

INTRODUCED BY: Councilmember Tim Cusick

DATE: January 11, 2021

BILL NO. 9419

ORDINANCE NO. 7139

AN ORDINANCE AMENDING CHAPTER 500 "BUILDING AND CONSTRUCTION" ARTICLES I, II, III, IV, V, VI, VII, VIII & VIIIA OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI.

WHEREAS, the International Code Council, Inc. is the organization known to be an industry standard for construction codes; and

WHEREAS, the International Code Council, Inc. reviews, proposes, develops and publishes model codes for adoption by municipalities; and

WHEREAS, the International Code Council, Inc. series of 2018 published codes are the most widely adopted and utilized code series for state and local governments; and

WHEREAS, the Insurance Services Organization (ISO) rates municipalities based on how current the municipality is with the latest model codes and thus, a better rating can decrease insurance premiums paid by the citizens of the municipality; and

WHEREAS, the City of University City (the "City") desires to amend Chapter 500 "Building and Construction" Articles I, II, III, IV, V, VI, VII, VIII, VIIIA of the Municipal Code in compliance with the requirements of the International Code Council, Inc. in order to attain a higher rating with the ISO and decrease insurance premiums for citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. That Chapter 500, Article I "Building Code" of the University City Municipal Code is hereby amended by repealing Article I thereof, and enacting in lieu thereof a new Article I "Building Code", which shall read as follows:

Chapter 500, Article I

Building Code

500.010 - Adoption.

The International Building Code, 2018 Edition, including appendices F, G, H, I, and J as published by the International Code Council, Inc., one copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Building Code of the City of University City, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section 500.020 of this chapter.

500.020 - Additions, insertions, deletions and amendments.

The following numbered sections and subsections of the International Building Code, 2018 Edition, including appendices F, G, H, I, and J, as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such sections and subsections shall read as follows:

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION 101 GENERAL)

101.1 Title. These regulations shall be known as the Building Code of the City of University City, Missouri, hereinafter referred to as "this Code".

(SECTION 103 DEPARTMENT OF BUILDING SAFETY)

103.1 Enforcement agency. The term "Department of Building Safety" whenever employed herein shall be construed to mean the Department of Planning & Development of the City of University City, Missouri. The term "Building Official" shall be construed to mean the Building Commissioner of the City of University City, Missouri or the duly authorized representative of the Building Commissioner.

103.2 Appointment. The Building Commissioner shall be appointed by the chief appointing authority of the jurisdiction.

(SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL)

104.90 Restriction on employees. No official or employee connected with the Department of Planning & Development, except one whose only connection is that of a member of a citizen Board or Commission, shall be engaged, directly or indirectly, with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of any structure within the City of University City, or the preparation of construction documents thereof, without the express approval of the City Manager, unless that person is the owner of the structure; nor shall such officer or employee engage in any activity or work which conflicts with his or her official duties or with the interests of the Department.

(SECTION 105 PERMITS)

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. Permits shall be required for, but not limited to, the following:

1. Repair of a fire damaged or condemned structure or equipment.
2. Cutting away of any walls, partitions or portion thereof.
3. Close up of exterior wall openings.

4. Removal or cutting of any structural beam or load-bearing support.
5. Removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.
6. Increase or decrease the number of dwelling units in a structure.
7. Change of occupancy within the same use group or change the use of all or part of a structure to another use group.
8. Install dropped ceilings or otherwise create concealed spaces.
9. Install bars or protective grills on windows or door openings.
10. Accessory buildings, such as tool sheds, cabanas, "playhouses," etc., more than 50 square feet in area.
11. Change in roof covering system.
12. Install, add to, alter, replace or relocate any piping in the water supply, sewer, drainage, soil, waste, vent, standpipe, sprinkler system, or to install, add to, alter, replace or relocate any part of a fire protection, electrical, mechanical or plumbing system, or any other equipment which is regulated or required by this Code; except as specifically permitted by an exception listed under Section 107.1 or by an exception contained in the applicable Code adopted by the City.
13. The addition, removal, or change-out of any type of glazing in the thermal envelope of a building including, but not limited to, windows, glazed doors, or skylights.

105.2 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 when properly installed / completed:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 50 square feet (11m²).
2. Replacement of a section of fencing less than or equal to ten feet in length and/or minor repairs to an existing section less than or equal to ten feet in length.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, not over any basement or *story* below, not requiring a handrail, not including stairs, and are not part of an accessible route.

6. Painting, papering, tiling, carpeting, floor finishing, installation of hardwood flooring, cabinets, counter tops where the counter area does not increase the length or change the footprint, and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
10. Swings and other playground equipment accessory to detached one- and two-family *dwelling*s.
11. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall, are not greater than 40 square feet, do not project over the property line, and do not require additional support.
12. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
13. Antennae, non-dish television or radio, 12 feet or less in height, attached to, or located on the roof of a building or mounted on the ground other than in the front yard area; or dish antennae not more than 2 feet in diameter.
14. Doors, replacement or repair, with no change in opening size.
15. Gutters or above grade portions of downspouts; repair or replacement.
16. Paved areas for residential use on the same lot as the primary structure without roofs, covers or enclosures.
17. Plastering, patching.
18. Miscellaneous site work, excavation or fill which creates a permanent change in elevation along the property line of not more than 6 inches.
19. Roof covering replacement when done with like material, including replacement of 25% or less of the roof sheathing.
20. Siding, exterior, new pre-finished metal or vinyl installed over existing walls, soffits, fascia boards and overhangs, with no change to the size or location of existing wall openings.
21. Smoke detectors, battery-operated; installation.
22. Steps or stairs, exterior, not exceeding two risers and are built per Code requirements.
23. Storm windows or storm doors installation with no modifications to the size or location of the wall openings.
24. Swimming pools, ponds, hot tubs or spas, above ground or in-ground pools; with no water recirculating system and with a water depth not exceeding 24 inches.
25. Tents smaller than 100 square feet.
26. Tuckpointing, including replacing or relaying not more than 4 square feet of masonry surface.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this Code shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. Dishwasher, automatic; replacement provided the existing water supply connection is protected against backflow and existing waste connection discharges separately into an approved trap, trapped fixture, or the dishwasher connection of a food waste grinder.
4. Food waste grinder, replacement, provided the existing waste connection complies with the Plumbing Code of University City.
5. Plumbing fixture replacement; with approved fixtures, when water supply and drainage pipes comply with current Code requirements.

105.3.3 Rejected application. Rejected applications will be held on file for 60 days after the date of rejection. If the required information or corrections are not received within this period of time, the application shall be deemed to have been abandoned.

105.8 Coordination with other jurisdictions. Where a building, structure, or premises is constructed partially outside the city limits, the Building Official shall be authorized to enter into agreements with the adjoining Code jurisdictions to avoid duplication of permits, inspections and fees.

105.9 Integrated permits. The Building Commissioner is authorized to issue integrated permits in which some or all trade permits (e.g. mechanical, electrical, plumbing, etc.) can be including in one permit.

It is the responsibility of the applicant to ensure that subcontractors are correctly represented on the permit at all times. Further, all subcontractors must meet the requirements of the applicable Codes. The permit applicant shall be responsible for any and all deficiencies related to the construction scope described under the integrated permit.

(SECTION 107 SUBMITTAL DOCUMENTS)

107.1 Submittal documents. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code. Construction documents otherwise meeting the requirements of this Section which are submitted for a project, the details of which otherwise conform to the requirements of this Code, but whose documented estimated cost does not exceed \$25,000, need not have a design professional's stamp affixed. The issuance of a permit based on such documents does not relieve their originator from otherwise complying with applicable state laws concerning professional practice by unlicensed individuals. When the documented project cost estimate exceeds \$25,000, or where special conditions exist, the Building Official will require the submittal of construction documents prepared by a registered design professional, as indicated by his or her stamp and signature or their authorized facsimiles appearing on each document in accordance with applicable state laws.

107.2.5.90 Grading and drainage. The site plan shall provide sufficient detail to determine compliance with site grading and storm water drainage provisions of this Code and of applicable ordinances for the control, drainage and discharge of storm water.

107.3.4.90 Visits to site. When so directed by the Building Official or when required by the special inspection provisions of this Code, the registered design professional shall make visits to the site at intervals appropriate to the stage of the construction components requiring controlled materials; or to determine whether the work is proceeding in accordance with the construction of documents approved for the building permit. The registered design professional shall periodically submit reports to the Building Official showing the results of such periodic visits.

(SECTION 109 FEES)

109.4 Surcharge for work started without a permit. In case any work for which a permit is required by this Code is substantially started or proceeded without first obtaining said permit, the total normal fees applicable shall be increased by an amount equal to the permit fee; except that the surcharge amount shall not be less than \$35.00 nor more than \$1000.00 for each permit.

109.9 Fees general. The fees to be paid for activities performed and services rendered by personnel of the Department of Planning & Development in carrying out the duties and responsibilities under this Code shall be as scheduled. Permit fees are intended to cover the cost of application processing, plan

examination, permit issuance, routine inspections, final inspection approval, issuance of a certificate of occupancy at the completion of construction, record keeping and a pro rata share of overhead costs.

109.10 Construction cost estimates. The Building Commissioner is authorized to estimate the total cost of construction of a structure or project by multiplying the volume of the structure by an appropriate cubic foot cost rate or by multiplying the area of the structure by an appropriate square foot cost rate. Structures or projects for which it is impractical to estimate the total construction cost by said cubic foot or square foot cost methods shall be estimated by applying current, commonly accepted unit cost figures to the various components in a commonly accepted manner. Total cost of construction includes cost of general construction, plumbing work, mechanical work, electrical work, elevators, fire suppression systems, fire alarms, etc.; and includes cost of site improvements related to the foregoing. In lieu of determining the total cost of construction as outlined above, the Building Commissioner may accept a bona fide contract or affidavit of the owner of the structure or project, in which the total cost of construction is verified by the applicant and owner or may utilize methods adopted in the Building Code of University City.

109.11 Payment of fees. The fee for all activities to be performed by the Department of Planning & Development shall be paid in advance. Payment shall be made at the office of the Department of Planning & Development in cash, accepted credit card types, or by check made payable to "City of University City." The Department of Planning & Development is authorized to charge a convenience fee or merchant card processing fee for credit card transactions equal to the fee amount charged to the City.

Services such as processing applications, issuing a permit, scheduling inspections, etc. shall not be conducted when outstanding fees are owed the City without the express consent of the Building Commissioner.

109.12 Rounding of fees. In an effort to reduce the labor costs associated with fee calculations paid in cash, the Department shall round cash fees down to the nearest whole dollar.

