

January 14, 2020

City of Creve Coeur
Building Division's Draft of a City Ordinance Amending and Adopting
the 2015 International Residential Code
as the City's New One-and Two-Family Dwellings Building Code

BILL NUMBER 5809
ORDINANCE NUMBER _____

An Ordinance repealing ARTICLE VI, RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, of Chapter 500 of the City Code of Ordinances of the City of Creve Coeur, and enacting in lieu thereof a new ARTICLE VI, RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS.

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

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

WHEREAS, at least one copy of the 2015 International Residential Code for One- and Two-Family Dwellings, which is hereby to be adopted by reference, has been filed with the City Clerk's office and made available for public use, inspection and examination for a period of at least 90 days prior to adoption of this ordinance pursuant to Section 67.280 RSMo and notice thereof has been publicly posted, and

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

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

SECTION 1: ARTICLE VI, RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, of Chapter 500 of the City Code of Ordinances is hereby repealed and a new ARTICLE VI of Chapter 500 is hereby enacted to be known as "THE RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS". Said ARTICLE to read as follows:

ARTICLE VI. RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

SECTION 500.420 ADOPTED: A certain document, one copy of which is on file in the office of the City Clerk, such copy being marked and designated as the "INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2015", SIXTH EDITION, including "APPENDIX A (IFGC) – SIZING AND CAPACITIES OF GAS PIPING"; "APPENDIX B (IFGC) – SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES, AND APPLIANCES LISTED FOR USE AND TYPE B VENTS"; APPENDIX C (IFGC) – EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS"; "APPENDIX F – PASSIVE RADON GAS CONTROLS"; AND "APPENDIX K – SOUND TRANSMISSION", as published by the International Code Council, Inc., is hereby adopted as the Residential Code of the City of Creve Coeur, Missouri, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the INTERNATIONAL

RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2015, SIXTH EDITION, are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

SECTION 500.430 JURISDICTIONAL TITLES: Throughout the INTERNATIONAL RESIDENTIAL CODE ONE- AND TWO-FAMILY DWELLINGS, 2015, SIXTH EDITION, wherever the terms “name of jurisdiction” or “local jurisdiction” appear, it shall be deemed to mean “City of Creve Coeur, Missouri”. Likewise, wherever the terms “department of building inspection” or “department of building safety” appear, it shall be deemed to mean “Creve Coeur Building Division”. Wherever the term “code” appears, it shall mean the INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2015, SIXTH EDITION as hereby amended.

SECTION 500.440 ADDITIONS, INSERTIONS AND CHANGES: The following subsections are hereby revised as follows:

Section R101.1 Insert: “City of Creve Coeur”.

SECTION 500.450 AMENDMENTS TO CHAPTER 1 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 1 – ADMINISTRATION:

Chapter 1 of the International Residential Code for One- and Two-Family Dwellings, 2009, Sixth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

R101.2 Scope. Add the following: Notwithstanding the provisions of this code, the maximum number of stories for any structure shall be as provided in the City Zoning Code.

Exception 1: Deleted in its entirety.

Exception 2: Deleted in its entirety.

This change was made to be consistent with the city zoning code. The IRC, as written, would allow one- and two-family dwellings to be three stories in height. The city zoning code limits these type structures to 2 stories in height. Exception 1 was deleted because the “live/work” concept would allow up to 50 percent of the area of a one or two family dwelling or townhome to be used for business purposes and would allow up to 5 “nonresidential employees” to work there. The city’s zoning code allows only 25 percent of a home to be used as a home occupation and only the home’s owner and family members who live in the home can be employees. Exception 2 was deleted because the city zoning code does not allow newly constructed lodging houses to be built in Creve Coeur.

R102.8 Matters not provided for. Any requirements that are essential for the structural, fire or sanitary safety of an existing or proposed building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the building official.

This amendment made to add a new section to this code so as to be consistent with the city’s present building code.

R104.6.1 Interference with building official: No person shall hinder, obstruct, resist, fail to provide entry at reasonable times, or otherwise interfere with the code official in the performance of his official duties.

This amendment made to add a new section to this code so as to be consistent with the city's present building code.

R104.6.1.1 Disasters. In the event of a disaster such as a windstorm, tornado, flood, fire, earthquake, bomb blast or explosion, the building official is authorized to deputize Missouri Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri State Emergency Management Agency (SEMA) to conduct emergency post-disaster safety evaluations of buildings.

This amendment made to add a new section to this code that allows the building official to expand the city's inspection capabilities after a disaster. This is consistent with St. Louis County's building code adopting ordinance.

R104.12 Rule-making authority. The building official shall have authority, as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code, to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.

This amendment made to add a new section to this code so as to be consistent with the city's present building code.

R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

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

Electrical:

Any work exempted from permits by the Electrical Code.

Gas:

Any work exempted from permits by the Mechanical Code.

Mechanical:

Any work exempted from permits by the Mechanical Code.

Plumbing:

Any work exempted from permits by the Plumbing Code.

This amendment made to clarify when permits are not required.

R105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced, or after one year from the date of issuance if the permit has not otherwise expired. The building official is authorized to grant, in writing, one or more extensions of time, for periods not to exceed 30 days each. An extension shall be requested in writing and justifiable cause must be demonstrated.

This amendment made to reflect the city's present requirements.

R105.5.1 Expiration of demolition permits. Demolition work shall be completed within thirty (30) days after the date of issuance of the demolition permit. The building official may, after receiving a written request from the applicant, grant one or more thirty day extensions to this permit if the applicant presents evidence of justifiable cause.

This amendment made to reflect the city's present requirements.

R105.7 Placement of permit and inspection placard. The building permit or copy shall be kept on the site of the work until the completion of the project. An inspection placard shall be posted on the job site in accordance with Section R109.1.1 of this code.

R105.10 Compliance with permit. All work shall conform to the approved application and the approved construction documents for which the permit has been issued and any approved amendments to the approved application or the approved construction documents.

R105.11 Compliance with codes and ordinances. Neither the granting of a permit, nor the approval of the construction documents, nor inspections made by the building official, or his authorized representative, during the erection of the building, structure, or any alteration or addition thereto, shall in any way relieve the owner or tenant of such building, structure, or property from complying with the requirements of this code, the Creve Coeur Zoning Code or any other governing law or ordinance.

