwelling unit and all common areas thereto, if any, by appointment with the knowledge of the owner thereof, and, if illegally occupied, the tenant. Should any owner, tenant, occupant or other person in charge of a dwelling unit, the common areas thereto, or building or structure fail or refuse to permit free access and entry to the dwelling unit and all common areas, if any, under control for any re-occupancy inspection pursuant to this Code, then the Code Official may seek a search warrant or other appropriate court order authorizing such re-occupancy inspections. Under this Section, common areas shall not be subject to independent inspection but shall only be inspected in conjunction with the re-occupancy inspection of a dwelling unit.
3. *Re-occupancy Permit And Inspection Fees.* At the time of filing an application for a re-occupancy permit, a re-occupancy permit and inspection fee as set out in

Appendix A of this Title shall be charged and collected. No re-occupancy permit shall be valid until such re-occupancy permit and inspection fee as set out in Appendix A of this Title has been paid in full. (See Attachment 1 - Appendix A of Title V of the Municipal Code of the City of St. Peters, Missouri.)

4. *Issuance of Re-occupancy Permit.* If, upon completion of the re-occupancy inspection of the dwelling unit and the common areas thereto, if applicable, the Code Official finds that the dwelling unit is in compliance with the City of St. Peters, Missouri, Zoning and Subdivision Codes, as amended, the St. Peters Property Maintenance Code, as amended, and Chapter 215 of the St. Peters City Code, as amended, the Code Official shall, as soon as practicable, issue a re-occupancy permit therefor which shall contain at least the following:
  - a. The re-occupancy permit number;
  - b. The address of the principal building or structure to which the subject dwelling unit is located;
  - c. The name and address of the owner;
  - d. A description of the dwelling unit and common areas, if applicable, for which the re-occupancy permit is issued;
  - e. A statement that the described dwelling unit and common areas, if applicable, have been inspected for compliance with the requirements of this Code;
  - f. The date of such re-occupancy inspection;
  - g. The name of the Code Official;
  - h. The edition of the code under which the permit was issued;
  - i. If an automatic sprinkler system is provided and whether the sprinkler system is required; and
  - j. Any special stipulations and conditions of the re-occupancy permit.
  
5. *Inspection Deficiency.*

If the Code Official finds that the dwelling unit is not in compliance with any requirement of the City of St. Peters, Missouri, Zoning and Subdivision Codes, as amended, the St. Peters Property Maintenance Code, as amended, or Chapter 215 of the St. Peters City Code, or any combination or combinations thereof, have not been met or if a violation is found, the Code Official shall transmit or cause to be transmitted to the owner a written denial specifying the defect(s) or

violation(s), or both. If a defect or violation is found, the owner shall be given a reasonable length of time to make repairs and bring the dwelling unit or common areas, if applicable, or both, into compliance prior to reinspection. No final re-occupancy permit shall be issued until the dwelling unit and the common areas thereto, if applicable, complies or comply with the requirements of this Section. Issuance of a re-occupancy permit shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the City. Re-occupancy permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the City shall not be valid.

D. *Suspension Or Revocation.* The Code Official is authorized to, and the Code Official shall, in writing, suspend or revoke a re-occupancy permit issued under the provisions of this code wherever the re-occupancy permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this Code, as amended.

E. *Exception – Owner-Occupied Dwelling Unit.*

The provisions of Sections 525.045.B to 525.045.D hereof shall not apply to the following:

1. Lawful occupancies existing on or before August 26, 2021; or
2. The provisions of this Section 525.045 shall not apply to an owner-occupied dwelling unit used exclusively as the primary residence of the owner, and wherein no home occupation is conducted.

**Section 525.050      Penalty.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

## EXHIBIT L

### **Chapter 527 DESIGN AND CONSTRUCTION OF STORM SHELTERS**

#### **Section 527.010 Design And Construction Of Storm Shelters Code — Adopted.**

A certain document, one (1) copy of which has been on file for at least ninety (90) days in the office of the City Clerk of the City of St. Peters, being marked and designated as “The ICC/NSSA 500 Standard for the Design and Construction of Storm Shelters (ICC 500), 2020 Edition,” as published by the International Code Council, Inc. and National Storm Shelter Association, as amended, and is hereby adopted as the Design and Construction of Storm Shelter Code of the City; and all of the regulations, provisions, conditions, and terms of the ICC 500-2020, as published by the International Code Council, Inc. and National Storm Shelter Association, are hereby referred to, adopted, and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

#### **Section 527.020 Standard for the Design and Construction of Storm Shelters Code – Jurisdiction Titles.**

Throughout the ICC/NSSA Design and Construction of Storm Shelters Code adopted in Section 527.010, wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of St. Peters, Missouri.

#### **Section 527.020 Standard for the Design and Construction of Storm Shelters Code – Code Official Titles.**

Throughout the ICC/NSSA Design and Construction of Storm Shelters Code adopted in Section 527.010, wherever the expression "Code Official" is used, it is deemed to mean the Building Commissioner.

#### **Section 527.020 Standard for the Design and Construction of Storm Shelters Code – Referenced Codes Titles.**

Throughout the ICC/NSSA Design and Construction of Storm Shelters Code adopted in Section 527.010, wherever the term “International Residential Code” is used, it is deemed to mean St. Peters Residential Code for One- and Two-Family Dwellings, Chapter 504, wherever the term “International Building Code” is used, it is deemed to mean St. Peters Building Code (Non-Residential), Chapter 505, wherever the term “International Existing Building Code” is used, it is deemed to mean St. Peters Existing Building Code, Chapter 506, wherever the term “NFPA 70” is used, it is deemed to mean St. Peters Electrical Code, Chapter 510, wherever the term “International Plumbing Code” is used, it is deemed to mean St. Peters Plumbing Code, Chapter 520, wherever the term “International Property Maintenance Code” is used, it is deemed to mean St. Peters Property Maintenance Code, Chapter 525, wherever the term “ICC 500” is used, it is deemed to mean St. Peters Design and Construction of Storm Shelters Code, Chapter 527.

**Section 527.020      Standard for the Design and Construction of Storm Shelters Code - Amendments.**

A.     The code adopted in Section 527.010 is amended as follows:

1.     *104.90 Permits Required.* Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, or demolish a storm structure shall apply for a permit as required by Section 105 of Chapter 505 or the Municipal Code of the City of St. Peters.
2.     *104.90.1 Workmanship.* Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner in compliance with this code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.
3.     *106.1.90 Construction Documents.* Submittal documents consisting of *construction documents*, statement of special inspections, geotechnical report and other data shall be submitted through electronic submission in a digital format with each permit application. The *construction documents* shall be prepared, signed and sealed by an architect or engineer licensed and registered in the State of Missouri to render this service.

Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

4.     *106.1.90.1 Electronic submission.* Where design documents, including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by County staff recreating the document and not to exceed more than one dollar (\$1.00) per page.
5.     *Chapter 2 Definitions.* Amend to Include.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

**Section 527.030      Violations And Penalties.**

Any person violating any of the provisions of the code adopted in this Chapter shall be deemed guilty of an offense and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.