109.13 Application fee. The application fee charged for each permit shall be thirty-five dollars (\$35.00).

109.14 Review fee and payment of remainder. Building permit applications over \$50,000.00 in construction cost may be accompanied by a payment of twenty-five percent (25%) of the scheduled permit, to cover the cost of examining the documents for Code compliance. The remainder of the fee must be paid in full prior to issuance of the building permit. All projects less than \$50,000.00 in construction costs must be paid in full at the time of application.

109.15 Partial permit fee. An additional fee of ten percent of the scheduled amount, but not less than seventy dollars (\$70.00), shall be charged for the issuance of partial permits such as "foundation only" or "except for roof trusses which will be reviewed later."

109.16 Permit amendment fee. Processing amendments to permits, including related plan review, shall be charged at the rate of forty dollars (\$40.00) per hour or fraction of an hour. This charge may be waived by the Building Commissioner for minor changes resulting from an inspection defect notice.

109.17 Additional inspection fee. Additional inspections, such as re-inspections due to defective work or for inspections scheduled by the permit holder when work is not ready for an inspection, shall be charged at the rate of thirty-five dollars (\$35.00) per hour or fraction of an hour.

109.18 Temporary certificate of occupancy (TCO) fee. An additional fee of seventy dollars (\$70.00) shall be charged for the issuance of temporary certifications of occupancy.

109.19 Permit fee schedule. The fee charged for each building permit shall be as scheduled below in this section.

1. Construction, alteration, additions, repairs or the moving of a structure (including the application fee):

Construction Cost	Permit Fee
<i>Less than \$1,400.00</i>	<i>\$35.00</i>
<i>\$1,400.00 to \$4,999.00</i>	<i>\$25 per \$1000 of construction cost</i>
<i>\$5,000.00 to \$9,999.00</i>	<i>\$15 per \$1000 of construction cost plus \$50</i>
<i>\$10,000.00 to \$399,999.00</i>	<i>\$6 per \$1000 of construction cost plus \$140</i>
<i>\$400,000.00 to \$1,499,999.00</i>	<i>\$5 per \$1000 of construction cost plus \$560</i>
<i>\$1.5 million and up</i>	<i>\$4 per \$1000 of construction cost plus \$2000</i>

2. Fence, new or replacement over ten linear feet: \$35.00

3. Temporary promotional displays erected: \$15.00

4. Wall signs erected, constructed, painted, altered or enlarged (based on gross sign area) as follows:

<i>Under 40 square feet</i>	<i>\$35.00</i>
<i>40 to 80 square feet</i>	<i>\$70.00</i>
<i>Over 80 square feet</i>	<i>\$140.00</i>

5. Freestanding signs, roof signs, or canopy signs erected, constructed, painted, altered or enlarged (based on gross sign area) as follows:

<i>Under 40 square feet</i>	<i>\$70.00</i>
<i>40 to 80 square feet</i>	<i>\$140.00</i>
<i>Over 80 square feet</i>	<i>\$175.00</i>

6. Demolitions:

<i>Private garages</i>	<i>\$70.00</i>
<i>Residential structures, per dwelling unit, or part thereof</i>	<i>\$140.00</i>
<i>Other structures, per 10,000 cubic feet of the volume of the structure or fraction thereof</i>	<i>\$35.00</i>

7. Flammable or combustible liquid storage tanks:

<i>Removal of tank</i>	<i>\$60.00</i>
<i>Installation of tank</i>	<i>\$120.00</i>

8. Non-refundable application fee to

extend a construction permit	\$20.00
------------------------------	---------

9. Non-refundable application fee to

reinstate an expired permit	\$35.00
-----------------------------	---------

10. Temporary Certificate of Occupancy (TCO)	\$70.00
--	---------

109.20 Inspection fee schedule. The fee charged for inspections associated with building permits shall be as scheduled below in this section.

1. Service request inspections (per hour or portion thereof)	\$35.00
2. Additional inspections (per hour or portion thereof)	\$35.00
3. Missed inspection in which the inspector was unable to gain entry to the property or the work was not completed	\$35.00

109.21 Registration fee schedule. The fee charged for registrations associated with permits shall be as scheduled below in this section.

1. Annual registrations	\$30.00
2. Annual renewals	\$15.00

109.22 Integrated permit fees. Permit fees for integrated permits shall be determined based on the building permit fee. Fees for the disciplines shall be figured at the following percentages and shall not be less than \$35 per discipline:

Electrical - 8% of the building permit fee

Plumbing - 7% of the building permit fee

Mechanical - 9% of the building permit fee

(SECTION 110 INSPECTIONS)

110.3.9.1 Extra inspections. In addition to the inspections normally provided, the Building Official shall require that additional inspections or re-inspections be conducted due to noncompliance with Code requirements or due to work which is not ready for inspection or not accessible for inspection at the time of a scheduled inspection. Fees for such additional inspections shall be assessed and paid prior to scheduling the next inspection.

110.4 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualification and reliability. All such reports must be received by the Department of Planning & Development within 72 hours of the inspection or as approved by the Building Official. All fees and costs related to the performance of special inspections services shall be the responsibility of the owner.

110.4.1 Third-party inspections. All third-party inspections, qualifications, and reliability must be pre-approved by the Building Official. All inspections not pre-approved will be negated.

Qualifications of the third-party inspector must be presented to the Department of Planning & Development and approved prior to services rendered. Presentation of these qualifications does not relieve the requirement of requesting approval prior to use of a third-party inspector for each and every inspection.

Third-party inspectors must maintain certain qualifications in order to perform inspections:

1. Professionally licensed (with stamp) as an architect or an engineer in the State of Missouri or certified by the International Code Council as an inspector in the particular field of inspection.
2. Approved by the City of University City to inspect the specific project.
3. Not have a conflict of interest (vesting financially, etc.) in the project.

Inspections performed by members of a company that do not meet the criteria of a third-party inspector are negated.

Unreliability of inspection or falsifying any information of the criteria of third-party inspection will result in permanent denial of inspection ability.

110.7 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner in compliance with this Code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.

(SECTION 113 BOARD OF APPEALS)

113.1 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 shall be and is hereby created a Board of Appeals.

113.2 Limitations on authority. Delete in its entirety.

113.3 Qualifications. Delete in its entirety.

113.90 Application for appeal. Any person directly affected by an order, decision or determination of the Building Official shall have the right to appeal to the 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 or better form of construction can be used.

113.91 Filing procedures. All appeals shall be filed on a form obtained from the Building Commissioner within 20 days of when the notice was served. Appeals must be accompanied by a fee of \$250.00. Fees shall be refunded to the applicant where the Board of Appeals reverses an order, decision, or determination of the Building Commissioner. In cases where the Board of Appeals modifies an order, decision, or determination of the Building Commissioner, the fee shall not be reimbursed.

113.92 Membership of Board. The Board of Appeals shall consist of seven members appointed by the City Council. Board members shall be appointed for five-year terms and serve until a successor has been appointed.

113.92.1 Qualifications of Board members. At least three of the members shall each have at least ten (10) years of experience as a registered architect, builder, superintendent of building construction, or as a registered professional engineer with structural, civil or architectural engineering experience.

113.92.2 Chairperson. The Board of Appeals shall annually select one of its members to serve as chairperson.

113.92.3 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional, or financial interest.

113.92.4 Secretary. The City Manager shall designate a qualified clerk to serve as secretary to the board for the purpose of hearing appeals. The secretary shall file a detailed record of all proceedings in the office of the City Clerk.

113.93 Notice of meeting. The meeting shall be upon notice from the chairperson, within thirty (30) days of the filing of an appeal, or at stated periodic meetings.

113.94 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the Building Commissioner and any person whose interests are affected shall be given an opportunity to be heard.

113.94.1 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.

113.95 Postponed hearing. When five members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

113.96 Board decision. The Board shall modify or reverse the decision of the Building Commissioner by a majority vote. The determination of the Board shall not supersede any Federal, State or Local law or code.

113.96.1 Resolution. The decision of the board shall be by resolution. Certified copies shall be furnished to the appellant and to the Building Commissioner.

113.96.2 Administration. The Building Commissioner shall take immediate action in accordance with the decision of the Board.

113.97 Court review. Appeals of Board decisions may be made to the appropriate court.

(SECTION 114 VIOLATIONS)

114.4 Violation penalties. Any person who shall violate a provision of this Code, or who shall fail to comply with any of the requirements thereof, or who shall erect, move, construct, alter, remove, demolish or repair a structure in a manner that is not in compliance with an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, or who shall start any work requiring a permit without first obtaining the permit therefore, or who shall continue any work in or about a structure after having been served a stop-work order, except such work as that person has been directed to perform to remove a violation or unsafe condition; or any owner or tenant of a building or premises, or any other person, who takes part or assists in any violation of this Code or who has charge of any building, premises, or part thereof in which such violation shall exist, shall upon conviction thereof be subject to the penalties provided in Section 100.190 of the University City Municipal Code. Each day that a violation continues after a notice is served shall be deemed a separate offense.

(SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT)

116.6 Public nuisance. Structures which are declared a nuisance under the terms of Chapter 240 of the University City Municipal Code shall be vacated and demolished or repaired as required by said chapter.

116.7 Temporary safeguards. Notwithstanding other provisions of this Code, whenever in the opinion of the Building Official, there is actual and immediate danger of collapse or failure of a structure or any part thereof which would endanger life, or there is an actual and immediate danger because a vacant or partially vacant building is unguarded or has any open doors or windows, thereby creating a fire hazard, security hazard or endangerment to life or property, the Building Official shall require the occupants to vacate the same forthwith and shall cause the necessary work to be done including the boarding-up of all accessible openings, to render such building or structure or part thereof temporarily safe.

(SECTION 190 QUALIFICATIONS OF CONTRACTORS)

190.1 Contractor registration. Anyone performing work in the scope of the Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.

190.2 Contractor registration fee. Registration fees shall be charged as provided by the Section 109 of the Building Code.

190.3 Suspension and revocations of registration. The Building Commissioner shall have the power to revoke or suspend any registration upon satisfactory proof that the holder of such registration shall have obtained the same by fraud or misrepresentation, or failed or refused to comply with the provisions of this Code after written notice given by the Building Commissioner, or has been convicted of any violation of this Code, including but not limited to, applying for permits and not doing the work, regularly performing work contrary to Code, performing work without first obtaining the required permit, failing to regularly obtain the required final inspection, or allowing unsafe conditions to exist on a jobsite.

190.3.1 Warning of suspension and revocation. Contractors that perform work that warrants suspension and revocation shall first receive a warning letter notifying the contractor of their suspended status and providing 30 days to correct the situation leading to suspension. Letters placed in the mail shall be considered as sent and received.

190.3.2 Period of revocation. Contractors that fail to make improvement during suspension shall be revoked indefinitely unless reinstated by the Building Commissioner.

190.3.3 Reinstatement. The Building Commissioner shall have the ability to reinstate a contractor if the contractor can provide sufficient evidence to the Building Commissioner that the reason for suspension or revocation is no longer present.