These amendments were made to add new sections 105.10 and 105.11 so as to be consistent with the city's present building code.

R106.1 Construction documents. The application for a permit shall be accompanied by three (3) complete sets of construction documents drawn to scale. The construction documents and site plans shall be prepared and sealed by an architect or an engineer licensed and registered in the State of Missouri to render this service. All construction documents and site plans shall be prepared by the appropriate registered design professional consistent with the professional registration laws of the State of Missouri. All construction documents submitted with an application for a building permit shall bear an original embossed or wet ink seal and an original dated signature of the responsible Missouri registered design professional for each discipline on the front sheet of each discipline within each set of construction documents. In addition, all other sheets of the construction documents, other than the specifications or calculations, shall bear the original embossed or wet ink seal and the original dated signature or the mechanically reproduced seal and dated signature of the responsible Missouri registered design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear the original seal and original dated signature of the responsible Missouri registered design professional. Such changes shall be clearly indicated. The building official may waive these requirements when the scope of the work is of a minor nature and does not involve structural alterations.

This amendment made to reflect the city's present requirements.

R106.1.1.1 Residential Fire Sprinkler Option Form. An application for permit for a one or two family dwelling or residence or townhouse shall be accompanied by the city's Residential Fire Sprinkler Option Form signed by the builder and the purchaser affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with Sections R313.1 and R313.2 of this code. If there is no purchaser at the time of the permit application submittal, then said signed Form shall be submitted as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence.

This amendment made to be consistent with state law.

R106.2.1 All buildings and structures. For all buildings and structures to be constructed, the following additional information shall be shown on the site plan:

- A. The location of all front, side and rear building lines, together with all easements including utilities, drainage and roadways.
- B. The present and proposed finished grades of yards, driveways or walks for drainage in relation to the established first floor elevation including the slope away from the foundation.
- C. The lot number, block (if any), plat or subdivision number, recorded subdivision name, front street and side streets (where applicable) and the north direction arrow.

R106.2.1.1 Private sewage disposal system. The site plan shall indicate the location of a private sewage system when a public sewage system is not available. All technical data and soil data required by the Plumbing Code shall be submitted with the site plan.

R108.2 Schedule of fees. The fees for plan examinations, issuing permits, making inspections, working overtime, issuing certificates of occupancy, establishing escrow funds and other administrative enforcement activities performed by the building department shall be paid in accordance with the fees established in Appendix A, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.

R108.2.1 Building Code Board of Appeals filing fee. A filing fee of \$150.00 shall be paid upon the submittal of the written appeal in order for a quorum of the Building Code Board of Appeals to be notified to convene for the purpose of hearing an appeal of a decision of the building official as set forth in Section R112. The filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

These amendments were made to Sections R106.2.1 through R108.2.1 to reflect the city's present requirements.

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated construction cost for the project at the time of application. The estimated construction cost shall be for the total value of work, including materials, labor, profit and overhead for all structural, architectural, mechanical, electrical and plumbing work, as it relates to the project for which the permit is to be issued. The estimated construction cost shall not include the cost of land or registered design professional fees. If, in the opinion of the building official, the estimated construction cost is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

R108.5 Refunds. In the case of revocation of a permit no refund shall be granted. Any excess fee for a project that has not been commenced shall be returned to the permit holder upon written request received no later than twelve (12) months after the date the permit was issued and the permit shall be cancelled. All plan examination fees, permit processing fees, inspection fees and penalties that have been imposed upon the permit holder under the requirements of this code shall be deducted from the refund or paid by the permit holder prior to any refund being granted.

R108.6 Work commencing before permit issuance. Where any work for which a permit is required by this code is started, or proceeded with, prior to obtaining said permit, the normal applicable fee shall be doubled and a penalty fee of up to \$500.00 may be charged by the building official. The payment of said doubled fee or penalty shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.

These amendments were made to Sections 108.3 through 108.6 to reflect the city's present requirements.

R109.1.1 Inspection Placard. Work requiring a permit shall not commence until the permittee or his/her agent posts an inspection placard at the job site for recording inspections. Failure to maintain this inspection placard will not relieve the permittee of responsibility as provided by this code. When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the available glass in view for recording the balance of inspections required by the code. Absence of the inspection placard shall result in the imposition of a penalty fee as set forth in Section R108.2.

R109.1.3 Floodplain inspections. Deleted in its entirety. See Section R109.3.1.1.

R109.2 Preliminary inspection. Before issuing a permit, the building official is authorized to examine or caused to be examined buildings, structures and sites for which an application has been filed.

R109.3 Required inspections. After issuing a building permit, the building official shall conduct inspections as set forth in Sections R109.3.1 through R109.3.14 during and upon completion of the work for which a permit has been issued so as to be able to ensure that substantial compliance with this code and the city-approved construction documents has occurred. A record of all such inspections and any violations of this code shall be maintained by the building official.

R109.3.1 Soil and footing inspection. A soil inspection shall be made after excavation for the building or structure is complete and trenches for footings, spread footings, column pads, grade beams, and other types of footings are crumbed, formed, have the reinforcing steel tied in place, and are ready for concrete. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

R109.3.1.1 Lowest floor elevation. Any building or structure permitted to be constructed on property designated as a flood hazard area shall have an elevation certification (as required by Section R322.1.10 and prepared and sealed by a registered design professional) which certifies the lowest floor elevation, including the basement, submitted to the building official prior to the required foundation inspection. No foundation inspection shall be approved until said submittal is made.

R109.3.2 Foundation inspection. A foundation inspection shall be made after the top of the footing has been cleaned, the foundation forms have been properly set, the reinforcing steel has been cleaned and tied in place, and the proper anchor bolts are on site. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

R109.3.3 Pier inspection. A pier inspection shall be made where special foundations such as drilled and poured-in-place concrete piers, caissons, driven piles of all types, and other extraordinary types of foundations are required. Additional pier inspections shall be made when the code official determines the size of the project warrants it. Reinforcing steel required in the above cases shall be placed to allow for adequate inspections. A City-approved barrier shall be placed around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

R109.3.4 Structural concrete slab and under-floor inspection. Structural concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.

