

ORDINANCE NUMBER 05-01 **RESIDENTIAL BUILDING CODE**

AN ORDINANCE GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, EQUIPMENT REPAIR, DEMOLITION, REMOVAL, CONVERSION, USE OR MAINTENANCE OF 1 AND 2 FAMILY DWELLINGS AND ACCESSORY STRUCTURES; AND FURTHER PROVIDING FOR THE ISSUE IN SAID PERMITS, COLLECTION OF FEES, MAKING OF INSPECTIONS, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

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

SECTION 1. ADOPTION OF RESIDENTIAL CODE.

That a certain document, three (3) copies of which are on file in the office of the Code Official of the Fenton Fire Protection District of St. Louis County, Missouri, being marked and designated as “*ICC, International Residential Code, 2003 edition*” as published by the International Code Council, Inc., together with the standards which are referenced in Chapter 43 (pp. 507 - 523), Appendix E (pp 549 – 557) and Appendix J (pp 575-578) be and is hereby adopted as the Residential Building Code of the Fenton Fire Protection District of St. Louis County, Missouri, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the “*ICC, International Residential Code, 2003 edition*”, are hereby referred to, adopted and made a part hereof, as if more fully set out in this Ordinance, with the additions, insertions, deletions and changes prescribed in Section 3 of this Ordinance. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 2. JURISDICTIONAL TITLES.

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

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

SECTION 3. ADDITIONS, INSERTIONS AND CHANGES

Chapter 1

R101.1 Title. Whenever (Name of Jurisdiction) appears in such code, it shall read the Fenton Fire Protection District of St. Louis County, Missouri.

R101.2 Scope. Delete the words “removal and demolition”.

Exception. Delete the words “International Existing Building Code” and insert Appendix J in its place.

R101.3 Purpose. Delete the words “structural, strength, stability, sanitation, light and ventilation, energy conservation.”

R102.7 Existing structure. Delete the words “the International Property Maintenance Code.”

R103.1 Creation of enforcement agency. Wherever “building official” appears in this code, it shall be replaced with Fire Code Official, defined as the Fire Marshal of the Fenton Fire Protection District of St. Louis County, Missouri or his fully authorized representative.

R103.2 Appointment. Whenever “chief appointing authority of the jurisdiction” appears, it shall read, The Board of Directors of the Fenton Fire Protection District of St. Louis County, Missouri.

R104.10.1 Areas prone to flooding. Delete in its entirety.

R105.2 Work exempt from permit.

Building:

2. Delete “not over 6 feet (1829 mm) high.
3. Delete the remainder of the sentence after the words “retaining walls.”
4. Delete the remainder of the sentence after the words “sidewalks and driveways.”

ADD 10. Decks and patios.

R105.3 Application for permit. Delete the words “legal description” and “similar description.”

R105.3.1.1 Substantially improved or substantially damaged existing buildings in areas prone to flooding. Delete in its entirety and insert the following: **R105.3.1.1 New Subdivisions.** In one and two family dwelling and multiple single-family dwelling (townhouse) developments, no more than six (6) dwelling units shall be either constructed or under construction in any contiguous development being developed by the same builder, company, individual or developer, in any subdivision, in any platted subdivisions, or in any single development, prior to the installation and operation of a public water system and of fire hydrants as required by a Fire Hydrant Resolution passed and approved by the District such public water system shall first be approved and accepted by the public water utility company. In no case shall this number exceed 12 dwelling units in one subdivision. This shall not prohibit construction of non-combustible footings and foundations.

ADD **R105.1.1.2 New subdivision streets.** In one and two family dwelling and multiple single-family dwelling (townhouse) developments, no more than six (6) dwelling units shall be either constructed or under construction in any contiguous development being developed by the same builder, company, individual or developer, in any subdivision, in any platted subdivision or in any single development prior to the installation of streets.

R106.1 Submittal documents. Delete the second sentence and replace with “The construction documents shall be prepared by the appropriate registered design professional consistent with the professional registration laws of the State of Missouri. The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by the registered design professional in accordance with section R106.1.3.