190.3.4 Appeal of a suspension or revocation. Suspended or revoked contractors shall have the right to appeal the finding of the Building Commissioner to the Board of Appeals. The Board of Appeals shall have the right to affirm the decision of the Building Commissioner or reinstate the contractor.

190.4 Use of registrant's name by another. No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner their business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.

190.5 Qualifications of contractors and workers. The Building Commissioner shall not be required to issue a permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this Code. Refusal or inability to comply with Code requirements on other work shall be considered as evidence of lack of such qualifications.

(SECTION 191 NUMBERING OF BUILDINGS AND UNITS)

191.1 Building permits. Before a building permit is issued for the erection of any building requiring a number, the applicant shall be assigned an official number for the building in accordance with the standard numbering system established for the City.

191.2 Numbering system. On all east and west streets, numbers shall be a continuation of the numbering system established by the City of St. Louis, with odd numbers on the north side and even numbers on the south side. On all north and south streets, Forsyth Boulevard shall be the dividing line, and numbering shall be assigned northwardly and southwardly from such dividing line, with even numbers on the east side and odd numbers on the west side. In all cases numbers shall be in sequence.

191.3 Use of other than official number. It shall be unlawful for any owner or occupant of building to use any number other than the official number as shown in the records of the Department of Planning & Development.

191.4 Display of building numbers. The officially designated building numbers shall be displayed as required by this Code, so that such building number is easily observed and readable from the street indicated by the address; from the alley, if an alley adjoins the premises; or from parking areas.

191.5 Unit identification. In buildings containing more than one dwelling unit or tenant space, every entry shall be labeled by a number and/or letter identifying the unit. Identification shall consist of the official numbers or letters identifying the unit; a minimum of 1 inch in height and 3/16-inch-thick stroke; located near or on the door; contrasting the background; and shall be more than 4 feet from the floor.

(CHAPTER 2 DEFINITIONS)

(SECTION 202 DEFINITIONS)

Abandoned hazard. Any facet of construction, including but not limited to, excavations, demolitions, construction, etc. in which there is no one involved with the job on the premises.

Excavation. Any removal of soil, fill, etc. for work pertaining to construction or similar activity that could constitute a hazard to the health, safety, or welfare of an individual or the public.

Temporary excavation. An excavation for the burial or service of utilities to a premises that remains excavated for no longer than two days without being fully backfilled.

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

(CHAPTER 18 SOILS AND FOUNDATIONS)

(SECTION 1809 SHALLOW FOUNDATIONS)

1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extend below the frost line of 30" below grade.
2. Constructing in accordance with ASCE-32.
3. Erecting on solid rock verified to be at least 30" thick.

Exception:

1. Free standing structures of less than 125 square feet in area and less than 10 feet in height.
2. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

(CHAPTER 27 ELECTRICAL)

(SECTION 2701 GENERAL)

2701.1 Scope. This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this Code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of this chapter and all other applicable Codes of University City.

(CHAPTER 28 MECHANICAL SYSTEMS)

(SECTION 2801 GENERAL)

2801.2 Mechanical Code. All mechanical equipment and systems shall be constructed, installed and maintained in accordance with this chapter and all other applicable Codes of University City.

(CHAPTER 29 PLUMBING SYSTEMS)

(SECTION 2901 GENERAL)

2901.1 Scope. The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings, shall comply with the requirements of this chapter and all other applicable Codes of University City.

(CHAPTER 31 SPECIAL CONSTRUCTION)

(SECTION 3107 SIGNS)

3107.2 New signs. A sign shall not hereafter be erected, constructed, altered or painted except as herein provided and not until after a permit has been issued by the Building Official with the approval of the Zoning Administrator.

3107.3 Permit exemption. A permit shall not be required for signs which are exempt from the provisions of the Zoning Code of University City.

(CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION)

(SECTION 3315 TEMPORARY CONSTRUCTION FENCES)

3315.1 Construction fence scope. This policy pertains to all new construction and or construction deemed by the Building Official to require proper separation from the public. This minimum barricade policy is to be used for all occupancies in conjunction to the minimum requirements set forth in Chapter 33.

3315.2 Construction fence requirements. All new construction and potentially hazardous construction (demolitions, long-term excavations, etc.) deemed by the Code Official shall comply with the following barricade requirements.

1. A chain link fence, a minimum of five (5) feet in height, shall be erected and must surround the project site, all tools and equipment, jobsite toilets, job trailers, materials, etc. Posts for the fence shall be metal "T" posts with a minimum height of seven (7) feet, driven at least one (1) foot below grade, and located a minimum of every eight (8) feet along the fence or as required by the Building Official.
2. A construction entrance shall be designated. The entrance will consist of two posts (of wood or metal) concreted or driven below grade a minimum of a third the height of the post. This entrance will have a gate provided between the posts and shall serve as the entrance for all usual construction traffic. All chain link fencing is to be strung tightly to these posts.
3. The Building Official may require a lock box to be attached to the post on the opening side of the gate to hold a key to the lock on the gate. The Building Official shall be provided the code to this lockbox. And the key shall be accessible by the Building Official at all times.

3315.3 Temporary excavation barricades. All temporary excavations shall comply with the following requirements.

1. An orange mesh barricade, a minimum of three (3) feet in height, shall be provided around all temporary excavations. "T" posts on eight (8) foot centers (maximum) will provide support for the fence and the fence shall be properly anchored to the posts.
2. If the excavation is within ten (10) feet of a public way, the excavation shall be covered by a minimum of 3/4 plywood, 1/4 steel, or a similar cover for all area of the excavation that are within ten (10) feet of the public way.
3. If the excavation is on public right-of-way or within three (3) feet of the public right-of-way, a permit and inspections are required by the Public Works Department consistent with standards set forth in the Public Works Department Right-of-Way Management Rules and Regulations. All Federally funded Projects must also be in compliance with the Manual on Uniform Traffic Control Devices (latest version).

3315.4 Construction fencing placement. All barricades and construction fencing shall be in place at all times when a project worker, owner, or other agent is not present.

3315.5 Temporary construction fences. No construction fence may be erected until the Building Official approves a site plan depicting the materials, location and access gates.

3315.6 Duration and removal of temporary construction fences. Construction fences may not be erected more than thirty (30) calendar days prior to the commencement of construction and must be approved by the Building Official prior to the construction of the fence. Construction fences must be constructed and maintained to the requirements of Chapter 33. The fence must be removed and the site restored to the requirements of Sections 302 and 304 of the Property Maintenance Code of University City no later than ten (10) days after completion of the construction, or no later than thirty (30) days after construction has not commenced.

3315.7 Construction fence encroachments. No temporary construction fence shall encroach beyond the subject property line. Furthermore, no fence shall encroach upon the public right-of-way without the written approval of the Public Works and Parks Director.

Section 2. That Chapter 500, Article II “Residential Code” of the University City Municipal Code is hereby amended by repealing Article II thereof, and enacting in lieu thereof a new Article II “Residential Code”, which shall read as follows:

Chapter 500, Article II

Residential Code

500.030 - Adoption.

The International Residential Code, 2018 Edition, including appendices E, F, H, J, K, M, N, O, Q, R, S and T as published by the International Code Council, Inc., one copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Residential Code of the City of University City, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section 500.040 of this chapter.

500.040 - Additions, insertions, deletions and amendments.

The following numbered sections and subsections of the International Residential Code, 2018 Edition, including appendices E, F, H, J, K, M, N, O, Q R, S, and T as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such sections and subsections shall read as follows:

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION R101 TITLE, SCOPE AND PURPOSE)

R101.1 Title. These regulations shall be known as the Residential Code of the City of University City, Missouri, and shall be cited as such and will be referred to herein as "this Code".

(SECTION R103 DEPARTMENT OF BUILDING SAFETY)

R103.1 Enforcement agency. The term "Department of Building Safety" whenever employed herein shall be construed to mean the Department of Planning & Development of the City of University City, Missouri. The term "Building Official" shall be construed to mean the Building Commissioner of the City of University City, Missouri or the duly authorized representative of the Building Commissioner.

(SECTION R105 PERMITS)

R105.1 Required. University City Building Code Section 105.1 shall define when a permit is required for this Code.

R105.2 Work exempt from permit. University City Building Code Section 105.2 shall define work exempt from permit.

R105.3.3 Rejected application. Rejected applications will be held on file for 60 days after the date of rejection. If the required information or corrections are not received within this period of time, the application shall be deemed to have been abandoned.

R105.8 Coordination with other jurisdictions. Where a building, structure, or premises is constructed partially outside the City limits, the Building Official shall be authorized to enter into agreements with the adjoining Code jurisdictions to avoid duplication of permits, inspections and fees.

R105.10 Homeowner permits. Permits may be issued to homeowners complying with the following requirements:

R105.10.1 Electrical homeowner permits. A permit may be issued to the owner or to a member of the owner's immediate family (defined as a spouse, domestic partner, sibling, parent, or child of the subject person) for the repair or modification (including the installation of additional fixtures, outlets and circuits) of an existing electrical system on the premises of a detached single-family dwelling, including accessory structures where the applicant meets all of the following requirements:

- The dwelling shall be designed and used solely for living purposes.
- The dwelling shall be legally occupied by the permit applicant.
- The permit applicant shall personally perform all required work.
- The permit applicant is registered with the City of University City as a homeowner contractor.

Exception: A homeowner's permit shall not be issued for installing equipment on the service side of the main breaker (including the installation of the main panel), generators directly tied to the building power, solar photovoltaic systems directly tied to the building power or any feeder circuit over 60 amps.

R105.10.2 Plumbing homeowner permits. A permit shall be issued to the owner or to a member of the owner's immediate family (defined as a spouse, domestic partner, sibling, parent, or child of the subject person) for the repair or modification (including the installation of additional fixtures) of an existing plumbing or drainage system on the premises of a detached single-family dwelling, including accessory structures where the applicant meets all of the following requirements:

- The dwelling shall be designed and used solely for living purposes.
- The dwelling shall be legally occupied by the permit applicant.
- The permit applicant shall personally perform all required work.
- The permit applicant is registered with the City of University City as a homeowner contractor.

Exception: A homeowner's permit shall not be issued for the installation or repair of sewer laterals or building drains, the installation or repair of the water service from the main to the point where it enters the main structure, or the installation of any gray-water system.

R105.10.3 Owner work knowledge. Prior to the issuance of a permit under this Section, the Building Official shall determine that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work in accordance with Code requirements.

R105.10.4 Work compliance. The permit may be revoked by the Building Official if it is determined that work under the permit is not being properly performed or that the application or applicant did not comply or no longer complies with this Section. Upon such revocation, the property owner may be required by the Code Official to proceed immediately to procure a licensed electrician/plumber to correct or complete the work.