R109.3.5 Exterior wall sheathing inspection. An exterior wall sheathing inspection shall be made prior to the building wrap and/or exterior wall finishes being installed over the braced wall panels or portal frames.

R109.3.6 Mechanical rough-in inspection. A mechanical rough-in inspection shall be made after all supply air ducts, return air ducts / plenums and appliance vents have been installed.

R109.3.7 Framing inspection. A framing inspection shall be made after the plumbing, mechanical and electrical rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, and all framing (including the floor, wall, and roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved. No mechanical, electrical, plumbing, or framing systems shall be concealed before this inspection is made and approved by the code official.

R109.3.8 Ceiling cover inspection. A ceiling cover inspection shall be made after the plumbing, mechanical and electrical rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, ceiling grid and hanger wires, and all framing (including the floor and/or roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

R109.3.9 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 11 of this Code and shall include, but not be limited to, inspections for envelope insulation R and U values, fenestration U value, duct system R value, duct sealing, building envelope air tightness and HVAC and water heating equipment efficiency.

R109.3.10 Gypsum board and tile substrate inspections. The following ceiling and wall gypsum board and tile substrate inspections shall be performed as specified:

- A) A tile substrate inspection shall be made after all tile substrate is in place and properly fastened and before any tile is applied.
- B) A gypsum board inspection shall be made after all gypsum board sheets are in place and properly fastened and before any joint compound is applied over joints and fasteners.

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

R109.3.11 Rough grading inspection. A rough grading inspection shall be made after the site has been graded to the elevations and contours shown on the city-approved plans. No ground cover shall be planted or placed until this inspection has been approved.

R109.3.12 Final grading inspection. A final grading inspection shall be made after ground cover has been established and erosion of soil will no longer occur from the site.

R109.3.13 Supplemental inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections or re-inspections of any construction work to ascertain compliance with the provisions of this code, the city's zoning code and the city's code of ordinances.

R109.3.14 Final inspection. A final building inspection shall be made after the prior required inspections have been completed and the final mechanical, electrical, and plumbing inspections have been made and approved by those inspection departments.

These amendments were made to Sections R109.1.1 through R109.3.14 to be more specific in content. The more specific language as to when inspections are required and what the inspector will be looking for will assist contractors with the field inspection process.

R109.4 Inspection agencies. No change in content. Re-numbered from R109.2.

R109.5 Inspection requests. No change in content. Re-numbered from R109.3.

R109.5.1 Duty to request a final inspection and obtain final approval: Upon completion of the work described in the permit application and on the approved construction documents, the permit holder shall request a final inspection and obtain final approval before any occupancy of the building or structure shall occur. Failure of the permit holder to make a timely request for a final inspection and obtain final approval shall constitute a violation of the building code, shall subject the permit holder to penalties as set forth in Section R113.4, and shall result in forfeiture to the City of any funds deposited in escrow in connection with the permit if the failure continues after 30 days written notice sent by certified mail to the last known address of the permit holder, in order to offset at least some of the costs incurred by the City as a result of such continuing failure. The building official shall be responsible for sending such notices, including to all permit holders that have failed to make a timely request for a final inspection as of the effective date of these provisions. Unless the permit holder applies in signed writing for segregated investment of its escrow deposit at the time of permit application, an escrow deposit may be invested by the City with other municipal funds and any income derived there from may be used for general revenue purposes at any time. If the permit holder applies by timely signed writing for segregated investment of its escrow deposit, the City shall segregate such funds and invest them in the same manner as allowed for municipal funds, to the extent practicable given the amount of the escrow; however, no return is assured and the City shall have no liability whatsoever other than to pay any income actually derived from such investment in the event of return of such escrow deposit. In the event of a forfeiture of an escrow deposit, any income from segregated investment shall also be forfeited.

R109.6 Approval required. No change in content. Re-numbered from R109.4.

R109.7 Coordination of inspections. Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

These amendments were made to Sections R109.5.1 and R109.7 to reflect the city's present requirements.

R110.1.1 Required certificate of occupancy. Failure of the owner of a structure to obtain a certificate of occupancy as required by Section R110.1 shall be deemed a violation of this code and shall subject said owner or tenant to penalties as set forth in Section R113.4.

R110.1.2 Use and occupancy for existing residential occupancy. The requirements of Section R110.1 shall not be applicable to existing one- and two-family residential buildings and residential structures that were previously issued certificates of occupancy

R110.5 Revocation of the certificate of occupancy: The certificate of occupancy shall always be subject to this code and other laws enforced by the building official. Non-compliance with the regulations of this code and other laws enforced by the building official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the building official shall be empowered to revoke the certificate of occupancy issued for the building in question, until such

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

R110.6 Permanent address numbers: Every dwelling unit within the City of Creve Coeur shall have the correct street number permanently affixed on said dwelling unit so as to be clearly visible from the street in front of the property. The street number shall be a minimum of four (4) inches in height when displayed on a dwelling unit. Said street number shall be contrasting in color to that of the structure and shall be placed in proximity to the main entrance into the structure. Permanent address numbers shall be permanently affixed on a dwelling unit prior to the issuance of a certificate of occupancy.

These amendments were made to Sections R110.1.1 through R110.6 to reflect the city's present requirements.

SECTION 112 BOARD OF APPEALS

R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.

R112.2 Limitations on authority. Any person shall have a right to appeal a decision of the building official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction should be allowed to be used. The board shall have no authority to waive requirements of this code.

R112.3 Time limitation and filing procedure. All appeals shall be filed in writing with the building official. A written appeal may not be filed more than thirty days after the affected individuals are notified of the building official's decision.

R112.3.1 Filing fee. An application for appeal shall not be filed without full payment of the filing fee as set forth in Section R108.2.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

R112.4 Membership of board. The Building Code Board of Appeals shall consist of five regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

R112.4.1 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by members of the Building Code Board of Appeals.

R112.4.2 Secretary. The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the city administrator.

R112.4.3 Compensation of members. Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.

R112.4.4 Code of Ethics for members. All members shall be subject to the city's Code of Ethics.