R106.1.3 Information for construction in areas prone to flooding. Delete in its entirety.

ADD **R106.1.3 Application of seals.** When construction documents are submitted, the application of seals and signatures on those documents shall be required as follows:

- a) All construction documents submitted with an application for a building permit shall bear an original embossed or wet ink seal and original signature on the front sheet of each discipline within each set of construction documents; or
- b) The registered design professional for each discipline shall place his original seal and signature upon the cover sheet of each set of construction documents.

All other sheets of the construction documents, other than specifications or calculations, shall bear the original embossed, wet ink or mechanically reproduced seal of the registered design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear on original seal and signature by the registered design professional. Such changes shall be clearly indicated.

Exception: Single family home documents drawn by the home owner may have the seal and signature of a registered design professional replaced with their own signature as long as the home owner will be living in the single family home.

R108.2 Schedule of permit fees. Delete in its entirety.

ADD R108.2 Schedule of residential permit fees. The permit fee for all residential one and two family dwellings shall be as shown in Table R108.2. Permit fees shall include a total of three (3) inspections prior to incurring re-inspection fees. Permit fees will be doubled if construction is performed prior to the issuance of a required permit.

Table R108.2 Schedule of residential permit fees.

Construction Type	Base Fee	Rate Schedule
New Residence	None	\$1.50 per \$1,000 Cost of Construction
Residential Addition or Remodel	\$50 plus	\$1.50 per \$1,000 Cost of Construction
Detached Structure > 200 square feet	\$50 plus	\$1.50 per \$1,000 Cost of Construction
Fire Damage Repair	\$50 plus	\$1.50 per \$1,000 Cost of Construction
Fireplace and Wood Stove	\$50 plus	\$1.50 per \$1,000 Cost of Construction
Multiple Single Family Dwellings (Townhouses)	\$75 plus	\$4.00 per \$1,000 Cost of Construction (No Additional Re-inspection fees charged)
Re-inspection	\$15 for each re-inspection performed	No Additional Fees

Note: The Cost of Construction shall be based on the square foot construction costs published semi-annually in the Building Safety Journal by the International Code Council. The latest published cost data shall be used.

ADD R108.5 Refunds. Fifty percent (50%) of the total permit fee is not refundable if a permit which has been issued is canceled. Refunds will be processed when a written request for a refund due to cancellation is received.

R109.1.1 Foundation Inspection. Delete in its entirety.

ADD R109.1.1 Inspection required and inspection placard. When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the available glass in view for recording the balance of inspections required by the Residential Building Code. (Failure to maintain this inspection and identification placard will not relieve the permittee of the responsibility as provided by the Residential Building Code.) Upon satisfactory completion of the building structure, the Fire Marshal or his authorized representative will make his/her final inspection, and if all requirements of the Fenton Fire Protection District of St. Louis County are met, he/she will remove the inspection placard.

R109.1.2 Plumbing, mechanical, gas and electrical systems. Delete in its entirety.

R109.1.3 Floodplain inspections. Delete in its entirety.

Section R110 Certificate of Occupancy. Delete in its entirety.

ADD Section R110 Occupancy. No building or structure shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Fire Code Official has approved the final inspection. For the purpose of this code, occupancy shall be defined as the utilization of a building or area for any other use or activity beyond construction. This shall include, but is not limited to: fixtures, furnishings, stock, merchandise, equipment, supplies, decorating, personal belongings or effects, training and all other uses as defined by the Fire Code Official.

R110.2 Occupancy prior to public or private water supply. No building or structure shall be occupied prior to the installation, operation and approval of a public or private water main and fire hydrant system, or permanent stored water system, designed and installed in accordance with this ordinance.

Exception: Building and structures under the scope of the International Residential Code to which access to a public or private water supply is not reasonably available.

R110.2.1 Street Signs. No dwelling shall be occupied prior to the installation of permanent street signs identifying the approved name of the streets serving such dwellings.

R111.1 Connection of service utilities. Delete in its entirety.

R111.2 Temporary connection. Delete in its entirety.