R105.10.5 Modification of this Code. This Section does not authorize a waiver or modification of any provision of this Code relating to the materials design, installation or practice of electrical work, or to the preparation and approval of plans, or to required fees for permits, inspections or re-inspections.

(SECTION R106 CONSTRUCTION DOCUMENTS)

R106.1 Submittal documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: Construction documents otherwise meeting the requirements of this Section which are submitted for a project, the details of which otherwise conform to the requirements of this Code, but whose documented estimated cost does not exceed \$25,000, need not have a design professional's stamp affixed. The issuance of a permit based on such documents does not relieve their originator from otherwise complying with applicable state laws concerning professional practice by unlicensed individuals. When the documented project cost estimate exceeds \$25,000, or where special conditions exist, the Building Official will require the submittal of construction documents prepared by a registered design professional, as indicated by his or her stamp and signature or their authorized facsimiles appearing on each document in accordance with applicable state laws.

R106.6 Grading and drainage. The site plan shall provide sufficient detail to determine compliance with site grading and storm water drainage provisions of this Code and of applicable ordinances for the control, drainage and discharge of storm water.

R106.7 Visits to site. When so directed by the Building Official or when required by the special inspection provisions of this Code, the registered design professional shall make visits to the site at intervals appropriate to the stage of the construction components requiring controlled materials; or to determine whether the work is proceeding in accordance with the construction of documents approved for the building permit. The registered design professional shall periodically submit reports to the Code Official showing the results of such periodic visits.

(SECTION R108 FEES)

R108.2 Schedule of permit fees. Fees shall be required in accordance with the Building, Mechanical, Electrical, Plumbing, Energy Conservation, or other applicable Code.

R108.6 Surcharge for work started without a permit. In case any work for which a permit is required by this Code is substantially started or proceeded without first obtaining said permit, the total normal fees applicable shall be increased by an amount equal to the permit fee; except that the surcharge amount shall not be less than \$35.00 nor more than \$1000.00 for each permit.

(SECTION R109 INSPECTIONS)

R109.1.5.1 Extra inspections. In addition to the inspections normally provided, the Building Official shall require that additional inspections or reinspection's be conducted due to noncompliance with Code requirements or due to work which is not ready for inspection or not accessible for inspection at the time of a scheduled inspection. Fees for such additional inspections shall be assessed and paid prior to scheduling the next inspection.

R109.2 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualification and reliability. All such reports must be received by the Department of Planning & Development within 72 hours of the inspection or as approved by the Building Official. All fees and costs related to the performance of special inspections services shall be the responsibility of the owner.

R109.2.1 Third-party inspections. All third-party inspections shall be in accordance with Section 110.4.1 of the Building Code of University City.

(SECTION R112 BOARD OF APPEALS)

R112.1 General. University City Building Code Section 113 shall be applicable for all appeals involving this Code.

R112.2 Limitations on authority. Delete in its entirety.

R112.3 Qualifications. Delete in its entirety.

R112.4 Administration. Delete in its entirety.

(SECTION R113 VIOLATIONS)

R113.4 Violation penalties. Any person who shall violate a provision of this Code, or who shall fail to comply with any of the requirements thereof, or who shall erect, move, construct, alter, remove, demolish or repair a structure in a manner that is not in compliance with an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, or who shall start any work requiring a permit without first obtaining the permit therefore, or who shall continue any work in or about a structure after having been served a stop-work order, except such work as that person has been directed to perform to remove a violation or unsafe condition; or any owner or tenant of a building or premises, or any other person, who takes part or assists in any violation of this Code or who has charge of any building, premises, or part thereof in which such violation shall exist, shall upon conviction thereof be subject to the penalties provided in Section 100.190 of the University City Municipal Code. Each day that a violation continues after a notice is served shall be deemed a separate offense.

(SECTION R190 QUALIFICATIONS OF CONTRACTORS)

R190.1 Contractor registration. Anyone performing under the scope of this Code is required to be registered as a contractor with the City of University City. Registrations, other than homeowner contractors, are for a term of one year and may be renewed per year thereafter.

R190.1.1 Homeowner contractor registration. Registration as a homeowner contractor shall be valid for a period of two years.

R190.1.2 Homeowner contractor renewal. Renewal of homeowner registrations shall be granted only where authorized by the Building Commissioner. The Building Commissioner is not required to authorize renewal where the history of work completed by the homeowner contractor has not historically met the requirements of the code.

R190.1.2 Homeowner contractor competence. The Building Commissioner is authorized to determine competence of the homeowner contractor applicant and to determine whether a registration shall be issued based on the findings. Methods of determining competence include, but are not limited to, testing, interviewing, and previous project history.

R190.2 Contractor registration fee. Registration fees shall be charged as provided by the Section 109 of Building Code of University City.

R190.3 Suspension and revocations of registration. The Building Commissioner shall have the power to revoke or suspend any registration upon satisfactory proof that the holder of such registration shall have obtained the same by fraud or misrepresentation, or failed or refused to comply with the provisions of this Code after written notice given by the Building Commissioner, or has been convicted of any violation of this Code, including but not limited to, applying for permits and not doing the work, regularly performing work contrary to Code, performing work without first obtaining the required permit, failing to regularly obtain the required final inspection, or allowing unsafe conditions to exist on a jobsite.

R190.3.1 Warning of suspension and revocation. Contractors that perform work that warrants suspension and revocation shall first receive a warning letter notifying the contractor of their suspended status and providing 30 days to correct the situation leading to suspension. Letters placed in the mail shall be considered as sent and received.

R190.3.2 Period of revocation. Contractors that fail to make improvement during suspension shall be revoked indefinitely unless reinstated by the Building Commissioner.

R190.3.3 Reinstatement. The Building Commissioner shall have the ability to reinstate a contractor if the contractor can provide sufficient evidence to the Building Commissioner that the reason for suspension or revocation is no longer present.

R190.3.4 Appeal of a suspension or revocation. Suspended or revoked contractors shall have the right to appeal the finding of the Building Commissioner to the Board of Appeals. The Board of Appeals shall have the right to affirm the decision of the Building Commissioner or reinstate the contractor.

R190.4 Use of registrant's name by another. No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner their St. Louis County license number, expiration date, the business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.

R190.5 Qualifications of contractors and workers. The Building Commissioner shall not be required to issue a permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this Code. Refusal or inability to comply with Code requirements on other work shall be considered as evidence of lack of such qualifications.

(SECTION R191 PLUMBING CONTRACTOR LICENSE)

R191.1 Application for plumbing permit. All contractors applying for permits to perform plumbing work governed by the scope of this Code shall be licensed and bonded by St. Louis County as a master plumber, and the contractor shall be registered by the City of University City.

Exceptions:

1. Work, repairs or installations that are specifically exempt from permit requirements.
2. Work performed under a homeowner's permit as indicated in Section R105.91.
3. Installation or replacement of domestic water heaters.
4. The installation, maintenance, extension or repair of processed drain systems, or piping, drains, drainage systems, or facilities for mechanical manufacturing, industrial processing refrigeration, heating, air conditioning, sprinkler or sprinkler system purposes, or parts, materials, devices or appurtenances in connection therewith or for the utilization or operation thereof, provided, however, final connection of any such system or line to a water line containing potable water or to a drainage line containing any form of human waste shall be done by a licensed person as stated herein.

R191.2 Application for plumbing permit for drain laying. All contractors applying for permits to perform drain laying work governed by the scope of this Code shall be licensed and bonded by St. Louis County as a master drainlayer, and the contractor shall be registered by the City of University City.

Exceptions:

1. Work, repairs or installations that are specifically exempt from permit requirements.
2. Work performed under a homeowner's permit as indicated in Section R105.91.
3. Installation or replacement of domestic water heaters.
4. The installation, maintenance, extension or repair of processed drain systems, or piping, drains, drainage systems, or facilities for mechanical manufacturing, industrial processing refrigeration, heating, air conditioning, sprinkler or sprinkler system purposes, or parts, materials, devices or appurtenances in connection therewith or for the utilization or operation thereof, provided, however, final connection of any such system or line to a water line containing potable water or to a drainage line containing any form of human waste shall be done by a licensed person as stated herein.

R191.3 Licensed contractors required to perform plumbing and drain laying. No person who is not a licensed master plumber, a licensed journeyman, or a registered plumber apprentice working under the direction of a licensed master plumber shall engage in or perform any plumbing work with the exception of repairs which involve only the working parts of a faucet or valve; the clearance of stoppages; the installation of domestic water heaters; or the installation, maintenance, extension or repair of processed drains, processed drain facilities, processed drain systems, or piping, drains, drainage systems, or facilities for mechanical manufacturing, industrial processing, refrigeration, heating, air conditioning, sprinkler or sprinkling system purposes, or parts, materials, devices or appurtenances in connection therewith or for the utilization or operation thereof; provided, however, final connection of any such system or line to a drainage line containing any form of human waste shall be done by a licensed person as stated herein. No person who is not a licensed master drainlayer shall engage in the business of drain laying.

R191.4 Work by firms or corporations. Any firm or corporation engaged in the business of plumbing shall employ a master plumber, registered as herein provided, as a responsible official and permit applicant. Any firm or corporation engaged in the business of drain laying shall employ a master drainlayer, registered as herein provided, as a responsible official and permit applicant.

(SECTION R192 ELECTRICAL CONTRACTOR LICENSE)

R192.1 Application for electrical permit. All contractors applying for permits to perform electrical work governed by the scope of this Code shall be licensed and bonded by St. Louis County as a master electrician, and the contractor shall be registered by the City of University City.

Exceptions:

1. Work, repairs or installations that are specifically exempt from permit requirements.
2. Work performed under a homeowner's permit as indicated in Section R105.91.

R192.2 Licensed contractors required to perform electrical installations. No person who is not a licensed master electrician, a licensed journeyman, or a registered electrician apprentice working under the direction of a licensed master electrician shall engage in or perform any electrical work with the exception of work that does not require a permit and low voltage installations in existing buildings.

R192.3 Work by firms or corporations. Any firm or corporation engaged in the business of electrical contracting shall employ a master electrician, registered as herein provided, as a responsible official and permit applicant.

(CHAPTER 3 BUILDING PLANNING)

(SECTION R301 DESIGN CRITERIA)

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

GROUND SNOW LOAD		20 PSF
WIND LOAD	SPEED (MPH)	90 MPH
	TOPOGRAPHIC EFFECTS	NO
SEISMIC DESIGN CATEGORY		C
SUBJECT TO DAMAGE FROM	WEATHERING	SEVERE
	FROST LINE DEPTH	30
	TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMPERATURE		6° F (-14° C) EXT.
ICE BARRIER UNDERLAYMENT REQUIRED		NO
FLOOD HAZARDS		CONTACT PUBLIC WORKS AND PARKS DEPARTMENT
AIR FREEZING INDEX		1000
MEAN ANNUAL TEMPERATURE		56.3

(SECTION R302 FIRE-RESISTANT CONSTRUCTION)

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception:

1. Where the entire adjoining units are sprinklered in accordance with Section R313, a common 1-hour fire-resistance-rated wall assembly in accordance with Section R302.2.90 may be utilized.
2. Where any adjoining unit or a portion thereof is not sprinklered in accordance with Section R313, a common 2-hour fire-resistance-rated wall assembly in accordance with Section R302.2.90 may be utilized.