R112.5 Notice of meeting. The Building Code Board of Appeals shall meet upon notice from the chair, within 5 calendar days of the filing of a written appeal with the building official, or at stated periodic meetings.

R112.6 Open hearing. All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the building official, and any person whose interests are affected shall be given the opportunity to be heard.

R112.6.1 Procedure. The Board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.

R112.7 Quorum. Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.

R112.8 Board decision. The Building Code Board of Appeals shall only reverse or modify the decision of the building official by a majority vote of the quorum present and voting. Otherwise, the decision of the building official shall be deemed to be upheld.

R112.8.1 Notification of decision. The secretary of the board shall notify the appellant and the building official of the decision in writing.

R112.9.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

R112.9 Court review: Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.

These amendments were made to Sections R112.1 through R112.10 to reflect the city's present requirements.

R113.4 Violation, penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than \$400. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

R114.1.1 Mud, debris or an excessive amount of surface water on streets and adjacent properties. After a verbal warning to the owner or contractor, the building official shall have the authority to issue a stop work order to any project which is causing mud, debris or an excessive amount of surface water to be transferred to any street or adjacent property.

R114.1.1.1 Housekeeping. All construction site rubbish, trash and/or debris shall be stored in a refuse dumpster or other approved refuse container placed out of the city's right-of-way and on the property where construction activity is occurring. The entire construction site shall be kept in a safe and sanitary condition and free of accumulations of rubbish, trash and/or debris. Failure to

do so shall result in the building official issuing a stop work order until said rubbish, trash and/or debris is disposed of to the satisfaction of the building official.

R114.2 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as set forth in Section R113.4.

These amendments were made to Sections R113.4 through R114.2 to reflect the city's present requirements.

SECTION R115 UNSAFE STRUCTURES AND EQUIPMENT

R115.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this Section R115. A vacant structure that is not secured against entry shall be deemed unsafe.

R115.2 Record. The building official shall cause a report to be filed when there is an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

R115.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

R115.4 Method of service. Such notice per Subsection R115.3 shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

R115.5 Restoration. The structure or equipment determined to be unsafe by the building official shall be restored to a safe condition, unless demolition has been ordered. To the extent that repairs, alterations or additions are made or a change in occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section R105.2.2 of this code and Chapter 34 of 2003 edition of the International Building Code, as adopted by the City.

SECTION R116 EMERGENCY MEASURES

R116.1 Imminent danger. When, in the opinion of the building official, there is imminent danger of failure or collapse of a building or structure or any part thereof which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the building official is hereby authorized and empowered to order and require the occupants to vacate the same forthwith. The building official shall cause to be posted

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

R116.2 Temporary safeguards. When, in the opinion of the building official, there is imminent danger due to an unsafe condition, the building official may cause the necessary work to be done in an effort to render such structure secure and/or temporarily safe, whether or not the legal procedure described herein has been instituted, but neither the city nor its officials and employees shall be deemed to have guaranteed such security or safety or have any liability related to actions or omissions hereunder.

R116.3 Closing streets. When necessary for the public safety, the building official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being used.

R116.4 Emergency repairs. For the purpose of Section R116, the building official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

R116.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the city on approval from the building official. The city attorney of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for purpose of recovering such costs and may cause a special tax lien to be placed against the property for such purposes.

These amendments were made to add Sections R115.1 through R116.5 to this code so as to be consistent with the city's present building code. St. Louis County made the same building code amendment.

SECTION 500.460 AMENDMENTS TO CHAPTER 2 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO FAMILY DWELLINGS:

– CHAPTER 2 – DEFINITIONS:

Chapter 2 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, St. Louis County Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, International Energy Conservation Code or International Property Maintenance Code, such terms shall have the meanings ascribed to them as in those codes.

This amendment made to correctly identify the city's mechanical, electrical, and plumbing codes.

SECTION 500.470 AMENDMENTS TO CHAPTER 3 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 3 – BUILDING PLANNING:

Chapter 3 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that

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

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground Snow Load (lbs/sf)	Wind Speed (d) (mph)	Topo-Graph-ical Effects (k)	Seismic Design Category (f)	Weathering (a)	Frost Line Depth (b)	Termite (c)	Winter Design Temp (e)	Ice Barrier Under-lyment Required(h)	Flood Hazards (g)	Air Freez-ing Index (i)	Mean Annual Temp (j)
20	Vult= 115 Vasd= 89	NO	C	Severe	30 inches	Moderate to Heavy	2 Degrees F	YES	2/4/2015	1500 days	54 Degrees F

For SI: 1 pound per square foot = 0.0479 k/Pa, 1 mile per hour = 0.477 m/s.

Notes a. through m. No changes proposed.

The blanks in this Table were filled-in to reflect the climatic and geographic conditions of this area of the country.

R302.2 Townhouses. Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls shall be in accordance with R302.4

1. Where a fire sprinkler system in accordance with ~~Section 2904~~ *the St. Louis County Plumbing Code or NFPA 13D* is provided, the common wall shall be not less than a 1-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263.
2. Where a fire sprinkler system in accordance with ~~Section 2904~~ *the St. Louis County Plumbing Code or NFPA 13D* is not provided, the common wall shall be not less than a 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263.

Items 1. And 2. were revised to be consistent with other plumbing code requirements that reference compliance with the St. Louis County Plumbing Code.

**TABLE R302.6
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attic	Not less than ½ -inch Type X gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8 -inch Type X gypsum board or equivalent applied to garage ceiling joists
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8 -inch Type X gypsum board or equivalent applied to supporting structure(s)
Garages located less than 3 feet from a dwelling unit on the same lot.	Not less than ½ -inch Type X gypsum board or equivalent applied to the interior side of the exterior walls that are within this area.

This Table amended to be consistent with the city's present building code.

R302.6.1 Garage attic access. An attic access located in a garage shall meet the requirements of Section R807.1 and the Type X gypsum board attic access panel shall be supported by minimum 2 inch thick by 4 inch wide nominal size lumber or by other materials approved by the building official.

This amendment was made to ensure that the attic access panel would stay in place as long as the garage ceiling during a garage fire.

R302.7 Under-stair protection. The underside of stair stringers shall be protected with a layer of ½ -inch Type X gypsum board. Enclosed accessible space under stairs shall have their walls, under-stair surface and any soffits protected on the enclosed side with ½ -inch Type X gypsum board.