Section R112 Board of appeals. Delete in its entirety.

ADD Section R112 Appeals. An owner, lessee, agent, operator or occupant aggrieved by an order pursuant to this order, may file an appeal to the Board of Directors within ten (10) days from the service of any order, and the Board of Directors shall fix a time and place when and where such an appeal may be heard. Such an appeal shall stay the execution of such order until it has been heard and reviewed, vacated or confirmed. The Board of Directors shall, at such hearings, affirm, modify, revoke or vacate such an order. Unless revoked or vacated, such an order shall then be complied with. Nothing contained shall be deemed to deny the right of any person, firm, corporation, co-partnership or voluntary association to appeal from an order of a decision of the Board of Directors to a court of competent jurisdiction. Such appeals shall stay the execution of such order until it has been heard and reviewed, vacated or confirmed.

R113.4 Violation penalties. Delete in its entirety.

ADD R113.4 Violation penalties. Any person, firm or corporation who shall violate any provision of this Ordinance, or who shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a structure in violation of an approved plan or directive of the Fire Code Official, or of a permit or certificate issued under the provisions of this Ordinance, or who prevents the Fire Code Official from conducting any inspection required or permitted by this Ordinance, or shall start any work requiring a permit without first obtaining a permit, therefore, or who shall continue any work in or about a structure after having been served a stop work order, except for such work which that person, firm or corporation has been directed to perform to remove a violation or unsafe condition, or any owner or tenant of a building or premise or any other person who commits, takes part or assists in any violation of the Ordinance or who maintains any building or premises in which such violation shall exist, shall be guilty of a Class B misdemeanor, provided for in section 321.600(12) R.S. Mo. and section 557.021 R.S. Mo., punishable by a fine of not less than \$500 or by imprisonment not to exceed six (6) months or both such fine and imprisonment, as provided for by law. Each day that a violation continues shall be deemed a separate offense.

Notwithstanding the provisions hereof, the Fire Code Official, with the approval of the Board of Directors, may cause to be instituted in the name of the District, a civil action for injunction or other appropriate relief to secure a compliance with the provisions of this Ordinance. Injunctive or other appropriate relief shall not be denied on the grounds that an adequate remedy at law exists through the imposition of criminal sanctions or by administrative appeal.

R114.2 Unlawful continuance. Delete in its entirety.

ADD R114.2 Unlawful continuance. Any person, who shall continue any work in or about the structure after a stop work order has been posted, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to penalties as specified in Section 113.4 of this Ordinance.

Chapter 2 – No change definitions chapter.

Chapter 3

Section R301 Design criteria. Delete in its entirety.

R303.1 Habitable rooms. Delete in its entirety.

R303.2 Adjoining rooms. Delete in its entirety.

R303.3 Bathrooms. Delete in its entirety.

R303.4 Opening location. Delete in its entirety.

R303.5 Outside opening protection. Delete in its entirety.

R303.7 Required glazed openings. Delete in its entirety.

R303.8 Required heating. Delete in its entirety.

Section R306 Sanitation. Delete in its entirety.

Section R307 Toilet, Bath and shower spaces. Delete in its entirety.

R308.6.3 Screens, general. Delete in its entirety.

R308.6.4 Screens with multiple glazing. Delete in its entirety.

R308.6.5 Screens not required. Delete in its entirety.

R308.6.6 Glass in greenhouses. Delete in its entirety.

R308.6.7 Screen characteristics. Delete in its entirety.

R309.1 Opening Protection. Delete in its entirety.

ADD 309.1 Opening Protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with a 20 minute fire-rated door.

ADD 309.1.1 Duct Penetration. Ducts in the garage and ducts penetrating the walls or ceiling separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

R309.2 Separation required. Delete in its entirety.

ADD 309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) type "X" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) type "X" gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) type "X" gypsum board or equivalent.

ADD 309.2.1 Garage attic access. An attic access opening located in a garage shall meet the requirement of section R807.1 and shall have the access panel supported with a minimum of two (2) inch by four (4) inch nominal thickness lumber or other approved fire resistance rated materials or methods, which have been approved by the Fire Code Official.