R302.2.15 Special separations. In accordance with the Exception on Section R302.2, fire-resistance-rated wall assemblies shall be tested in accordance with ASTM E 119 or UL 263 if such walls do not contain 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 installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

(SECTION R309 GARAGES AND CARPORTS)

R309.5 Fire sprinklers. Where applicable by section R313.90, private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.

(SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS)

R310.90 Alterations and additions. All unfinished areas and reconfigured spaces converted to sleeping rooms and unfinished basement spaces being converted to habitable space shall have emergency escape and rescue openings.

Exception:

1. Unfinished basement spaces being converted to habitable space other than sleeping rooms when
1) smoke detectors installed in accordance with the Residential Code, in addition to those required by applicable Codes, are installed in each room/space of the basement, and 2) the stairway to the basement is protected by a minimum 5/8" type X drywall completely encasing the stairs.
2. The area being finished is completely covered by a sprinkler system complying with Section R313 Automatic Fire Sprinkler Systems.+

(SECTION R311 MEANS OF EGRESS)

R311.2 Egress door. At least two egress doors shall be provided for each dwelling unit. The egress door shall be side-hinged and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

(SECTION R312 GUARDS AND WINDOW FALL PROTECTION)

R312.3 Guard design. Guards shall not have an ornamental pattern that would provide a ladder effect.

(SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS)

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses where applicable to Section R313.3.

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

R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings where applicable to Section R313.3.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing one- and two-family dwellings that do not have an automatic residential fire sprinkler system installed.

R313.3 Mandatory option. A builder of single-family dwellings or residences or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence or unit. No purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased.

(SECTION R322 FLOOD-RESISTANT CONSTRUCTION)

R322.90 Certified elevations. Any building to be constructed in a flood hazard zone, other than alterations or additions to existing one-or two-family dwellings, shall have the lowest habitable floor certified as required by Chapter 410 of the Municipal Code by a Registered Engineer or licensed Land Surveyor who is licensed in the State of Missouri, before approval of the required foundation inspection shall be given.

(SECTION R328 CONSTRUCTION SAFEGUARDS)

R328.1 Temporary construction fencing. Construction fencing shall be installed as applicable with Section 3315 of the Building Code of University City.

(SECTION R329 CONSTRUCTION SITE SANITARY FACILITIES)

R329.1 Construction site sanitary facilities. Any new construction, additions, alterations, and/or construction-like activities shall require job-site toilet facilities. These activities shall include, but shall not be limited to, all new construction, remodeling, long-term excavation, long-term demolition, additions, etc.

R329.2 General. All portable toilets installed must comply with ANSI Z4.3. Job-site toilets must be available at the start of the project. The Building Official will notify the contractor if a portable toilet is required for the project during the plan review process.

R329.3 Location. All portable toilets must be located within the confines of the construction site.

R329.4 Maintenance. Facilities must be maintained in a sanitary condition during the course of the project and in accordance with ANSI Z4.3.

R329.5 Removal. All portable toilets must be removed prior to the final inspection.

(SECTION R403 FOOTINGS)

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line of 30" below grade.
2. Constructed in accordance with ASCE 32; or
3. Erected on solid rock.

Exception:

3. Free standing structures of less than 125 square feet in area, less than 10 feet in height, and more than 5 feet from other structures.
4. Decks not supported by a dwelling need not be provided with footings that extend below the frost line. Deck footings closer than 5'-0" to a structure must bear at the same elevation as the footing of the adjacent structure.

(SECTION P2503 INSPECTIONS AND TESTS)

P2503.1.1 Existing building sewers and drains. When 75% of a plumbing waste system has been replaced, a licensed plumbing contractor shall submit a narrated video of the entire building drain and sewer to the Code Official in the Department of Planning & Development for review. If the sewer is not obstructed and is not in danger of collapse, it shall be approved for continued use.

P2503.6 Shower liner test. Delete in its entirety.

(SECTION P3390 STORMWATER)

P3304.1 Residential storm water. In addition to the requirements of this chapter, storm drainage from residential properties governed by this Code shall comply as applicable to the storm drainage provisions of Chapter 11 of the Plumbing Code of University City.

(SECTION E3901 RECEPTACLE OUTLETS)

E3901.12 HVAC outlet. A 125-volt, single-phase, 15- or 20- ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7620 mm) of the heating, air-conditioning and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the HVAC equipment disconnecting means.

Exception:

1. A receptacle outlet shall not be required for the servicing of evaporative coolers.
2. Replacement of existing mechanical equipment with like equipment not requiring re-wiring that is either in the basement or at grade on the exterior shall not require the installation of the HVAC outlet.

Section 3. That Chapter 500, Article III "Existing Building Code" of the University City Municipal Code is hereby amended by repealing Article III thereof, and enacting in lieu thereof a new Article III "Existing Building Code", which shall read as follows:

Chapter 500, Article III

Existing Building Code

500.050 - Adoption.

The International Existing Building Code, 2018 Edition, as published by the International Code Council, Inc., one copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Existing Building Code of the City of University City, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section 500.060 of this chapter.

500.060 - Additions, insertions, deletions and amendments.

The following numbered sections and subsections of the International Existing Building Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such sections and subsections shall read as follows:

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION 101 GENERAL)

101.1 Title. This Code shall be known as the Existing Building Code of the City of University City, Missouri. It is referred to herein as "this Code".

(SECTION 103 DEPARTMENT OF BUILDING SAFETY)

103.1 Creation of enforcement agency. The term "Building Official" or "Code Official" shall be construed to mean the Building Commissioner of the City of University City, Missouri or the duly authorized representative of the Building Commissioner.

(SECTION 105 PERMITS)

105.1 Required. Required permits shall comply with Section 105.1 of the Building Code of University City.

105.2 Work exempt from permit. Work exempt from permits shall comply with Section 105.2 of the Building Code of University City.

105.3.3 Rejected application. Rejected applications will be held on file for 60 days after the date of rejection. If the required information or corrections are not received within this period of time, the application shall be deemed to have been abandoned.

105.8 Coordination with other jurisdictions. Where a building, structure, or premises is added to, altered or modified partially outside the city limits, the Building Official shall be authorized to enter into agreements with the adjoining Code jurisdictions to avoid duplication of permits, inspections and fees.

(SECTION 108 FEES)

108.2 Schedule of permit fees. Fees shall be required in accordance with the Building, Residential, Mechanical, Electrical, Plumbing, Energy Conservation, or other applicable code.

108.4 Surcharge for work started without a permit. In case any work for which a permit is required by this Code is substantially started or proceeded without first obtaining said permit, the total normal fees applicable shall be increased by an amount equal to the permit fee; except that the surcharge amount shall not be less than \$35.00 nor more than \$1000.00 for each permit.

(SECTION 109 INSPECTIONS)

109.3.8.1 Extra inspections. In addition to the inspections normally provided, the Building Official shall require that additional inspections or reinspections be conducted due to noncompliance with Code requirements or due to work which is not ready for inspection or not accessible for inspection at the time of a scheduled inspection. Fees for such additional inspections shall be assessed and paid prior to scheduling the next inspection.

109.4 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualification and reliability. All such reports must be received by the Department of Planning & Development within 72 hours of the inspection or as approved by the Building Official. All fees and costs related to the performance of special inspections services shall be the responsibility of the owner.

109.4.1 Third-party inspections. All third-party inspections shall be in accordance with Section 110.4.1 of the Building Code of University City.

109.7 Visits to site. When so directed by the Building Official or when required by the special inspection provisions of this Code, the registered design professional shall make visits to the site at intervals appropriate to the stage of the construction components requiring controlled materials; or to determine whether the work is proceeding in accordance with the construction of documents approved for the building permit. The registered design professional shall periodically submit reports to the Building Official showing the results of such periodic visits.

109.8 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner in compliance with this Code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.

(SECTION 112 BOARD OF APPEALS)

112.1 General. University City Building Code Section 113 shall be applicable for all appeals involving this Code.

112.2 Limitations on authority. Delete in its entirety.

112.3 Qualifications. Delete in its entirety.

(SECTION 113 VIOLATIONS)

113.4 Violation penalties. Any person who shall violate a provision of this Code, or who shall fail to comply with any of the requirements thereof, or who shall erect, move, construct, alter, remove, demolish or repair a structure in a manner that is not in compliance with an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, or who shall start any work requiring a permit without first obtaining the permit therefore, or who shall continue any work in or about a structure after having been served a stop-work order, except such work as that person has been directed to perform to remove a violation or unsafe condition; or any owner or tenant of a building or premises, or any other person, who takes part or assists in any violation of this Code or who has charge

of any building, premises, or part thereof in which such violation shall exist, shall upon conviction thereof be subject to the penalties provided in Section 100.190 of the University City Municipal Code. Each day that a violation continues after a notice is served shall be deemed a separate offense.

(SECTION 117 DEMOLITION)

117.1 General. All demolitions by the City as the result of a nuisance hearing shall be in accordance with Section 110 of the Property Maintenance Code.

117.2 Notices and orders. Delete in its entirety.

117.3 Failure to comply. Delete in its entirety.

117.4 Salvage materials. Delete in its entirety.

(SECTION 190 QUALIFICATIONS OF CONTRACTORS)

190.1 Contractor registration. Anyone performing work in the scope of the Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.

190.2 Contractor registration fee. Registration fees shall be charged as provided by the Section 109 of the Building Code.

190.3 Suspension and revocations of registration. The Building Commissioner shall have the power to revoke or suspend any registration upon satisfactory proof that the holder of such registration shall have obtained the same by fraud or misrepresentation, or failed or refused to comply with the provisions of this Code after written notice given by the Building Commissioner, or has been convicted of any violation of this code, including but not limited to, applying for permits and not doing the work, regularly performing work contrary to Code, performing work without first obtaining the required permit, failing to regularly obtain the required final inspection, or allowing unsafe conditions to exist on a jobsite.

190.3.1 Warning of suspension and revocation. Contractors that perform work that warrants suspension and revocation shall first receive a warning letter notifying the contractor of their suspended status and providing 30 days to correct the situation leading to suspension. Letters placed in the mail shall be considered as sent and received.