This amendment was made to be consistent with the city's present building code.

R302.11 Fireblocking. No change to section language.

Amend Location 4 to read as follows:

4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor levels, with an approved fire caulk tested in accordance with ASTM E814 or UL 1479 or approved noncombustible materials tested in accordance with ASTM E136 to resist the free passage of flame and products of combustible.

Add Location 7 to read as follows:

7. To separate an unfinished basement area from a finished basement ceiling or soffit area.

This amendment was made to be consistent with the city's present building code.

R303.10 Kitchen exhaust. All kitchens shall be provided with a mechanical exhaust system above or adjacent to the cooking range in accordance with Section M1503 and Section M1507.3.

R306.5 Hose bibb. Every dwelling unit shall be provided with a minimum of one exterior, frost-proof hose bibb. Hose bibbs shall be protected from backflow in accordance with the St. Louis County Plumbing Code.

R306.6 Floor drain. A floor drain shall be installed within 15 feet of and in the same room as the heating/cooling system(s) and the hot water heater(s). Floor drains shall be installed in accordance with the St. Louis County Plumbing Code.

New Code Sections R303.10, R306.5 and R306.6 were added to be consistent with St. Louis County's adopting ordinance.

R308.4.4 Glazing in guards and railings. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location. The minimum nominal thickness of this type of glazing shall be ¼ inch.

This amendment was made to add the ¼ inch thickness requirement which had been deleted.

R310.6 Alterations or repairs of existing basements. Delete this section in its entirety.

This amendment was made to be consistent with the city's present code.

R311.2.1 Interior egress doors. Interior egress doors shall have a minimum clear width of 29 ¾ inches and a minimum height of 78 inches. The clear width of door openings at swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 29 ¾ inches. Door openings to storage closets, bathrooms and all other nonhabitable spaces shall not be limited by the minimum width.

This amendment was made to be consistent with the city's present code. The only door the the 2015 IRC regulates is a dwelling unit's required exit door to the exterior. The minimum width or height of a dwelling unit's interior egress doors serving bedrooms, offices, recreation rooms, etc. would not be regulated unless this section were added.

R311.7.5.1 Riser height. No change to the original section.

Exceptions:

1. No change in content.
2. No change in content.

Add Exception 3 to read as follows:

3. Where the bottom riser adjoins a sloping walk or driveway which has an established grade and serves as a landing, a variation in the height of the bottom riser shall not exceed 3 inches in every 3 feet of stairway width.

This amendment was made to include a previous exception which had been deleted.

R312.1.1.1 Guards required at retaining walls. Retaining walls with differences in grade level on either side of the wall in excess of 30 inches which are located closer than 2 feet to a walk, path or driveway on the high side shall be provided with guards or other approved protective measures.

This amendment was made because the 2015 IRC is silent on this issue. This amendment is also consistent with the city's present code.

R312.3 Guard opening limitations. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter. Guards shall not have an ornamental pattern that would provide a ladder effect. Angular intermediate balusters shall be installed at an angle 45 degrees or greater to an adjacent walking surface or stair tread. Exceptions 1 and 2. No changes made.

This amendment was made to be consistent with the city's present code as it relates to the 'ladder effect' language. The code as written does not define ladder effect. The proposed language does. This amendment is identical to the amendment approved when the city adopted the 2003 IRC in 5/2007.

R313.1 Townhouse automatic fire sprinkler systems. A builder of townhomes shall offer any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install fire sprinklers in the townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such townhouse shall be denied the right to choose or decline to install a fire sprinkler system in such townhouse being purchased. The provisions of this section shall expire on December 31, 2024.

Exception: No changes made.

R313.2 One- and two-family dwellings automatic fire sprinkler systems. A builder of one- and two-family dwellings shall offer any purchaser on or before the time of entering into the purchase the option, at the purchaser's cost, to install fire sprinklers in the dwelling. Notwithstanding any other provision of law to the contrary, no purchaser of such one- or two-family dwelling shall be denied the right to choose or decline to install a fire sprinkler in such dwelling being purchased. The provisions of this section shall expire on December 31, 2024.

Exception: No changes made.

The amendments were made to Sections R313.1 and R313.2 to be consistent with state law.

R314.6 Power source. No change to the content of this section.

Exceptions:

1. No change to this exception.
2. Hard wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.

Exception 2 was amended to be consistent with the requirements of the city's present building code.

R322.1.7 Protection of water supply and sanitary sewage systems. Substitute the reference made to the "International Private Sewage Disposal Code" with the "St. Louis County Plumbing Code".

**SECTION 500.480 AMENDMENTS TO CHAPTER 4 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:
– CHAPTER 4 – FOUNDATIONS:**

Chapter 4 of the International Residential Code for One- and Two- Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R403.1.4.1 Frost protection. No change to content of this subsection.

Exceptions:

1. Freestanding accessory structures with an area of 100 square feet or less and an eave height of 10 feet or less shall not be required to be protected.
2. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

This amendment was made to be consistent with the city's present code which states that structures 100 sf or less in area do not need frost protection instead of the 400 sf area and 600 sf area allowed by the IRC.

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations 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 to daylight or be connected to an approved sump 15 inches in diameter and 18 inches deep with a fitted cover. A sump located in a basement with a finished area shall have a sump pump and piping installed to discharge the water to daylight. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches 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 roofing paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

R405.3 Special conditions. Drainage tiles, gravel or crushed stone drains, perforated pipe, or other approved systems or materials shall be placed on both the inside and the outside of the foundation in areas where a high water table exists, other severe soil-water conditions exists or water is present in the excavation. The drainage system shall be discharged by gravity to daylight or connected to an approved sump having a sump pump and piping to discharge the water to daylight.

Sections R405.1 and R405.3 were amended to be consistent with the city's present code.

R405.4 Enclosure of surface water run-off. Surface water run-off concentrated into an enclosed pipe system shall not be discharged closer than ten (10) feet to any property line without prior approval from the building official. If this method of discharge causes a drainage nuisance to an adjacent property, an alternate drainage method shall be proposed for approval by the building official.