ADD 309.2.2 Joint nail treatment. All joints shall be taped and nail heads treated.

R309.5 Flood hazard areas. Delete in its entirety.

R310.1 Emergency escape and rescue required. Delete in its entirety.

ADD R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by section R310.1.1 shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

- Exceptions:**
1. New sub-divisions approved prior to January 1, 2006; all basements with a habitable area, basements with a bathroom or rough-in plumbing for a future bathroom, and each bedroom must have one (1) window for emergency escape with net clear opening dimensions required by section R310.1.1.
 2. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet.

ADD R310.1.1 Dimensions for emergency escape window. Minimum net clear opening width twenty inches (20”), minimum net clear opening height twenty four inches (24”), minimum net clear opening area 5.7 square feet. (The net clear opening dimension shall be obtained by the normal operation of the window from inside.)

- Exceptions:**
1. Grade floor windows are permitted to have a minimum net clear opening of 5.0 square feet.

ADD R310.1.2 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

ADD R310.5 Emergency escape windows under decks and porches. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than thirty six (36) inches in height to a yard or court.

R311.4.3 Landings at doors.

- Exceptions:**
1. Replace “two (2)” with “three (3).”
 2. Replace “7 3/4” with “8 1/4.”
 - ADD 3. Doors with no landing for future deck/balcony shall be protected by guard as stated in section R312 if door is more than three (3) risers above grade.

R311.5.3.1 Riser height. Replace “7 3/4” inches with “8 1/4” inches.

R311.5.3.2 Tread depth. Replace “ten (10)” inches with “nine (9)” inches in both cases described in this section.

R311.5.4 Landings for stairways.

- Exception:** Add the words “or exterior” after “interior.”

R314.5 Termite Damage. Delete in its entirety.

Section R318 Moisture vapor retarders. Delete in its entirety.

Section R319 Protection against decay. Delete in its entirety.

Section R320 Protection against termites. Delete in its entirety.

Section R321 Site address. Delete in its entirety.

ADD Section R321 Street numbers.

ADD R321.1 General. The following words and terms shall, for the purposes of this chapter and as stated elsewhere in this code, have the meanings shown herein.

Street address number sign. A sign which designates the street number assigned to a particular house, building or structure.

ADD R321.2 Street address number sign. Each structure required to have a *street address number sign* displayed by Section R321.3, shall have the number so displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic figures at least four (4) inches high and one-half (1/2) inch wide strokes. All such numbers shall be a contrasting color to the background to which they are mounted.

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

ADD R321.3.1 New construction. Street address number signs shall be installed on all new structures. Street number signs shall be installed prior to the final inspection.

ADD R321.3.2 Remodel or renovation. Street address number signs shall be installed on existing structures at any time the structure is increased in height or area or when any alteration, modification or remodeling is made to such existing structure.

Section R322 Accessibility. Delete in its entirety.

Section R323 Flood-resistant construction. Delete in its entirety

ADD Section R324 Fire apparatus access roads.

ADD R324.1 Scope. Fire apparatus access roads shall be in accordance with Sections R324 through R326.

ADD R324.2 Definition fire apparatus access road. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. The minimum width of a fire apparatus road shall be 20 feet. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

ADD R324.2.1 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING---FIRE LANE signs, spaced 75 feet apart. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section R324.2.1.1 or R324.2.1.2.

ADD R324.2.1.1 Roads less than 26 feet in width. Fire apparatus roads less than 26 feet wide shall be posted on both sides as a fire lane.

ADD R324.2.1.2 Roads 26 feet or greater in width. Fire apparatus roads 26 feet to 32 feet wide shall be posted on the fire hydrant side of the road as a fire lane.

ADD Section R324.3 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least seventy five thousand (75,000) pounds (34 050 kg).