190.3.2 Period of revocation. Contractors that fail to make improvement during suspension shall be revoked indefinitely unless reinstated by the Building Commissioner.

190.3.3 Reinstatement. The Building Commissioner shall have the ability to reinstate a contractor if the contractor can provide sufficient evidence to the Building Commissioner that the reason for suspension or revocation is no longer present.

190.3.4 Appeal of a suspension or revocation. Suspended or revoked contractors shall have the right to appeal the finding of the Building Commissioner to the Board of Appeals. The Board of Appeals shall have the right to affirm the decision of the Building Commissioner or reinstate the contractor.

190.4 Use of registrants name by another. No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner their business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.

190.5 Qualifications of contractors and workers. The Building Commissioner shall not be required to issue a permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this Code. Refusal or inability to comply with Code requirements on other work shall be considered as evidence of lack of such qualifications.

Section 4. That Chapter 500, Article IV "Mechanical Code" of the University City Municipal Code is hereby amended by repealing Article IV thereof, and enacting in lieu thereof a new Article IV "Mechanical Code", which shall read as follows:

Chapter 500, Article IV Mechanical Code

500.070 - Adoption.

The International Mechanical Code, 2018 Edition, as published by the International Code Council, Inc., one copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Mechanical Code of the City of University City, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section 500.080 of this chapter.

500.080 - Additions, insertions, deletions and amendments.

The following numbered sections and subsections of the International Mechanical Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such sections and subsections shall read as follows:

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION 101 GENERAL)

101.1 Title. These regulations shall be known as the Mechanical Code of the City of University City, Missouri, referred to hereinafter as "this Code".

(SECTION 103 DEPARTMENT OF INSPECTION)

103.1 General. The term "Department of Inspection" whenever employed herein shall be construed to mean the Department of Planning & Development of the City of University City, Missouri. The term "Code Official" shall be construed to mean the Building Commissioner of the City of University City, Missouri or the duly authorized representative of the Building Commissioner.

(SECTION 106 PERMITS)

106.5.2 Fee schedule. The fee charged for each mechanical permit shall be as scheduled below. Permit fees are intended to cover the cost of application processing, plan examination permit issuance, routine inspections, final inspection approval, record keeping, and a pro rata share of overhead costs. The non-refundable application fee charged for each permit shall be thirty-five dollars (\$35.00) per unit.

All permit applications shall be accompanied by complete payment. Processing amendments to permits, including related plan review, shall be charged at the rate indicated and may include processing costs of forty dollars (\$40.00) per hour or fraction of an hour. This charge may be waived for minor changes resulting from an inspection defect notice.

Additional inspections, such as reinspections due to defective work or for inspections scheduled by the permit holder when work is not ready for inspection, shall be charged at the rate of thirty-five dollars (\$35.00) per hour or fraction of an hour.

Sprinkler / standpipe system (per system)	\$120.00
Geothermal system (per system)	90.00
Fire suppression system (per system)	70.00
Rooftop unit, rooftop furnace, chiller, or cooling tower (each)	50.00
Residential furnace, air handler, boiler, ductwork installation, natural gas fireplace (including associated gas piping), new ductwork (if installed without an appliance), or ductless split system (each)	40.00
Heat exchanger, exhaust hood, package terminal AC unit, condensing unit, or residential AC condensing unit (each)	5.00
Radiant baseboard heater, radiant floor heating system, unit heater, exhaust fan, or pump (each)	5.00
Duct terminal unit (VAV, fan-powered, etc.), fire damper, or smoke damper (each)	5.00
Mechanical for new multi-family residential construction permit (per unit)	100.00

106.5.3 Fee refunds. The code official is authorized to establish a refund policy.

106.6 Qualifications of contractors and workers. The code official shall not be required to issue a permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this Code. Refusal or inability to comply with Code requirements on other work shall be considered as evidence of lack of such qualifications.

(SECTION 107 INSPECTIONS AND TESTING)

107.1.2 Third-party inspections. All third-party inspections shall be in accordance with Section 110.4.1 of the Building Code of University City.

107.7 Extra inspections. In addition to the inspections normally provided, the code official shall require that additional inspections or re-inspections be conducted due to noncompliance with Code requirements or due to work which is not ready for inspection or not accessible for inspection at the time of a scheduled inspection. Fees for such additional inspections shall be assessed and paid prior to scheduling the next inspection.

(SECTION 108 VIOLATIONS)

108.4 Violation penalties. Persons who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provision of this Code, shall be guilty of an ordinance violation, punishable as provided in Section 100.190 of the University City Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

108.5 Stop work orders. Upon notice from the \Code Official that work is being done contrary to the provisions of this Code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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 guilty of an ordinance violation, punishable as provided in Section 100.190 of the University City Municipal Code.

(SECTION 109 MEANS OF APPEAL)

109.1 Application for appeal. University City Building Code Section 113 shall be applicable for all appeals involving this Code.

109.2 Membership of Board. Delete in its entirety.

109.2.1 Qualifications. Delete in its entirety.

109.2.2 Alternate members. Delete in its entirety.

109.2.3 Chairman. Delete in its entirety.

109.2.4 Disqualification of member. Delete in its entirety.

109.2.5 Secretary. Delete in its entirety.

109.2.6 Compensation of members. Delete in its entirety.

109.3 Notice of meeting. Delete in its entirety.

109.4 Open hearing. Delete in its entirety.

109.4.1 Procedure. Delete in its entirety.

109.5 Postponed hearing. Delete in its entirety.

109.6 Board decision. Delete in its entirety.

109.6.1 Resolution. Delete in its entirety.

109.6.2 Administration. Delete in its entirety.

109.7 Court review. Delete in its entirety.

(SECTION 190 QUALIFICATIONS OF CONTRACTORS)

190.1 Contractor registration. Anyone performing work in the scope of the Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.

190.2 Contractor registration fee. Registration fees shall be charged as provided by Section 109 of the Building Code of University City.

190.3 Suspension and revocations of registration. The Building Commissioner shall have the power to revoke or suspend any registration upon satisfactory proof that the holder of such registration shall have obtained the same by fraud or misrepresentation, or failed or refused to comply with the provisions of this Code after written notice given by the Building Commissioner, or has been convicted of any violation of this Code, including but not limited to, applying for permits and not doing the work, regularly performing work contrary to Code, performing work without first obtaining the required permit, failing to regularly obtain the required final inspection, or allowing unsafe conditions to exist on a jobsite.

190.3.1 Warning of suspension and revocation. Contractors that perform work that warrants suspension and revocation shall first receive a warning letter notifying the contractor of their suspended status and providing 30 days to correct the situation leading to suspension. Letters placed in the mail shall be considered as sent and received.

190.3.2 Period of revocation. Contractors that fail to make improvement during suspension shall be revoked indefinitely unless reinstated by the Building Commissioner.

190.3.3 Reinstatement. The Building Commissioner shall have the ability to reinstate a contractor if the contractor can provide sufficient evidence to the Building Commissioner that the reason for suspension or revocation is no longer present.

190.3.4 Appeal of a suspension or revocation. Suspended or revoked contractors shall have the right to appeal the finding of the Building Commissioner to the Board of Appeals. The Board of Appeals shall have the right to affirm the decision of the Building Commissioner or reinstate the contractor.

190.4 Use of registrant's name by another. No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner their business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.

190.5 Qualifications of contractors and workers. The Building Commissioner shall not be required to issue a permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this Code. Refusal or inability to comply with Code requirements on other work shall be considered as evidence of lack of such qualifications.

Section 5. That Chapter 500, Article V "Electrical Code" of the University City Municipal Code is hereby amended by repealing Article V thereof, and enacting in lieu thereof a new Article V "Electrical Code", which shall read as follows:

Chapter 500, Article V Electrical Code

500.090 - Adoption.

Appendix K, Administration Provisions, of the International Building Code, 2018 Edition, as published by the International Code Council, Inc., one copy which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Electrical Code of the City of University City, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section 500.100 of this chapter.

500.100 - Additions, insertions, deletions and amendments.

The following numbered sections and subsections of Appendix K of the International Building Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such sections and subsections shall read as follows:

(APPENDIX K ADMINISTRATIVE PROVISIONS)

(SECTION K101 GENERAL)

K101.1 Purpose. The purpose of this Code is to establish minimum requirements to safeguard public health, safety and general welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of electrical systems and equipment.

These regulations shall be known as the Electrical Code of the City of University City, Missouri, referred to hereinafter as "this Code".

K101.3 Scope. This Code shall regulate the design, construction, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of electrical systems and equipment in all occupancies not regulated by the Residential Code of University City.

(SECTION K102 APPLICABILITY)

K102.90 Administration. Administration of this Code shall be in accordance with this Code and with Sections 101 through 190 of the Building Code.

(SECTION K106 REQUIRED INSPECTIONS)

K106.5 Final inspection.

The final inspection shall be made after all work required by the permit is completed.

(SECTION K111 ELECTRICAL PROVISIONS)

K111.1 Adoption. Electrical systems and equipment shall be designed, constructed and installed in accordance with 2017 National Fire Protection Association (NFPA) 70: National Electrical Code as applicable, except as otherwise provided in this Code.

K111.8 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20- ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 7.5 m (25 ft) of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Exceptions:

1. A receptacle outlet shall not be required at one- and two-family dwellings for the service of evaporative coolers.
2. Replacement of existing mechanical equipment with like equipment not requiring rewiring that is either in the basement or at grade on the exterior shall not require the installation of the HVAC outlet.

(SECTION K190 QUALIFICATIONS OF CONTRACTORS)

K190.1 Contractor registration. Anyone performing under the scope of this Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.

K190.2 Contractor registration fee. Registration fees shall be charged as provided by Section 109 of the Building Code of University City.

K190.3 Suspension and revocations of registration. The Building Commissioner shall have the power to revoke or suspend any registration upon satisfactory proof that the holder of such registration shall

have obtained the same by fraud or misrepresentation, or failed or refused to comply with the provisions of this Code after written notice given by the Building Commissioner, or has been convicted of any violation of this Code, including but not limited to, applying for permits and not doing the work, regularly performing work contrary to Code, performing work without first obtaining the required permit, failing to regularly obtain the required final inspection, or allowing unsafe conditions to exist on a jobsite.

K190.3.1 Warning of suspension and revocation. Contractors that perform work that warrants suspension and revocation shall first receive a warning letter notifying the contractor of their suspended status and providing 30 days to correct the situation leading to suspension. Letters placed in the mail shall be considered as sent and received.

K190.3.2 Period of revocation. Contractors that fail to make improvement during suspension shall be revoked indefinitely unless reinstated by the Building Commissioner.

K190.3.3 Reinstatement. The Building Commissioner shall have the ability to reinstate a contractor if the contractor can provide sufficient evidence to the Building Commissioner that the reason for suspension or revocation is no longer present.