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

This Section was added to prevent drainage nuisances caused by downspouts, footing drains, etc.

**SECTION 500.490 AMENDMENTS TO CHAPTER 5 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:
– CHAPTER 5 – FLOORS:**

Chapter 5 of the International Residential Code for One- and Two- Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R502.11.1 Design. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared and sealed by a Missouri Registered Professional Engineer.

This amendment was made to be consistent with the city's present code.

R502.11.4 Truss design drawings. Truss design drawings, prepared in compliance with Section R502.11.1, shall be provided to the building official and approved prior to the issuance of

the building permit. Truss design drawings shall include, at a minimum, the information specified below:

No changes proposed to Items 1 through 12.

This section was amended to be consistent with the city's present building code.

SECTION 500.500 AMENDMENTS TO CHAPTER 6 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 6 – WALL CONSTRUCTION:

Chapter 6 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is adopted without modification.

SECTION 500.510 AMENDMENTS TO CHAPTER 7 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

– CHAPTER 7 – WALL COVERING:

Chapter 7 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition is adopted without modification.

SECTION 500.520 AMENDMENTS TO CHAPTER 8 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 8 – ROOF-CEILING CONSTRUCTION:

Chapter 8 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R802.10.1 Truss design drawings. Truss design drawings, prepared in compliance with R802.10.1, shall be provided to the building official and approved prior to the issuance of the building permit. Truss design drawings shall include, at a minimum, the information specified below:

No changes proposed to Items 1 through 12.

R802.10.2 Design. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared and sealed by a Missouri Registered Professional Engineer.

Sections R802.10.1 and R802.10.2 were amended to be consistent with the city's present code.

SECTION 500.530 AMENDMENTS TO CHAPTER 9 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 9 – ROOF ASSEMBLIES:

Chapter 9 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R903.4.1 Secondary (emergency overflow) drains or scuppers. Delete the reference to the “International Plumbing Code” and substitute the “St. Louis County Plumbing Code”.

R908.7 Roof ventilation. Roof replacement requires roof ventilation to comply with Section R806. Roof replacement requires exhaust ducts terminating in enclosed attic or rafter spaces to be discharged directly to the exterior.

**SECTION 500.540 AMENDMENTS TO CHAPTER 10 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:
– CHAPTER 10 – CHIMNEYS AND FIREPLACES:**

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

R1004.6 Chimney separation. Factory-built chimneys shall be separated from the interior and attic spaces by a minimum layer of ½ -inch Type X gypsum board. This gypsum board shall be secured to the interior of the chimney chase from the top of the firebox to the underside of the roof deck. A minimum clearance of 2 -inches shall be maintained between the factory-built chimney and the gypsum board. All joints shall be tight and fire-taped.

R1005.8 Fireplace separation. Factory-built fireplaces shall be enclosed on all sides with a minimum layer of ½ -inch Type X gypsum board. A minimum clearance of 1 –inch shall be maintained between the factory-built fireplace and the gypsum board. All joints shall be tight and fire-taped.

Sections R1002.7 and 1004.5 were added to be consistent with the city’s present code and fire district requirements.

**SECTION 500.550 AMENDMENTS TO CHAPTER 11 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:
– CHAPTER 11 – ENERGY EFFICIENCY:**

Chapter 11 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is adopted without modification.

**SECTION 500.560 AMENDMENTS TO CHAPTER 12 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:
– CHAPTER 12 – MECHANICAL ADMINISTRATION:**

Chapter 12 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is adopted without modification.

**SECTION 500.570 AMENDMENTS TO CHAPTER 13 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:
– CHAPTER 13 – GENERAL MECHANICAL SYSTEM REQUIREMENTS:**

Chapter 13 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is adopted without modification.

**SECTION 500.580 AMENDMENTS TO CHAPTER 14 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS.
– CHAPTER 14 – HEATING AND COOLING EQUIPMENT:**

Chapter 14 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so

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

M1401.3 Equipment and appliance sizing. Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building load calculations in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. The design temperatures for the City of Creve Coeur shall be in accordance with Table M1401.3.

**TABLE M1401.3
DESIGN TEMPERATURES**

	Outdoor	Inside
Winter	DB 2 degrees F	DB 70 degrees F
Summer	DB 95 degrees F WB 76 degrees F	DB 75 degrees F

Exception: No changes made to the exception.

**SECTION 500.590 AMENDMENTS TO CHAPTER 15 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:
– CHAPTER 15 – EXHAUST SYSTEMS:**

Chapter 15 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

M1503.1 General. All kitchens shall be equipped with a means of mechanical exhaust directly over, or immediately adjacent to, a range or cook top. Range hoods shall discharge directly to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air-tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Exception: Where installed in accordance with the manufacturer’s installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

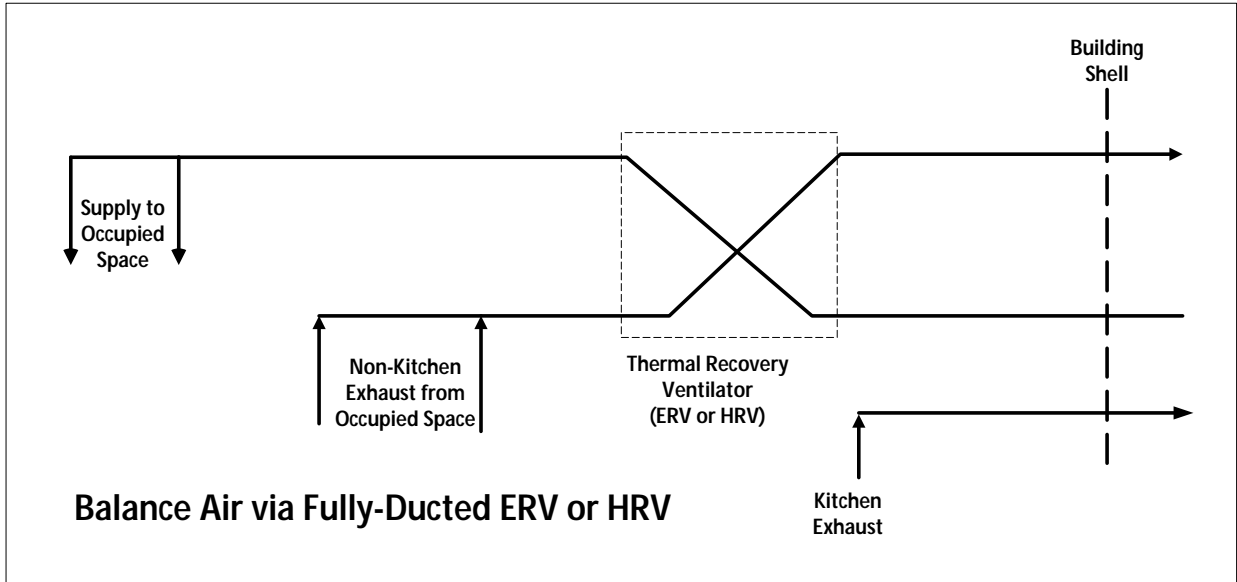
This amendment was made to clarify that kitchen ranges or cook tops are always required to have a range hood above or near them. St. Louis County made a similar amendment.

M1503.4 Makeup air required. Kitchen exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute or 15 cfm per 100 square feet of finished floor area that is open (without doors) to the kitchen area, whichever is greater, shall be provided with makeup air. The makeup air system shall supply tempered outside air at a rate equal to the exhaust air minus 400cfm. The makeup air system shall be equipped with a means of closure and shall be electrically interlocked with the kitchen exhaust fan to operate whenever the kitchen exhaust fan is operating. Makeup air shall be heated to 50 degrees Fahrenheit by an inline duct heater.

Makeup air shall not be required where there is no possibility of back-drafting carbon monoxide gas into the living area and at least one (1) of the following conditions is met:

1. There are no fossil fuel-fired heating appliances, other than cooking appliances, within the dwelling unit.

2. All fossil fuel-fired heating appliances have sealed combustion systems that are isolated from the dwelling unit.
3. An engineered, fully-ducted Energy Recovery Ventilator or Heat Recovery Ventilator is provided to admit and temper outside air in accordance with the following diagram or other substantially equivalent system.



Research has shown that kitchen exhaust systems with an exhaust flow rate in excess of 400 cfm for an individual dwelling unit are greatly oversized. The HVI (Home Ventilating Institute) recommends a minimum exhaust rate of 40 cfm per linear foot of range and a maximum of 100 cfm per linear foot of range for wall-mounted hoods and a minimum of 50cfm/ft and a maximum of 150 cfm/ft for island installations. These are exhaust rates they say will satisfactorily capture and remove moisture, airborne contaminants and odors created during cooking. The continued operation of a kitchen exhaust system with an exhaust flow rate in excess of 400 cfm can "depressurize" an airtight home to the point that 'backdrafting' of carbon monoxide gases from fossil fuel-fired appliances back into the home can occur.

SECTION 500.600 AMENDMENTS TO CHAPTER 16 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

–CHAPTER 16 – DUCT SYSTEMS:

Chapter 16 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition is adopted without modification.

SECTION 500.610 AMENDMENTS TO CHAPTER 17 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 17 – COMBUSTION AIR:

Chapter 17 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition is adopted without modification.

SECTION 500.620 AMENDMENTS TO CHAPTER 18 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 18 – CHIMNEYS AND VENTS:

Chapter 18 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a

corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

M1801.1 Venting required. Add “Exception: Unvented appliances where the manufacturer’s instructions require a window to be open during the operation of the appliance shall be prohibited.”

SECTION 500.630 AMENDMENTS TO CHAPTER 19 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 19 – SPECIAL FUEL-BURNING EQUIPMENT:

Chapter 19 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is adopted without modification.

SECTION 500.640 AMENDMENTS TO CHAPTER 20 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 20 – BOILERS AND WATER HEATERS :

Chapter 20 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is adopted without modification.

SECTION 500.650 AMENDMENTS TO CHAPTER 21 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 21 – HYDRONIC PIPING:

Chapter 21 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set forth below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

M2101.11 Joints between different piping materials. Joints between different piping materials shall be made with approved adapter fittings. Joints between different metallic piping materials shall be made with approved dielectric fittings or brass converter fittings.

This amendment was made for clarification purposes. St. Louis County has the same amendment.

SECTION 500.660 AMENDMENTS TO CHAPTER 22 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TW-FAMILY DWELLINGS:

– CHAPTER 22 – SPECIAL PIPING AND STORAGE SYSTEMS:

Chapter 22 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is adopted without modification.

SECTION 500.670 AMENDMENTS TO CHAPTER 23 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 23 – SOLAR THERMAL ENERGY SYSTEMS:

Chapter 23 of the International Residential Code for One- and Two-Family dwellings, 2015, Sixth Edition, is adopted without modification.

SECTION 500.680 AMENDMENTS TO CHAPTER 24 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 24 – FUEL GAS:

Chapter 24 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

G2402.3 (201.3) Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, St. Louis County Mechanical Code, International Energy Conservation Code or International Fire Code such terms shall have the meanings ascribed to them in those codes.

This amendment was made to properly reference St. Louis County's electrical, plumbing and mechanical codes.

SECTION 500.690 AMENDMENTS TO CHAPTER 25 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 25 – PLUMBING ADMINISTRATION:

Chapter 25 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

P2501.1 Scope. The St. Louis County Plumbing Code shall regulate plumbing administration.

P2501.2 through P2503.9. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates plumbing work within our city.

SECTION 500.700 AMENDMENTS TO CHAPTER 26 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 26 – GENERAL PLUMBING REQUIREMENTS:

Chapter 26 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, sub-section, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, sub-section, or clause number in the code is hereby enacted and added thereto.

P2601.1 Scope. The St. Louis County Plumbing Code shall regulate general plumbing requirements.

P2601.2 through P2609.5. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates plumbing requirements within our city.

SECTION 500.710 AMENDMENTS TO CHAPTER 27 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 27 – PLUMBING FIXTURES:

Chapter 27 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

P2701.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of plumbing fixtures.

P2702.1 through P2725.1. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of plumbing fixtures within our city.

SECTION 500.720 AMENDMENTS TO CHAPTER 28 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 28 – WATER HEATERS:

Chapter 28 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

P2801.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of water heaters.