ADD Section R324.3.1 Fire apparatus access road obstructions. A person or persons shall not erect, construct, place or maintain any bumps, fences, gates, chains, bars, pipes, wood or metal horses or any other type of obstruction in or on any street, within the boundaries of the Fire District. The word street as used in this ordinance shall mean any roadway accessible to the public for vehicular traffic, including, but not limited to private streets or access lanes, as well as public streets and highways within the boundaries of the Fire District.

Exception: Gates installed in accordance with R324.4 through R324.4.3.

ADD R324.4 Security gates. Security gates installed or constructed on a fire apparatus access road shall comply with Section 324.4.1 through 324.4.3. A permit shall be required before the construction or installation of a security gate across a fire apparatus access road.

ADD R324.4.1 Number of gates. Fire apparatus shall not be required to pass through more than one gate to access, or pass through, any part of a subdivision, development, facility or building.

ADD R324.4.2 Electrically operated gates. All electrically operated gates shall be installed in accordance with the following requirements:

1. **Set back:** The gate shall be at least 50 feet back from the edge of the cross street from which the “gated” street is accessed, and shall open the full width of the required pavement, roadway or driveway.
2. **Operation:** The gate shall be equipped with a “Siren Activated” system, that will automatically open the gate upon approach of emergency vehicles, which have their sirens sounding in the “yelp” mode and equipped with an optical preemption system compatible with the Fenton Fire District Opticon system that will automatically open the gate upon the approach of an emergency vehicle with the Opticon activated. It shall also be equipped with a ‘Rapid Entry’ key operated switch to open the gate, in addition to the normal ‘resident operated mechanism.’ The key switch, when activated, shall keep the gate open until fire district personnel reset it after the emergency. The ‘Rapid Entry’ key operated switch shall be purchased through the Fenton Fire Protection District.
3. **Power failure:** The gate shall release in the event of a power failure, allowing it to be opened manually;
4. **Manual release:** Provide a means to manually release the gate, in addition to item 3 above to allow the gate to be opened in the event the switch, motor, or some other component fails; and
5. **Approval prior to use:** The gate installation shall be inspected, tested and approved by the Fire Code Official prior to the use of the gate.
6. **Gates added to existing subdivisions:** Prior to approval a signed petition stating: “I agree with a gate being installed at the entrance to all the streets to the subdivision, I understand that when this gate is installed the fire department response can be lengthened by as much as two additional minutes. I further will not hold the fire department responsible for loss of life or property due to the additional response time.” Must be signed by 100% of all residents within the subdivision.

ADD R324.4.3 Manually operated gates. All manually operated gates shall be installed in accordance with the following requirements:

1. **Set Back:** The gate shall be at least 50 feet back from the edge of the cross street from which the “gated” street is accessed, and shall open the full width of the required pavement, roadway or driveway;
2. **Lock:** If the gate is to be locked, it shall be equipped with a ‘Rapid Entry’ padlock, The ‘Rapid Entry’ padlock shall be purchased through the Fenton Fire Protection District. The gate locking mechanism shall be constructed in such a manner as to always allow the gate to open with the activation/removal of the ‘Rapid Entry’ padlock; and
3. **Approval Prior to Use:** The gate installation shall be inspected, tested and approved by the Fire Code Official prior to the use of the gate.

4. **Gates added to existing subdivisions:** Prior to approval a signed petition stating: “I agree with a gate being installed at the entrance to all the streets to the subdivision, I understand that when this gate is installed the fire department response can be lengthened by as much as two additional minutes. I further will not hold the fire department responsible for loss of life or property due to the additional response time.” Must be signed by 100% of all residents within the subdivision.

ADD Section R325.0 Fire Hydrants

ADD R325.1 New subdivisions. No person shall commence construction of any new building or structure of any kind in any subdivision within the District, unless such person shall have first submitted to the Fire Code Official of the Fenton Fire Protection District a plot of the aforesaid subdivision, indicating the proposed installation of the fire hydrants within such subdivision, approved by the Fire Code Official.

Add R325.2 New structures. No person shall commence construction of any new structure, or building, or addition to any structure or building, within or upon any real property within the District, unless such person shall first have submitted to the Fire Code Official of the District a plat or drawing of the property whereon is located such building, structure of addition, which plat or drawing has indicated thereon the nearest existing fire hydrant, and if there is not an existing fire hydrant within such distance as approved by the Fire Code Official, then also the proposed installation of a new fire hydrant or hydrants, and unless, also, the particular locations proposed for such fire hydrants and the number of fire hydrants to be installed if any, shall be approved by the Fire code Official.

ADD R325.3 Installation of other new fire hydrants. No person shall install or cause to be installed any fire hydrant within the District, unless the location thereof and the design and type of the hydrant, including the threads and outlets thereof, shall first have been approved by the Fire Code Official.

ADD R325.4 Residential uses. There shall be no more than six (6) dwelling units constructed prior to the installation of a public water system with fire hydrants as set forth herein so as to be accessible for Fire District use in the event of a fire emergency.

ADD R325.5 Fire hydrant placement. Fire hydrants shall be placed within the guidelines Section R325.5.4.

ADD R325.5.1 Fire Flow One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family dwellings shall be 1000 gallons per minute with a minimum 20 psi residual pressure.

Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system

ADD R325.5.2 Water supply required. In attached multi-family residential developments, when there are four (4) or more dwelling units within one (1) building or structure.

ADD R325.5.3 Area to be provided with fire hydrants. Fire hydrants and water mains shall be placed along the full length of the property to be developed that abuts an existing and/or proposed improved public way. Variances may be required by the water agency because of water quality considerations.

ADD R325.5.4 Fire hydrant spacing. Spacing of fire hydrants along a public way shall be five hundred (500) feet between hydrants. The maximum distance from any point on street or road frontage to a hydrant is two hundred fifty (250) feet.

Exception: Reduce the spacing of fire hydrants on dead end streets or roads by one hundred (100) feet. Reduce the maximum distance from any point on a street or road frontage by fifty (50) feet for dead end streets or roads.

ADD R325.5.5 Private hydrants. Where a development, other than detached single family residences, is greater than one hundred fifty (150) feet from an existing and/or proposed improved public way, measured along the drivable access, additional private fire hydrants shall be required on said developed property,

private streets and/or parking lots, at a spacing between fire hydrants as required by the Use Group as set forth in Section R325.5.3.

ADD R325.5.6 No parking area at fire hydrants. Where fire hydrants are required to be installed in areas where vehicles would be parked or standing, said vehicle parking or standing shall be restricted for ten (10) feet in each direction from the fire hydrant.

ADD R325.5.7 Unacceptable locations for fire hydrants. Fire hydrants shall not be permitted in the locations indicated in Section R325.5.8.

ADD R325.5.8 Prohibited locations. A fire hydrant shall not be placed at any location where the fire hydrant could be damaged by vehicular traffic.

ADD R325.5.9 Relocation of fire hydrants. Relocation of fire hydrants requested or required by a property owner and/or developer shall be relocated as specified by the water agency's policies and procedures.

ADD R325.6 Fire hydrant installation. All fire hydrants shall be installed in accordance with Sections R325.6.1 through R325.6.3.

ADD R325.6.1 Fire hydrant set back distance. All fire hydrants shall be set back from the curb or edge of pavement. The set back shall not exceed twelve (12) feet.

ADD R325.6.2 Fire hydrant connection height. Fire hydrants shall be installed a minimum of fourteen (14) inches and a maximum of thirty six (36) inches above finished grade, measured from the center of the steamer connection.

ADD R325.6.3 Fire hydrant type. All fire hydrants shall be approved by the American Water Works Association (AWWA) and/or Missouri American Water Company.

ADD R325.7 Obstructions. There shall be no obstructions, plantings, bushes, trees, signs, light standards, etc., within three (3) feet of any fire hydrant in all directions.

ADD R325.8 Color coding of public fire hydrants. All public fire hydrant barrels are to be painted yellow. All fire hydrant bonnets are to be painted as follows:

COLOR	WATER MAIN SIZE
Green	Twelve (12) inch and larger
Orange	Eight (8) and ten (10) inch
Red	Six (6) inch and smaller

ADD R325.9 Color coding of private fire hydrants. All private fire hydrants shall be painted yellow, including the bonnet.

ADD R325.10 Access. The commencement of construction of any such new subdivision, or new building, or structure or addition by any person, within the District, shall be deemed to be the granting of permission by such person for entry upon such property by the Missouri American Water Company, or other water supplier, for the installation of any such aforesaid fire hydrants and the water main leading thereto, and also to the District and to the members of its Staff and to its equipment, for access to such fire hydrant, or hydrants, which may be located upon any such property, for any purpose whatever within the functions of the District, in considerations of issue of building permit.

ADD R325.11 Building permits. The Fire Code Official of the District shall not approve, nor issue building permits for, nor permit the construction of any such new subdivision, or new building or structure or addition, so long as the owner thereof shall fail to provide for fire hydrants, or to perform any guarantees, or to permit access, according to this Section.

Exception: On the application of any person, the Board of Directors of the District may grant

exception to the requirements of this Section for fire hydrant installations, where such person shall prove to the satisfaction of the Board of Directors that there is no water supply reasonably available for the installation of hydrants.

Chapter 4 Delete in its entirety

Chapter 5 Delete in its entirety exclusive of the following:

R502.12 Draftstopping required.

R502.12.1 Materials.

R502.13 Fireblocking required.

Chapter 6 Delete in its entirety exclusive of the following:

R602.8 Fireblocking required.

Chapter 7 No change wall covering chapter.

Chapter 8 Delete in its entirety exclusive of the following:

R802.1.3 Fire-retardant-treated wood.

R802.1.3.1 Labeling

R802.1.3.2 Strength adjustments.

R802.1.3.3 Exposure to weather.

R802.1.3.4 Interior application.

R803.2.1.2 Fire-retardant-treated plywood.

Section R807 Attic access.

Section R808 Insulation clearance.

Chapter 9 Delete in its entirety exclusive of the following:

Section R901 Scope

Section R902 Roof classification.

Section R905 Requirements of roof coverings.

Section R906 Roof insulation.

Chapter 10

ADD 1002.7 Fire box separation. The fire box area shall be completely enclosed with a minimum of 1/2-inch (12.7 mm) type "X" gypsum board. All joints shall receive a rough tape finish.

ADD 1002.8 Chimney separation. Factory built chimneys shall be separated from any dwelling unit interior space by minimum 1/2-inch (12.7 mm) type "X" gypsum board. Gypsum board shall be secured to the interior of the chimney chase and shall include a rough tape finish to all joints.

Exception: Tape not required at joints created by inspection plug.

Chapter 11 Delete in its entirety.

Chapter 12 No Change Mechanical Administration

Chapter 13 No Change General Mechanical System Requirements

Chapter 14 No Change Heating and Cooling Equipment

Chapter 15 No Change Exhaust Systems

Chapter 16 No Change Duct Systems

Chapter 17 No Change Combustion Air

Chapter 18 No Change Chimneys and Vents

Chapter 19 No Change Special Fuel-Burning Equipment

Chapter 20 No Change Boilers and Water Heaters

Chapter 21 No Change Hydronic Piping

Chapter 22 No Change Special Piping and Storage Systems

Chapter 23 No Change Solar Systems

Chapter 24 No Change Fuel Gas

Chapter 25 Delete in its entirety.

Chapter 26 Delete in its entirety.

Chapter 27 Delete in its entirety.

Chapter 28 No Change Water Heaters

Chapter 29 Delete in its entirety exclusive of the following:

P2902.4.4 Connection to automatic fire sprinkler systems.

P2902.4.4.1 Additives or nonpotable source.

Chapter 30 Delete in its entirety.

Chapter 31 Delete in its entirety.

Chapter 32 Delete in its entirety.

Chapter 33 Delete in its entirety exclusive of the following:

Section E3302 Building structure protection.

Section E3305 Equipment location and clearance.

Chapter 34 No Change Electrical Definitions

Chapter 35 Delete in its entirety exclusive of the following:

E3501.6 Service disconnect required.

E3504.1 Clearance from building openings.

E3504.2 Vertical clearance.

E3504.2.1 Above roofs.

E3504.2.2 Vertical clearance from grade.

Chapter 36 Delete in its entirety.

Chapter 37 Delete in its entirety.

Chapter 38 Delete in its entirety exclusive of the following:

Section E3802 Ground-fault and arc-fault circuit-interrupter protection

E3807.4 Unused openings.

Section E3809 Flexible Cords

Chapter 39 Delete in its entirety exclusive of the following:

E3903.11 Luminaries in clothes closets.

E3904.7 Combustible low-density cellulose fiberboard.

E3904.8 Recessed luminaire clearance.

E3904.9 Recessed luminaire installation.

Chapter 40 Delete in its entirety.

Chapter 41 Delete in its entirety.

Chapter 42 Delete in its entirety.

Chapter 43

IEBC-03 International existing building code. Delete in its entirety.

Appendix E

Section AE302 Application for permit. Delete in its entirety.

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

Section AE303 Permits issuance. Delete in its entirety.

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

Section AE304 Fees. Delete in its entirety.

Revision Date 10-6-2005

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

Section AE305 Inspections. Delete in its entirety.

ADD **AE305 Inspections.** Inspections shall be in accordance with Section R109.

Section AE305.5.1 Structural inspections for the manufactured home installation. Delete in its entirety.

Section AE305.5.2 Structural inspections for accessory building and structures. Delete in its entirety.

Section AE305.5.3 Building service equipment inspections. Delete in its entirety.

Section AE307 Utility service. Delete in its entirety.

Section AE402 Location on property. Delete in its entirety.

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

Section AE501 Design. Delete in its entirety.

Section AE502 Foundation systems. Delete in its entirety.

Section AE503 Skirting and perimeter enclosures. Delete in its entirety.

Section AE504 Structural additions. Delete in its entirety.

Section AE505 Building service equipment. Delete in its entirety.

Section AE600 Special requirements for foundation systems. Delete in its entirety.

Section AE601 Footings and foundations. Delete in its entirety.

Section AE602 Pier construction. Delete in its entirety.

Section AE603 Height of piers. Delete in its entirety.

Section AE604 Anchorage installations. Delete in its entirety.

Section AE605 Ties, materials and installation. Delete in its entirety.

Appendix J

Section AJ102.4 Replacement windows. Delete in its entirety.

Section AJ102.5 Flood hazard areas. Delete in its entirety.

Section AJ301.1.1 Hazardous material. Delete in its entirety.

Section AJ301.1.2 Plumbing material and supplies. Delete in its entirety.

Section AJ301.2 Water closets. Delete in its entirety.

Section AJ301.0.0 Hazardous material. Delete in its entirety.

Section AJ401.4 Structural. Delete in its entirety.

SECTION 4. CONFLICTING PORTIONS OF THE RESIDENTIAL CODE.

In case of a conflict between any sections of this Code and any existing ordinance, the most rigid requirements shall apply.

SECTION 5. INCONSISTENT ORDINANCES REPEALED – VIOLATIONS UNDER PREVIOUS ORDINANCES.

All ordinances of the Fenton Fire Protection District of St. Louis County, Missouri, enacted prior to this Residential Building Code, which deal with one and two family dwellings, in conflict with this Residential Building Code are hereby expressly repealed, except that such previously existing Ordinances of the District shall be enforceable as to violations of the same which may have existed prior to the enactment of this Residential Code.

SECTION 6. SAVING CLAUSE.

Nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in **Section 5** of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 7. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining sections, subsections, sentences, clauses, phrases, or portion of this Ordinance.

SECTION 8. EFFECTIVE DATE:

This Ordinance, having been duly considered and voted upon by the Board of Directors of the Fenton Fire Protection District, is now duly adopted and enacted, and shall be effective as an Ordinance of the Fenton Fire Protection District of St. Louis County, Missouri this the _____ day of _____, 2005, as provided by law.

Chairman of the Board of Directors

(SEAL)
Attest:

Secretary