K190.3.4 Appeal of a suspension or revocation. Suspended or revoked contractors shall have the right to appeal the finding of the Building Commissioner to the Board of Appeals. The Board of Appeals shall have the right to affirm the decision of the Building Commissioner or reinstate the contractor.

K190.4 Use of registrant's name by another. No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner their St. Louis County license number, expiration date, the business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.

K190.5 Qualifications of contractors and workers. The Building Commissioner shall not be required to issue a permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this Code. Refusal or inability to comply with Code requirements on other work shall be considered as evidence of lack of such qualifications.

(SECTION K191 ELECTRICAL CONTRACTOR LICENSE)

K191.1 Application for electrical permit. All contractors applying for permits to perform electrical work governed by the scope of this Code shall be licensed and bonded by St. Louis County as a master electrician, and the contractor shall be registered by the City of University City.

K191.2 Licensed contractors required to perform electrical installations. No person who is not a licensed master electrician, a licensed journeyman, or a registered electrician apprentice working under the direction of a licensed master electrician shall engage in or perform any electrical work with the exception of work that does not require a permit and low voltage installations in existing buildings.

K190.3 Work by firms or corporations. Any firm or corporation engaged in the business of electrical contracting shall employ a master electrician, registered as herein provided, as a responsible official and permit applicant.

(SECTION K192 ELECTRICAL FEES)

K192.1 Fee schedule. The fee charged for each electrical permit shall be as scheduled below. Permit fees are intended to cover the cost of application processing, plan examination, permit issuance, routine inspections, final inspection approval, record keeping, and a pro rata share of overhead costs. The non-refundable application fee charged for each permit shall be thirty-five dollars (\$35.00) per unit.

All permit applications shall be accompanied by complete payment. Processing amendments to permits, including related plan review, shall be charged at the rate indicated and may include processing costs of forty dollars (\$40.00) per hour or fraction of an hour. This charge may be waived for minor changes resulting from an inspection defect notice.

A separate permit is required for each location served by a separate meter.

Additional inspections, such as re-inspections due to defective work or for inspections scheduled by the permit holder when work is not ready for inspection, shall be charged at the rate of thirty-five dollars (\$35.00) per hour or fraction of an hour.

Electrical for new single or two-family residential construction, per unit	\$275.00
Electrical for multi-family residential construction, per unit	130.00
Bathroom group	10.00
Kitchen group	25.00
Building addition	50.00
Basement remodel	50.00
Residential electrical panel	25.00
Commercial electrical panel	50.00
Temporary pole	25.00
Fire alarm	120.00
Generator, each	25.00

Section 6. That Chapter 500, Article VI "Plumbing Code" of the University City Municipal Code is hereby amended by repealing Article VI thereof, and enacting in lieu thereof a new Article VI "Plumbing Code", which shall read as follows:

Chapter 500, Article VI

Plumbing Code

500.130 - Adoption.

The International Plumbing Code, 2018 Edition, as published by the International Code Council, Inc., one copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Plumbing Code of the City of University City, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section 500.140 of this chapter.

500.140 - Additions, insertions, deletions and amendments.

The following numbered sections and subsections of the International Plumbing Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such sections and subsections shall read as follows:

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION 101 GENERAL)

101.1 Title. These regulations shall be known as the Plumbing Code of the City of University City, Missouri, hereinafter referred to as "this Code".

(SECTION 103 DEPARTMENT OF PLUMBING INSPECTION)

103.1 General. The term "Department of Plumbing Inspection" whenever employed herein shall be construed to mean the Department of Planning & Development of the City of University City, Missouri. The term "Code Official" shall be construed to mean the Building Commissioner of the City of University City, Missouri or the duly authorized representative of the Building Commissioner.

(SECTION 106 PERMITS)

106.6.2 Fee schedule. The fee charged for each plumbing permit shall be as scheduled below. Permit fees are intended to cover the cost of application processing, plan examination, permit issuance, routine inspections, record keeping, and a pro rata share of overhead costs. The non-refundable application fee charged for each permit shall be thirty-five dollars (\$35.00) per unit.

All permit applications shall be accompanied by complete payment. Processing amendments to permits, including related plan review, shall be charged at the rate indicated and may include processing costs of forty dollars (\$40.00) per hour or fraction of an hour. This charge may be waived for minor changes resulting from an inspection defect notice.

Additional inspections, such as reinspections due to defective work or for inspections scheduled by the permit holder when work is not ready for reinspection, shall be charged at the rate of thirty-five dollars (\$35.00) per hour or fraction of an hour.

Plumbing for new single or two-family residential construction, per unit	290.00
Plumbing for new multi-family residential construction, per unit	140.00
Bathroom group (each)	60.00
Residential Kitchen group (each)	25.00
Commercial Kitchen group (each)	200.00
Building drain, sewer, fire service, or water service: repair, or replacement 50 feet or less (each)	10.00
Building drain, sewer, fire service, or water service: repair, or replacement over 50 feet (each)	40.00
Water heaters, stacks (per stack), gas piping, and backflow devices (each)	10.00
Water supply piping	20.00

106.6.3 Fee refunds. The Code Official is authorized to establish a refund policy.

(SECTION 107 INSPECTIONS AND TESTING)

107.1.2 Third-party inspections. All third-party inspections shall be in accordance with Section 110.4.1 of the Building Code of University City.

107.8 Extra inspections. In addition to the inspections normally provided, the Code Official shall require that additional inspections or reinspections be conducted due to noncompliance with Code requirements or due to work which is not ready for inspection or not accessible for inspection at the time of a scheduled inspection. Fees for such additional inspections shall be assessed and paid prior to scheduling the next inspection.

(SECTION 108 VIOLATIONS)

108.4 Violation penalties. Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the Code Official, or of a permit or certificate issued under the provision of this Code, shall be guilty of an ordinance violation, punishable as provided in Section 100.190 of the University City Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

108.5 Stop work orders. Upon notice from the Code Official, work on any plumbing system that is being done contrary to the provisions of this Code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's

agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of ordinance violation, punishable as provided in Section 100.190 of the University City Municipal Code.

(SECTION 109 MEANS OF APPEAL)

109.1 Application for appeal. University City Building Code Section 113 shall be applicable for all appeals involving this Code.

109.2 Membership of board. Delete in its entirety.

109.2.1 Qualifications. Delete in its entirety.

109.2.2 Alternate members. Delete in its entirety.

109.2.3 Chairman. Delete in its entirety.

109.2.4 Disqualification of member. Delete in its entirety.

109.2.5 Secretary. Delete in its entirety.

109.2.6 Compensation of members. Delete in its entirety.

109.3 Notice of meeting. Delete in its entirety.

109.4 Open hearing. Delete in its entirety.

109.4.1 Procedure. Delete in its entirety.

109.5 Postponed hearing. Delete in its entirety.

109.6 Board decision. Delete in its entirety.

109.6.1 Resolution. Delete in its entirety.

109.6.2 Administration. Delete in its entirety.

109.7 Court review. Delete in its entirety.

(SECTION 190 QUALIFICATIONS OF CONTRACTORS)

190.1 Contractor registration. Anyone performing in the scope of this Code is required to be registered as a contractor with the City of University City. Registrations are for a term of one year and may be renewed per year thereafter.

190.2 Contractor registration fee. Registration fees shall be charged as provided by Section 109 of the Building Code of University City.

190.3 Suspension and revocations of registration. The Building Commissioner shall have the power to revoke or suspend any registration upon satisfactory proof that the holder of such registration shall have obtained the same by fraud or misrepresentation, or failed or refused to comply with the provisions of this code after written notice given by the Building Commissioner, or has been convicted of any violation of this Code, including but not limited to, applying for permits and not doing the work, regularly performing work contrary to Code, performing work without first obtaining the required permit, failing to regularly obtain the required final inspection, or allowing unsafe conditions to exist on a jobsite.

190.3.1 Warning of suspension and revocation. Contractors that perform work that warrants suspension and revocation shall first receive a warning letter notifying the contractor of their suspended status and providing 30 days to correct the situation leading to suspension. Letters placed in the mail shall be considered as sent and received.

190.3.2 Period of revocation. Contractors that fail to make improvement during suspension shall be revoked indefinitely unless reinstated by the Building Commissioner.

190.3.3 Reinstatement. The Building Commissioner shall have the ability to reinstate a contractor if the contractor can provide sufficient evidence to the Building Commissioner that the reason for suspension or revocation is no longer present.

190.3.4 Appeal of a suspension or revocation. Suspended or revoked contractors shall have the right to appeal the finding of the Building Commissioner to the Board of Appeals. The Board of Appeals shall have the right to affirm the decision of the Building Commissioner or reinstate the contractor.

190.4 Use of registrant's name by another. No person registered with the City as a contractor shall allow his or her name to be used by another person either for the purpose of obtaining permits, or for doing business, or other work under the registration. Every person registered shall provide the Building Commissioner their St. Louis County license number, expiration date, the business and mailing address, the name under which such business is conducted, and shall give immediate notice to the Building Commissioner of any change.

190.5 Qualifications of contractors and workers. The Building Commissioner shall not be required to issue a permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this Code. Refusal or inability to comply with Code requirements on other work shall be considered as evidence of lack of such qualifications.

(SECTION 191 PLUMBING CONTRACTOR LICENSE)

191.1 Application for plumbing permit. All contractors applying for permits to perform plumbing work governed by the scope of this Code shall be licensed and bonded by St. Louis County as a master plumber, and the contractor shall be registered by the City of University City.

191.2 Application for plumbing permit for drain laying. All contractors applying for permits to perform drain laying work governed by the scope of this Code shall be licensed and bonded by St. Louis County as a master drainlayer, and the contractor shall be registered by the City of University City.

191.3 Licensed contractors required to perform plumbing and drain laying. No person who is not a licensed master plumber, a licensed journeyman, or a registered plumber apprentice working under the direction of a licensed master plumber shall engage in or perform any plumbing work with the exception of repairs which involve only the working parts of a faucet or valve; the clearance of stoppages; the installation of domestic water heaters; or the installation, maintenance, extension or repair of processed drains, processed drain facilities, processed drain systems, or piping, drains, drainage systems, or facilities for mechanical manufacturing, industrial processing, refrigeration, heating, air conditioning, sprinkler or sprinkling system purposes, or parts, materials, devices or appurtenances in connection therewith or for the utilization or operation thereof; provided, however, final connection of any such system or line to a drainage line containing any form of human waste shall be done by a licensed person as stated herein. No person who is not a licensed master drainlayer shall engage in the business of drain laying.

191.4 Work by firms or corporations. Any firm or corporation engaged in the business of plumbing shall employ a master plumber, registered as herein provided, as a responsible official and permit applicant. Any firm or corporation engaged in the business of drain laying shall employ a master drainlayer, registered as herein provided, as a responsible official and permit applicant.