P2801.2 through P2804.7. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of water heaters within our city.

SECTION 500.730 AMENDMENTS TO CHAPTER 29 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 29 – WATER SUPPLY AND DISTRIBUTION:

Chapter 29 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

P2901.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of water supply and distribution systems.

P2902.1 through P2913.4. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of water supply and distribution systems within our city.

SECTION 500.740 AMENDMENTS TO CHAPTER 30 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 30 – SANITARY DRAINAGE:

Chapter 30 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

P3001.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of sanitary drainage systems.

P3001.2 through P3010.8. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of sanitary drainage systems within our city.

SECTION 500.750 AMENDMENTS TO CHAPTER 31 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 31 -- VENTS :

Chapter 31 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

P3101.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of plumbing vent systems.

P3101.2 through P3114.8. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of plumbing vent systems within our city.

SECTION 500.760 AMENDMENTS TO CHAPTER 32 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 32 – TRAPS:

Chapter 32 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

P3201.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of plumbing traps.

P3201.2 through P3201.7. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of plumbing traps within our city.

SECTION 500.770 AMENDMENTS TO CHAPTER 33 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 33 – STORM DRAINAGE:

Chapter 33 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

P3301.1 Scope. The St. Louis County Plumbing Code shall regulate the materials, design, construction and installation of storm drainage.

P3302.1 through P3303.1.4. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the materials, design, construction and installation of storm drainage within our city.

SECTION 500.780 AMENDMENTS TO CHAPTER 34 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 34 – GENERAL ELECTRICAL REQUIREMENTS:

Chapter 34 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3401.2 Scope. The St. Louis County Electrical Code shall regulate general electrical requirements.

E3401.3 through E3407.4.2. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates general electrical requirements within our city.

SECTION 500.790 AMENDMENTS TO CHAPTER 35 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 35 – ELECTRICAL DEFINITIONS:

Chapter 35 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3501.1 Scope. The St. Louis County Electrical Code shall regulate definitions applicable to electrical requirements.

DEFINITIONS. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates electrical definitions as they pertain to electrical work within our city.

SECTION 500.800 AMENDMENTS TO CHAPTER 36 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 36 – ELECTRICAL SERVICES:

Chapter 36 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3601.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical services.

E3601.2 through E3611.6. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical services within our city.

SECTION 500.810 AMENDMENTS TO CHAPTER 37 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 37 – ELECTRICAL BRANCH CIRCUITS AND FEEDER REQUIREMENTS:

Chapter 37 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3701.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical branch circuits and feeders.

E3701.2 through E3706.5. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical branch circuits and feeders.

SECTION 500.820 AMENDMENTS TO CHAPTER 38 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 38 – ELECTRICAL WIRING METHODS:

Chapter 38 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3801.1 Scope. The St. Louis County Electrical Code shall regulate electrical wiring methods.

E3801.2 through E3803.11. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates electrical wiring methods within our city.

SECTION 500.830 AMENDMENTS TO CHAPTER 39 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 39 – ELECTRICAL POWER AND LIGHTING DISTRIBUTION:

Chapter 39 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3901.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical power and lighting distribution systems.

E3901.2 through E3909.4. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates electrical power and lighting distribution systems within our city.

SECTION 500.840 AMENDMENTS TO CHAPTER 40 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 40 – ELECTRICAL DEVICES AND LUMINAIRES:

Chapter 40 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E4001.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical devices and luminaries.

E4001.2 through E4005.6. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical devices and luminaries within our city.

SECTION 500.850 AMENDMENTS TO CHAPTER 41 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 41 – ELECTRICAL APPLIANCE INSTALLATION:

Chapter 41 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below.. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E4101.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical appliances.

E4101.2 through E4101.7. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical appliances within our city.

SECTION 500.860 AMENDMENTS TO CHAPTER 42 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 42-- SWIMMING POOLS:

Chapter 42 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E4201.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical wiring and equipment associated with swimming pools, wading pools, hot tubs and spas and fountains.

E4201.2 through E4209.4. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical wiring and equipment associated with swimming pools, etc. within our city.

SECTION 500.870 AMENDMENTS TO CHAPTER 43 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 43 – CLASS 2 REMOTE-CONTROL, SIGNALING AND POWER-LIMITED CIRCUITS:

Chapter 43 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E4301.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical Class 2 remote-control, signaling and power-limited circuits.

E4301.2 through E4304.5. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of wiring and circuits associated with thermostats, door bells, security systems, etc.

SECTION 500.875 AMENDMENTS TO CHAPTER 44 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 44 – REFERENCED STANDARDS:

Chapter 44 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, and amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section R102.4.

R4401.1 Deleted sections. The standards referenced by sections previously deleted by this amending ordinance are also hereby deleted.

ICC – International Code Council

500 New Jersey Ave., NW
 6th Floor
 Washington, DC 20001

Standard reference number	Title	Referenced in code section number
---------------------------	-------	-----------------------------------

DELETE: IPC – 15	International Plumbing Code	
ADD: Plumbing Code – City Ordinance No. ____	St. Louis County Plumbing Code	No changes made.

No other changes to this referenced standard are proposed.

NFPA – National Fire Protection Association

1 Batterymarch Park
 Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
---------------------------	-------	-----------------------------------

DELETE: 70-15	National Electrical Code	
ADD: Electrical Code – City Ordinance No. ____	St. Louis County Electrical Code	No changes made.

No other changes to this referenced standard are proposed.

These amendments were made to be consistent with other amendments previously made.

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

SECTION 3: SEVERABILITY: If any section, subsection, provision, sentence, clause, or phrase of this ordinance or of the ICC International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is, for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance or of said code, and the City of Creve Coeur City Council hereby declares that it would have passed the same, even though such portion so held to be unconstitutional had not been included therein.

SECTION 4: EFFECTIVE DATE: This ordinance shall become effective _____, pursuant to section 3.11(g) of the City Charter.

Adopted by the City Council this ___ day of _____, 2020.

 Ellen Lawrence, President of the City Council

Approved this __ day of _____, 2020.

Barry Glantz, Mayor

ATTEST:

Deborah Ryan, City Clerk