(CHAPTER 7 SANITARY DRAINAGE)

(SECTION 703 BUILDING SEWER)

703.4 Existing building sewers and drains. When 75% of a plumbing waste system has been replaced, a licensed plumbing contractor shall submit a narrated video of the entire building drain and sewer to the Code Official in the Department of Planning & Development for review. If the sewer is not obstructed and is not in danger of collapse, it shall be approved for continued use.

Section 7. That Chapter 500, Article VII "Energy Conservation Code" of the University City Municipal Code is hereby amended by repealing Article VII thereof, and enacting in lieu thereof a new Article VII "Energy Conservation Code", which shall read as follows:

Chapter 500, Article VII

Energy Conservation Code

500.210 - Adoption.

The International Energy Conservation Code, 2018 Edition, as published by the International Code Council, Inc., one copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Energy Conservation Code of the City of University City, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section 500.220 of this chapter.

500.220 - Additions, insertions, deletions and amendments.

The following numbered sections and subsections of the International Energy Conservation Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such sections and subsections shall read as follows:

(CHAPTER 1 [CE] SCOPE AND ADMINISTRATION)

(SECTION C101 SCOPE AND GENERAL REQUIREMENTS)

C101.1 Title. This Code shall be known as the Energy Conservation Code of the City of University City, Missouri. It is referred to herein as "this Code".

C101.6 Enforcement agency. The term "Code Official" or "Building Official" shall be construed to mean the Building Commissioner of the City of University City, Missouri or the duly authorized representative of the Building Commissioner.

(SECTION C105 INSPECTIONS)

C105.1.2 Third-party inspections. All third-party inspections shall be in accordance with Section 110.4.90 of the Building Code of University City.

(SECTION C108 STOP WORK ORDER)

C108.4 Failure to comply. 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 guilty of an ordinance violation, punishable as provided in Section 100.190 of the University City Municipal Code.

(SECTION C109 BOARD OF APPEALS)

C109.1 General. University City Building Code Section 113 shall be applicable for all appeals involving this Code.

C109.2 Limitations on authority. Delete in its entirety.

C109.3 Qualifications. Delete in its entirety.

Section 8. That Chapter 500, Article VIII "Fuel Gas Code" of the University City Municipal Code is hereby amended by repealing Article VIII thereof, and enacting in lieu thereof a new Article VIII "Fuel Gas Code", which shall read as follows:

Chapter 500, Article VIII

Fuel Gas Code

500.230 - Adoption.

The International Fuel Gas Code, 2018 Edition, including appendices A, B, and C, as published by the International Code Council, Inc., one copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Fuel Gas Code of the City of University City, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section 500.240 of this chapter.

500.240 - Additions, insertions, deletions and amendments.

The following numbered sections and subsections of the International Fuel Gas Code, 2018 Edition, including appendices A, B, and C, as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such sections and subsections shall read as follows:

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION 101 GENERAL)

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of University City, Missouri, referred to hereinafter as "this Code".

(SECTION 103 DEPARTMENT OF INSPECTION)

103.1 General. The term "Department of Inspection" whenever employed herein shall be construed to mean the Department of Planning & Development of the City of University City, Missouri. The term "code official" shall be construed to mean the Building Commissioner of the City of University City, Missouri or the duly authorized representative of the Building Commissioner.

(SECTION 106 PERMITS)

106.6.2 Fee schedule. The fees for work shall be as specified by the Mechanical Code and Plumbing Code of the University City Municipal Code.

106.6.3 Fee refunds. The Code Official is authorized to establish a refund policy.

106.7 Qualifications of contractors and workers. The Code Official shall not be required to issue a permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this Code. Refusal or inability to comply with Code requirements on other work shall be considered as evidence of lack of such qualifications.

(SECTION 107 INSPECTIONS AND TESTING)

107.1.2 Third-party inspections. All third-party inspections shall be in accordance with Section 110.4.1 of the Building Code of University City.

107.7 Extra inspections. In addition to the inspections normally provided, the Code Official shall require that additional inspections or re-inspections be conducted due to noncompliance with Code requirements or due to work which is not ready for inspection or not accessible for inspection at the time of a scheduled inspection. Fees for such additional inspections shall be assessed and paid prior to scheduling the next inspection.

(SECTION 108 VIOLATIONS)

108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provision of this Code, shall be guilty of an ordinance violation, punishable as provided in Section 100.190 of the University City Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

108.5 Stop work orders. Upon notice from the Code Official that work is being done contrary to the provisions of this Code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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 guilty of an ordinance violation, punishable as provided in Section 100.190 of the University City Municipal Code.

(SECTION 109 MEANS OF APPEAL)

109.1 Application for appeal. University City Building Code Section 113 shall be applicable for all appeals involving this code.

109.2 Membership of board. Delete in its entirety.

109.2.1 Qualifications. Delete in its entirety.

109.2.2 Alternate members. Delete in its entirety.

109.2.3 Chairman. Delete in its entirety.

109.2.4 Disqualification of member. Delete in its entirety.

109.2.5 Secretary. Delete in its entirety.

109.2.6 Compensation of members. Delete in its entirety.

109.3 Notice of meeting. Delete in its entirety.

109.4 Open hearing. Delete in its entirety.

109.4.1 Procedure. Delete in its entirety.

109.5 Postponed hearing. Delete in its entirety.

109.6 Board decision. Delete in its entirety.

109.6.1 Resolution. Delete in its entirety.

109.6.2 Administration. Delete in its entirety.

109.7 Court review. Delete in its entirety.

Section 9. That Chapter 500, Article VIIIA “Swimming Pool and Spa Code” of the University City Municipal Code is hereby amended by repealing Article VIIIA thereof, and enacting in lieu thereof a new Article VIIIA “Swimming Pool and Spa Code”, which shall read as follows:

Chapter 500, Article VIIIA

Swimming Pool and Spa Code

500.243 - Adoption.

The International Swimming Pool and Spa Code, 2018 Edition, as published by the International Code Council, Inc., one copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by reference as if fully set forth herein, is hereby adopted as the “Swimming Pool and Spa Code” of the City of University City, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section 500.245 of this chapter.

500.245 - Additions, insertions, deletions and amendments.

The following numbered Sections and sub-sections of the International Swimming Pool and Spa Code, 2018 Edition, as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and changes so that such Sections and sub-sections shall read as follows:

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION 101 GENERAL)

101.1 Title. These regulations shall be known as the Swimming Pool and Spa Code of the City of University City, Missouri, hereinafter referred to as "this Code".

(SECTION 103 DEPARTMENT OF BUILDING SAFETY)

103.1 Creation of enforcement agency. The term "Department of Building safety" whenever employed herein shall be construed to mean the Department of Planning & Development of the City of University City, Missouri. The term "Code Official" shall be construed to mean the Building Commissioner of the City of University City, Missouri or the duly authorized representative of the Building Commissioner.

(SECTION 105 PERMITS)

105.3.2 Rejected application. Rejected applications will be held on file for 60 days after the date of rejection. If the required information or corrections are not received within this period of time, the application shall be deemed to have been abandoned.

105.6.2 Fee schedule. Fees for work including the construction, alteration, movement, renovation, replacement, repair or maintenance of aquatic vessels shall be paid as required, in accordance with the Building, Mechanical, Electrical, Plumbing, Energy Conservation, or other applicable code.

105.6.3 Fee refunds. The Building Commissioner is authorized to establish a refund policy.

(SECTION 107 VIOLATIONS)

107.4 Violation penalties. Any person who shall violate a provision of this Code, or who shall fail to comply with any of the requirements thereof, or who shall erect, move, construct, alter, remove, demolish or repair an aquatic vessel in a manner that is not in compliance with an approved plan or directive of the Building Official, or of a permit issued under the provisions of this Code, or who shall start any work requiring a permit without first obtaining the permit therefore, or who shall continue any work in or about a structure after having been served a stop-work order, except such work as that person has been directed to perform to remove a violation or unsafe condition; or any owner or tenant of a building or premises, or any other person, who takes part or assists in any violation of this Code or who has charge of any building, premises, or part thereof in which such violation shall exist, shall upon conviction thereof be subject to the penalties provided in Section 100.190 of the University City Municipal Code. Each day that a violation continues after a notice is served shall be deemed a separate offense.

107.5 Stop work orders. Upon notice from the Code Official that work is being done contrary to the provisions of this Code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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 guilty of an ordinance violation, punishable as provided in Section 100.190 of the University City Municipal Code.

(SECTION 108 MEANS OF APPEAL)

108.1 Application for appeal. University City Building Code Section 113 shall be applicable for all appeals involving this Code.

108.2 Membership of board. Delete in its entirety.

108.2.1 Qualifications. Delete in its entirety.

108.2.2 Alternate members. Delete in its entirety.

108.2.3 Chairman. Delete in its entirety.

108.2.4 Disqualification of a member. Delete in its entirety.

108.2.5 Secretary. Delete in its entirety.

108.2.6 Compensation of members. Delete in its entirety.

108.3 Notice of meeting. Delete in its entirety.

108.4 Open hearing. Delete in its entirety.

108.4.1 Procedure. Delete in its entirety.

108.5 Postponed hearing. Delete in its entirety.

108.6 Board decision. Delete in its entirety.

108.6.1 Resolution. Delete in its entirety.

108.6.2 Administration. Delete in its entirety.

108.7 Court review. Delete in its entirety.

(CHAPTER 3 GENERAL COMPLIANCE)

(SECTION 305 BARRIER REQUIREMENTS)

305.1 General. The provisions of this section shall apply to the design of barriers for aquatic vessels. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such vessels. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices.

Exceptions: Spas and hot tubs with a lockable safety cover that complies with ASTM F 1346.

305.2.4 Mesh restraining barrier / fence. Delete in its entirety.

305.3 Gates. Access gates shall comply with the requirements of Sections 305.3.1 through 305.3.3 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the vessel, shall be no more than 40 inches wide, shall be self-closing and have a self-latching device.

305.3.4 Non-pedestrian gates prohibited. Gates not intended for pedestrian use in all R-2 and R-3 occupancies shall be prohibited.

(SECTION 310 SUCTION ENTRAPMENT AVOIDANCE)

310.1 General. Suction entrapment avoidance for aquatic vessels shall be provided in accordance with APSP 7.

Section 10. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty heretofore incurred by the violation of Chapter 500 "Building and Construction", Articles I, II, III, IV, V, VI, VII, VIII and VIIIA of the University City Municipal Code, nor bar the prosecution for any such violation.

Section 11. Any person, firm or corporation violating any of the provisions of this ordinance, shall upon conviction thereof, be subject to the penalty provided in Chapter 1, Article IV, Section 100.190 of the University City Municipal Code.

Section 12. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 25th day of January, 2021.



MAYOR

ATTEST:



CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY

