

**AN ORDINANCE REPEALING SECTIONS 500.010, 500.020, 500.021, 500.022, 500.023, 500.024, 500.030 OF THE CODE OF ORDINANCES OF THE CITY OF FRONTENAC, MISSOURI, RELATING TO THE FRONTENAC BUILDING CODE AND HOUSING CODE AND ESTABLISHING NEW SECTIONS 500.010, 500.020, 500.021, 500.022, 500.023, 500.024, 500.025, 500.026, 500.027, 500.028 AND 500.030 RELATING TO THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE AND INTERNATIONAL PROPERTY MAINTENANCE CODE.**

**WHEREAS**, the International Code Council as the regulating agency of building codes has published the "International Building Code 2015; and

**WHEREAS**, the Mayor and Board of Aldermen believe that regulating and governing the construction, alteration, additions, conditions and maintenance of all property, buildings and structures is necessary for the public health, safety and welfare of the City of Frontenac and that providing the standards for supplied utilities and facilities and other physical things and conditions is essential to ensure that structures and properties are safe, sanitary and fit for occupancy and use, and that property maintenance is essential to keep a clean and maintained environment for the community; and

**WHEREAS**, the Mayor and Board of Aldermen desire to have all structures, buildings and properties maintained to the highest standards providing a safe and maintained environment to the residents and visitors of the community; and

**WHEREAS**, the activities described do not create additional financial burden to the City most of which are paid from application and review fees.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FRONTENAC, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**SECTION ONE.**

Sections 500.010, 500.020, 500.021, 500.022, 500.023, 500.024 and 500.030 of Title V of the City of Frontenac, Missouri, Code of Ordinances, relating to building and maintenance codes, is hereby repealed and replaced with the attached Sections 500.010, 500.020, 500.021, 500.022, 500.023, 500.024, 500.025, 500.026, 500.027, 500.028 and 500.030.

**CHAPTER 500 ADOPTION OF CONSTRUCTION AND PROPERTY MAINTENANCE CODES**

**ARTICLE I. BUILDING CODE**

**SECTION 500.010: ADOPTION OF INTERNATIONAL BUILDING CODE:**

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Frontenac, being marked and designated as "The International Building Code 2015", as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Frontenac in the State of Missouri for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Building Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article with the additions, insertions, deletions and changes, if any, prescribed in Section 500.020 of this Article.

**SECTION 500.020 AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, 2015:**

The International Building Code, 2015 is amended by additions, deletions and changes including the changing of Chapters, Sections, Subsections and the addition of new Subsections and so that such amendments read as follows:

Section 101.1 **TITLE:**

The regulations contained herein shall be known as the Building Code of the City of Frontenac, Missouri, hereinafter referred to as "this code."

Sections 101.2 and 101.3 shall remain as written in the code.

#### Section 101.4 **Referenced Codes:**

The other codes listed in sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference, except as amended herein.

#### Section 101.4.1 **Electrical:**

The provisions of the St. Louis County adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

#### Section 101.4.2 **Gas:**

The provisions of the St. Louis County adopted Fuel Gas Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

#### 101.4.3 **Mechanical:**

The provisions of the St. Louis County adopted Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators and other energy-related systems.

#### 101.4.4 **Plumbing:**

The provisions of the St. Louis County adopted plumbing codes shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. All references to the International Plumbing Code shall mean the St. Louis County Plumbing Code.

Sections 101.5 through 101.7 shall remain unchanged from the code text.

## Section 102 **APPLICABILITY**

Sections 102.1 through 102.6 shall remain unchanged from code text.

### 102.7 **COMPLIANCE WITH APPLICABLE CODES:**

In addition to compliance with the terms of this code, construction, alteration or repair of any building, structure or improvements shall comply with the Code of Ordinances of the City of Frontenac, including all applicable provisions of the Building Code of the City of Frontenac. In the event of any conflict between the provisions of this Article and other requirements of the City of Frontenac with respect to the construction, alteration or repair of any building, structure or improvements, the most restrictive requirement shall govern.

## Section 103 **Building Department**

### 103.1 **Creation of Enforcement Agency:**

The Frontenac Building Department is hereby created and the official in charge thereof shall be the Building Commissioner and Zoning Administrator. For purposes of this code the Building Commissioner and Zoning Administrator shall be referred to as the Building Official.

### 103.2 **Appointment:**

The Building Official shall be appointed by the Frontenac City Administrator in accordance with the Municipal Code of Frontenac.

### 103.3 **Deputies:**

In accordance with the Municipal Code of Frontenac the Building Official shall have the authority to appoint inspectors, plans examiners, related technical staff and other employees. Such employees shall have powers as delegated by the Building Official.

## **Section 104: Duties and Powers of the Building Official:**

Section 104.1 through 104.6 shall remain unchanged from the code text.

#### **104.7 Department Records:**

The Building Official shall keep official records of the applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records of the City of Frontenac for the period delineated by Missouri State Statutes for record retention. All fees collected shall be paid to the general revenue. The Building Official shall make a written monthly report to the Board of Aldermen showing the number of permits issued and the amounts collected.

Sections 104.8 and 104.9 shall remain unchanged from the code text.

**104.10 Modifications.** Where there are practical difficulties involved in carrying out the provisions of this code, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or the owner's authorized agent, provided that the Building Official shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

**104.10.1 Flood Hazard Areas:** The requirements of Chapter 415, Flood Damage Prevention, of the Municipal Code of Frontenac govern modifications for any construction within a Flood Hazard Area.

#### **105.1 PERMIT REQUIRED:**

No construction, alteration or repair of any building, structure or improvements in the City of Frontenac shall be undertaken unless and until a permit has been issued from the Building Official authorizing the work to be performed, which permit shall be valid for a period of one hundred eighty (180) days from the date of issuance however the Building Official may issue a permit for less than or more than this time period depending on the nature of the work but such permit shall be for no more than one year and no construction, alteration or repair of any building, structure or improvements shall take place unless and until such permit has been issued (and such construction, alteration or repair may continue only so long as such permit shall remain outstanding and effective). For the purpose of this section building, structure or improvement shall include dwellings, buildings or other

structures including a roof supported by wall or columns, garages, sheds, driveways, sidewalks, patios, pools, decks, retaining walls, fences or other structures or similar improvements to any property.

### **105.2 Work Exempt from Permit:**

Exceptions from permit requirements of this code shall not be deemed to grant authorizations from any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

#### **Building:**

1. Any one story detached tool or storage shed or playhouse provided that the floor area does not exceed 50 square feet.
2. Any swings and other playground equipment located in a rear yard and accessory for detached one and two family dwellings.
3. Any window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support for Group R-3 and U occupancies and single family accessory structure.
4. Any retaining wall or tie wall accessory to a single-family dwelling provided the height measured from the bottom of the footing to the top of the wall at any point does not exceed three (3) feet.
5. Any movable cases, counters and partitions entertainment units, cabinets, shelving, countertops, painting, re-flooring, tiling, papering, carpeting and similar finish work. Except any commercial properties for which racks, cases or storage shelving over 5 feet 9 inches in height shall require a permit.
6. Temporary motion picture, television and theatre stage sets and scenery.

**Electrical, Gas, Mechanical and Plumbing:** Work that is exempt as identified in St. Louis County Ordinances for electrical, gas, mechanical and plumbing work.

#### **105.2.1 Emergency Repairs:**

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official or applicable St. Louis County Official.

### **105.2.2 Repairs:**

Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connections of approved portable electrical equipment to approved permanently installed receptacles in accordance with the listing of said equipment. Such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting away of any structural member or support, or the removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements or other work affecting public health or general safety. Electrical, mechanical, gas and plumbing repairs shall be governed by the St. Louis County ordinances related to such work.

105.2.3 Remains unchanged from the code text.

### **105.3 APPLICATION FOR A PERMIT:**

Before the Building Official shall issue a permit under this section, the person or entity desiring to effect such construction, alteration or repair of any building, structure or improvements shall make application in writing accompanied by the written consent of the owner of the property, if not the applicant, and by the written consent of the subdivision trustees, if the property is in a subdivision and consent is applicable and required. The application shall also set out the location and methods of the proposed work, and identify the estimated cost of the work. The application shall demonstrate that the applicant has made satisfactory provision, in the discretion of the Building Official, to meet all applicable provisions of the Building Code of the City of Frontenac and the application shall be accompanied by plans, specifications, surveys, site plans and any other submissions as required in the discretion of the Building Official or as required by other provisions of the Code of Ordinances of the City of Frontenac.

105.3.1 Remains unchanged from code text.

105.3.2 Remains unchanged from Code text.

### **105.3.3 CONSTRUCTION ESCROW OR BOND PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- A. Every contractor using public or private streets in the City in connection with the construction, alteration or repair of any building, structure or improvements in the City of Frontenac

shall, in addition to any permit fees or other deposits, deposit with the City cash in escrow, letter of credit or a surety bond in the amount of five thousand dollars (\$5,000.00) to assure timely completion of the construction, alteration or repair, to secure against damage to City streets, whether public or private, and to assure the removal, in a manner satisfactory to the Building Official, of any and all debris connected with the construction, alteration or repair of such building, structure or improvements in the City.

- B. If cash is posted, it shall be deposited with the City and held by the City in a bank account or the Finance Officer may otherwise determine, without interest. If a surety bond or letter of credit is posted in lieu of cash, it shall be filed with the Building Department on forms prescribed by the Building Official to secure against all damage and assure the removal of all debris as set forth above. Such bond or letter of credit shall run to the benefit of the City, shall provide for the guarantee of performance of the obligations under this Section of the contractor making such deposit and shall have such sureties as are satisfactory to the Building Official.
- C: The deposit required under Subsections (A) and (B) of this Section shall be placed with the City prior to, and as a condition of, the issuance of any building permit under this Article. The deposit shall be accompanied by a written agreement of the contractor making such deposit under this Section, on forms prescribed by the Building Official, authorizing the City to draw on the proceeds of any bond or letter of credit and to use any cash or proceeds to satisfy the costs of repairing damage or removing debris as set forth above, with any excess costs beyond the amount of such cash or proceeds to be paid to the City by the contractor. Any effort to collect on the deposit pursuant to this Section may be made only by the City of Frontenac and may not be made by any property owner otherwise injured or damaged as a result of a violation of this Section.
- D. The requirements of this Section shall not apply to:
  - 1. Permits for interior remodeling when the cost of such construction is less than twenty thousand (\$20,000), or
  - 2. Permits issued for the installation of fences.



#### **105.3.4 SUBDIVISION TRUSTEE REVIEW:**

Any plans submitted to the Building Official for permit shall bear the original signature; printed name and date of signature from a minimum of two (2) trustees of the respective subdivision (if applicable) and either certify compliance with the subdivision's restrictions or indentures or demonstrate the trustees' disapproval of such plans for failing to comply with the subdivision's restrictions or indentures. Provided however, that if the subdivision does not have a sufficient number of trustees to secure the signatures of two (2) trustees at the time an application for permit is made, the plans submitted for permit shall bear the original signature, printed name and date of signatures of the Architectural Review Board designating either approval or rejection of the plans. Provided further, that if the applicant demonstrates to the satisfaction of the City that the plans submitted for permit were submitted to the subdivision trustees for approval and such trustees failed and/or refused to act upon such submission either by accepting such plans or rejecting them within thirty (30) business days of submission, the plans shall be submitted to the Architectural Review Board and his/her signatures, printed name and date of signature on such plans shall satisfy the requirements of this Subsection. The trustees' rejection of such plans evidenced by their signatures shall not constitute a failure or refusal to act on such plans as set forth herein. The City does not assume the enforcement of any restrictions placed upon such plans by subdivision trustees.

#### **105.3.5 PERMITTED CONSTRUCTION TO PROCEED DILEGENTLY TO COMPLETION:**

- A. All construction, alteration or repair authorized by building permit issued by the City pursuant to this code shall, from the date of its issuance, be undertaken and performed in a diligent and expeditious manner to completion, subject only to delay directly resulting from a force majeure event.
- B. No building, structure or improvements authorized by building permit issued by the City shall stand with its exterior or exterior components in an unfinished condition for longer than one hundred eighty (180) days after commencement of construction, alteration or repair, provided that upon written request from the applicant for the building permit demonstrating, to the satisfaction of the Building Official, excuse for delay by reason of force majeure event, the Building Official may extend the

required completion date, with a corresponding extension of the validity of the building permit issued pursuant to this code.

- C. The obligations imposed by Subsection (A) of this Section shall be the joint and several obligations of both the building permit applicant and, if the applicant is not the owner, the owner of the property for which the permit is issued.

#### 105.3.6 **BUILDING PERMITS FOR UTILITIES:**

All other provisions of this code notwithstanding, no construction, alteration or repair of any building, structure or improvements in the City by or for the purposes of a public utility shall be commenced or undertaken unless and until an application for a permit therefore has been made to the Board of Aldermen and such permit has been approved by the Board of Aldermen and issued.

105.4 Remains unchanged from code text.

105.5 **EXPIRATION:** Suspension of Permit: Any permit issued shall become invalid if the authorized work is not completed within six (6) months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of sixty (60) days after the time of commencing the work. The Building Official may extend the permit expiration date, upon a written request by the permit applicant, for a period not to exceed ninety (90) days only if it has been determined by the Building Official that completion of the project has been diligently pursued and the extension fees as identified in the Frontenac fee schedule have been paid.

105.6 and 105.7 Remains unchanged from the code text.

105.8 **ADDITIONAL APPROVAL REQUIREMENTS:** Prior to issuing any permit, approvals shall be obtained from the following departments when applicable: the St. Louis County Department of Highways and Traffic, the St. Louis County Department of Health, St. Louis County Department of Public Works, Metropolitan St. Louis Sewer District and other applicable agencies. Missouri State Highway Department approval must be submitted when property developed fronts on a State right-of-way.

107.1 **SUBMITTAL OF DOCUMENTS:** Construction documents, statements of special inspections and other data shall be submitted in two sets with each permit application. The construction documents

shall be prepared by the appropriate Missouri registered design professional. Where special conditions exist the Building Official is authorized to require additional construction documents to be prepared by a Missouri registered design professional. The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by the registered design professional in accordance with this code. All plans and specifications shall also be submitted on one copy of electronic media.

**EXCEPTION:**

1. Plan documents for miscellaneous structures related to residential properties such as carports, garages, sheds or other similar structures are not required, unless the Building Official determines that plans, specifications or detailed drawings submitted are insufficient to perform a proper plan review to meet the requirements of this Code.

**107.3 EXAMINATION OF DOCUMENTS:**

The Building Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws and ordinances.

**107.3.1 APPROVAL OF CONSTRUCTION DOCUMENTS:**

When the Building Official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of the construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative.

**107.3.1.1 BUILDING APPLICATIONS -- SUBMITTED TO ARCHITECTURAL REVIEW BOARD:**

Every application for a building permit for a building, accessory building or accessory structure, except for alterations and repairs not affecting the outward appearance of a building, shall be submitted to the Architectural Review Board in accordance with Chapter 505 of the Municipal Code of Frontenac before being approved by the Building Official, such submittal to be accompanied by duplicate copies of:

1. A general sketch or site plan (such sketch or plan to show the area within two (2) lots in either direction from the lot on which the building permit is being sought hereunder in the case of any residential building permit application, or such sketch or plan to show the area within five hundred (500) feet of the subject property in the case of any non-residential building permit application),
2. A landscaping plan (for the subject property only), and
3. Building plans, elevations, detail drawings and specifications showing the nature, shape, size, square footage, height, elevations, materials, location and configuration of the building or structure for which the building permit is being sought (for the subject property only). The plans and other documentation herein so required for review by the Architectural Review Board are in addition to and not in lieu of such plans and other documentation as may be required for submission to the Building Official by the provisions of applicable ordinances of the City.

Sections 107.3.2 through 107.5 shall remain unchanged from the code text.

## **SECTION 109: FEES**

### 109.1 Payment of Fees:

A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fees, if any, has been paid.

### 109.2 Schedule of Permit Fees:

Before any permit is issued under this Article, there shall be paid to the City a fee pursuant to Section 500.031 of the Code of Ordinances of the City of Frontenac.

### 109.3 Remains unchanged from code text.

### 109.4 **WORK COMMENCING PRIOR TO ISSUANCE OF A PERMIT:**

Where any work for which a permit is required by this Code is started, or proceeded with, prior to obtaining said permit, the total normal fees applicable and as computed as described in Section 500.050 shall be doubled, but the payment of said double fees shall not relieve any person(s) from fully complying with the requirements of this Code, nor from any other penalties prescribed herein.

Sections 109.5 and 109.6 remain unchanged from the code text.

Section 110 **INSPECTIONS:** Section 110 as written in the code is heretofore deleted and replaced with the following:

#### 110.1 **GENERAL:**

Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection. Neither the Building Official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

#### 110.2 **PRELIMINARY INSPECTION:**

Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

#### 110.3 **REQUIRED INSPECTIONS:**

The Building Official or his/her designee, upon notification, shall make inspections set forth in sections 110.3.1 through 110.3.

##### 110.3.1 Footing and Foundation:

Footing and foundation inspections shall be made after excavation before footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job,

except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job.

#### 110.3.2 Pier inspection:

A pier inspection shall be made where special foundations are required such as drilled and poured-in-place concrete piers, caissons and driven piles of all types. Additional inspections will be made when the Building Official determines that the size of the job warrants it. Reinforcing material required in the above cases shall be placed to allow adequate inspections.

#### 110.3.3 Concrete slab and under-floor inspection:

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

#### 110.3.4 Lowest Floor Elevation:

In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the Building Official. Compliance to chapter 415, Flood Damage Prevention of the Frontenac Municipal Code is required.

#### 110.3.5 Framing or rough-in inspection:

A framing or rough-in inspection shall be made after all framing, masonry walls, or fireplace vents and chimneys are completed, including the roof structure, firestopping, wall bracing, sheathing, heating and cooling ductwork, or other appurtenances and accessories which may be concealed, and after plumbing, electrical and mechanical rough-inspections have been approved by the jurisdiction having authority. No mechanical, electrical or plumbing systems, which are to be concealed, shall be covered before this inspection has been made and approved by the Building Official.

#### 110.3.6 Lath and gypsum inspection:

Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any

plastering is applied or gypsum board joints and fasteners are taped and finished. Gypsum board or plastered walls that are a part of a fire rated assembly shall have each layer inspected prior to installation of the next layer including the installation of hat channels and similar supporting systems.

#### 110.3.7 Energy Efficiency Inspections:

Inspections shall be made to determine compliance with chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water heating equipment efficiency.

#### 110.3.8 Other Inspections:

In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the City of Frontenac.

#### 110.3.9 Special Inspections: For special inspections, see Chapter 17.

#### 110.3.10 Final Inspection:

A final building inspection shall be made after the prior inspections required have been completed and the final mechanical, plumbing and electrical inspections have been made and approved and all work related to the building permit has been completed.

Sections 110.4 through 110.6 shall remain unchanged from the code text.

### Section 111 **CERTIFICATE OF OCCUPANCY:**

111.1 through 111.3 shall remain unchanged from the code text.

111.4 Revocation of Certificate of Occupancy: The certificate of occupancy shall always be subject to this Code and other laws enforced by the Building Official. Non-compliance with the regulations of this Code and other laws enforced by the Building Official shall be deemed a violation subject to the penalties set forth herein, and in addition the Building Official shall be empowered to revoke the certificate of occupancy, issued for the structure in question, until such time as the violations are corrected and in compliance with this Code

and other laws enforced by the Building Official. All costs involved in this procedure shall be assessed against the owner and create a lien against the subject property, which is in violation of the Code. The Building Official may also revoke an occupancy permit if it is deemed to have been issued in error or on the basis of incorrect information provided to the City. The issuance of a certificate of occupancy shall not relieve the owner or tenant from compliance with all regulations of this Code and other laws enforced by the Building Official.

**Section 113 MEANS OF APPEAL:**

Delete in its entirety and where referenced by this code, except in the case of an appeal to the Architectural Review Board's decision for which such appeal shall be in accordance with chapter 505 of the Municipal Code of Frontenac.

**Section 114 VIOLATIONS:**

114.1 Through 114.3 shall remain unchanged from the code text.

**114.4 Violation Penalties:**

Any person, firm or corporation who shall violate any provision of this Code, or who shall fail to comply with any of the requirements thereof, or who shall occupy, erect, construct, alter or repair a structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, or shall start any work requiring a permit without first obtaining a permit therefore, and who shall continue any work in or about a structure after having been served a stop work order, except for such work which that person, firm or corporation has been directed to perform to remove a violation or unsafe conditions, or any owner or tenant of a structure or premises or any other person who commits, takes part or assists in any violation of this Code or who maintains any structure or premises in which such violation shall exist shall be guilty of an ordinance violation, punishable by a fine of not less than one hundred dollars (\$100.00) and not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**114.5 Unlawful Continuance:**



Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable of a fine not less than one hundred dollars (\$100.00) or more than one thousand dollars (\$1,000.00).

**CHAPTER 2 DEFINITIONS:** The following definitions are added to the existing definitions contained in the code.

Water Flow Tests: see section 903.6

Water Flow Safety Factor: see section 903.7

**Chapter 9 FIRE PROTECTION SYSTEMS:** Chapter 9 shall be as written in the code text with the following additions:

903.6 Water Flow Tests:

Water flow tests for fire sprinkler systems shall be conducted between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday.

903.7 Water Flow Safety Factor:

A safety factor shall be applied to all flow tests for fire sprinkler systems. A parallel curve shall be drawn to the actual flow test curve that has been reduced by ten (10) psi of the static pressure. A sprinkler system design shall not exceed the ten (10) psi curve.

**CHAPTER 16: STRUCTURAL DESIGN:** The requirements of chapter 16 shall be as written in the code with the following inclusions:

1612.3 Establishment of Flood Hazard Areas:

To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Frontenac, Missouri, dated February 4, 2015, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

#### 1613.5 Mapped Acceleration Parameters:

The mapped spectra acceleration for short periods  $S_s$  shall have an interpolated value of .48 and for spectra acceleration for 1 second  $S_1$  shall be interpolated value of .18 for the City of Frontenac.

**CHAPTER 17 SPECIAL INSPECTIONS:** The requirements of chapter 17 shall remain as written in the code with the following exception:

#### 1705.16 Exterior Insulation Finish System (EIFS):

Special inspections shall be required for all exterior insulation finish systems and shall be installed in accordance with the manufacturer's recommendation. The inspection shall be made of the substrate prior to installation, installation of the foam plastic, installation of the mesh, base coat and finish coat.

**CHAPTER 18: SOILS AND FOUNDATION:** The requirements of chapter 18 shall remain as written in the code with the following exceptions:

#### 1805.5 Surface and subsurface runoff:

Surface and subsurface runoff not directly connected to the utility stormwater piping system shall not discharge closer than 10 feet from the property nor create a nuisance to the neighboring properties and said discharge shall require the approval of the Building Official. The Building Official may require design information to show that the runoff will not have an adverse affect on the neighboring property and will not increase the existing runoff.

#### 1809.5 Frost Protection:

Except where otherwise protected from frost, foundation walls, footing, piers, and other permanent supports of buildings structures shall be protected by one or more of the following methods:

1. Extend below the frost line of 30 inches.
2. Erected on solid rock. Shallow foundations shall not bear on frozen soil.

**CHAPTER 21 MASONRY:** The requirements contained in this chapter shall be as written in the code with the following exception:

#### 2103.1.1 Second-hand units:

Second-hand (used) units shall not be reused except for non-structural applications such as veneer, in-fill and patching. However said units must conform to the requirements for new units in such applications and all old mortar must be removed from the units prior to installation and must be free of defects.

### **CHAPTER 29 PLUMBING SYSTEMS:**

#### 2901.1 Scope:

The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and stormwater and sewage disposal in buildings, shall comply with the requirements of the Plumbing Code, adopted in Section 101.4.4.

Sections 2901.2 through 2902.5 shall be deleted in its entirety.

### **CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION**

**3303 DEMOLITION:** The requirements of section 3303 shall remain as written in the code except as modified herein:

#### 3303.1 Construction Documents:

Construction documents and a schedule of demolition must be submitted when required by the Building Official. Where such information is required no work shall be done until such construction documents or schedule, or both, are approved. The applicant for permit shall demonstrate that satisfactory provisions have been made, in the discretion of the Building Official, for the following:

1. That all material, debris or parts of the wrecked structure be stored or removed in a manner so as not to create a fire or safety hazard;
2. That all material, debris or parts of the wrecked structure be stored or removed in a manner so as not to create a public nuisance or a harbor for animal and insect infestation;
3. That after any such building or structure has been demolished, razed, wrecked or removed, all ground openings, excavations or extrusions shall be filled or graded in compliance with relevant

provisions of the current adopted building and property codes of the City of Frontenac in order to eliminate or reduce, to the fullest extent practicable, the hazards of falling or tripping;

4. That all accumulations of rubbish or debris or other unsafe or hazardous conditions, including broken glass, timber products and nails, shall be removed expeditiously; and
5. Compliance with the Tree Preservation Regulations of the City of Frontenac, chapter 425 of the Municipal Code of Frontenac and the Stormwater Regulations, Chapter 506 of the Municipal Code of Frontenac; and
6. That complete restoration of the site including the planting of grass seed or sodding shall occur within thirty (30) days of the completion of the demolition of the structure or building unless, within such thirty (30) days, a building permit for the construction of a new structure or building on the same site has been obtained from the Building Commissioner and construction commenced.

#### 3303.6 Utility Connections:

Service utility connections shall be disconnected by the applicable utility and capped, if applicable, in accordance with approved rules and regulations of the authority having jurisdiction. Verification that utilities have been properly disconnected shall be in writing from the utility and a copy of said documentation shall be submitted with the demolition permit application.

#### 3303.8 St. Louis County Health Department Approval:

Prior to issuance of a demolition permit the applicant shall submit a copy of the approval for demolition from the St. Louis County Health Department.

#### 3303.9 Site Restoration Plan:

A site restoration plan shall be submitted to the Building Official that must show in detail how the lot is to be restored, including removal of all debris, returning the site elevations to the original contour levels,

sodding of bare dirt, stormwater and siltation controls, and the planting of trees and other landscape materials. Site restoration plans must include a completion date of no longer than thirty (30) days from issuance of a demolition permit. The Building Official may grant an extension of time, not to exceed thirty (30) days, based on inclement weather or some other undue hardship on the applicant, provided such hardship is not self imposed.

#### 3303.10 Bond or Escrow:

Prior to issuance of a demolition permit the applicant shall furnish the City with a fifteen hundred (1,500) dollar cash escrow or bond suitable to the City guaranteeing that the demolition will be completed and the site will be properly restored in accordance with this code in the allowed time period. The Building Official may require a higher amount of money if it is determined that a greater amount is required for clearing debris, hauling away debris, and restoring the site to the original elevation and seeding or sodding the area and providing appropriate erosion control.

#### 3303.11 Emergency Situations:

If the building or structure is so damaged or deteriorated that there is imminent danger to public safety the demolition may proceed immediately without first obtaining a permit if all utilities have been disconnected and verified by the property owner. However, a permit must be obtained within three days of said demolition. Emergency demolition does not relieve the property owner from adhering to the requirements of this section.

### **3307 PROTECTION OF ADJOINING PROPERTIES:**

#### 3307.1 Protection Required:

Adjoining public and private property shall be protected from damage during construction, remodeling, and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of the adjoining buildings and properties advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notice shall be delivered not less than ten days prior to the scheduled starting date of the excavation.

The notice shall include a request for a license or easement, if necessary, to enter any affected lot, building or structure prior to the commencement of work and at reasonable intervals during the work to inspect and preserve the lot, building or structure from damage. If the owner of said lot or property refuses to issue a license then the applicant shall give notification in writing to the owner and the Building Official that the responsibility is that of the property owner.

#### 3307.2 Street Cleaning:

Mud and debris on streets caused either directly or indirectly by construction or demolition shall be removed. This maintenance must be performed at all times during construction and demolition. The responsibility for ensuring that the streets leading to and from the construction site are kept clean will be with owner of said property and the contractor thereof. Failure to comply with this Section will result in a violation subject to the penalties specified in Section 114 or being served with a stop work order per Section 115 or both.

3307.3 Approved siltation control shall be established to prevent silt from entering neighboring property.

**APPENDIX A EMPLOYEE QUALIFICATIONS:** Appendix A is not adopted by the City of Frontenac.

**APPENDIX B BOARD OF APPEALS:** Appendix B is not adopted by the City of Frontenac.

**APPENDIX C GROUP U - AGRICULTURAL BUILDINGS:** Appendix C is not adopted by the City of Frontenac.

**APPENDIX D FIRE DISTRICTS:** Appendix D is not adopted by the City of Frontenac.

**APPENDIX E SUPPLEMENTARY ACCESSIBLITLY REQUIREMENTS:** Appendix E shall be adopted as written in the code.

**APPENDIX F RODENT PROOFING:** Appendix F shall be adopted by the City of Frontenac as written in the code.

**APPENDIX G FLOOD REISISTANT CONSTRUCTION:** Appendix G is not adopted by the City of Frontenac. The cities flood damage prevention ordinance shall regulate flood resistant construction.

**APPENDIX H SIGNS:** Appendix H is not adopted by the City of Frontenac. The Frontenac sign ordinance shall regulate the design and regulations for signs.

**APPENDIX I PATIO COVERS:** Appendix I is not adopted by the City of Frontenac.

**APPENDIX J GRADING:** Appendix J is not adopted by the City of Frontenac. The stormwater regulations (Chapter 506 of the Municipal Code of Frontenac) provisions and flood damage prevention requirements (Chapter 415 of the Municipal Code of Frontenac) of the City shall govern.

**APPENDIX K ELECTRICAL:** Appendix H is not adopted by the City of Frontenac. The electrical code as identified in section 101.4.1 of this code shall govern.

**APPENDIX L EARTHQUAKE RECORDING INSTRUMENTATION:** Appendix L is not adopted by the City of Frontenac.

**APPENDIX M TSUNAMI-GENERATED FLOOD HAZARDS:** Appendix M is not adopted by the City of Frontenac.

## **CHAPTER 500**

### **ARTICLE II INTERNATIONAL RESIDENTIAL CODE**

#### **500.021 ADOPTION OF THE 2015 INTERNATIONAL RESIDENTIAL CODE**

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Frontenac, being marked and designated as "The International Residential Code 2015", as published by the International Code Council, be and is hereby adopted as the One and Two Family Building Code of the City of Frontenac in the State of Missouri for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Residential Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article with the additions, insertions, deletions and changes, if any, prescribed in Section 500.022 of this Article.

## **500.022 AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE, 2015**

The International Residential Code, 2015 is amended by additions, deletions, and changes including changing of Chapters, Sections, Subsections and addition of new subsections so that such amendments read as follows:

### **SECTION R101 TITLE, SCOPE AND PURPOSE:**

#### **R101.1 TITLE:**

These provisions shall be known as the Residential Code for One and Two Family Dwellings of the City of Frontenac and shall be cited as such and will be referred to herein as "the code."

R101.2 and R101.3 shall remain unchanged from the code text.

#### **R102 APPLICABILITY:**

R102.1, R102.2 and 102.3 shall remain unchanged from the code text.

#### **R102.4 Reference to code and standards:**

The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and referenced codes and standards, the provisions of this code shall apply. In the event that any conflict exists between this code and other requirements of the City of Frontenac ordinances with respect to construction, alterations or repair of any structures or improvements under the jurisdiction of this code, the most restrictive requirement shall govern.

#### **Exceptions:**

1. Where the enforcement of a code provision would violate the conditions of the listing of the equipment of appliance, the conditions of the listing and manufacturer's instructions shall apply.
2. The requirements of the adopted St. Louis County Electrical, Mechanical and Plumbing Code shall apply to related installations. All references to electrical, plumbing or mechanical work or installations shall mean the said work or



installation shall be in accordance with the St. Louis County Electrical, Mechanical and Plumbing enabling ordinances.

R102.5 through R102.7 shall remain unchanged from the code text.

### Section R103 **Building Department**

#### R103.1 **Creation of Enforcement Agency:**

The Frontenac Building Department is hereby created and the official in charge thereof shall be the Building Commissioner and Zoning Administrator. For purposes of this code the Building Commissioner and Zoning Administrator shall be referred to as the Building Official.

#### R103.2 **Appointment:**

The Building Official shall be appointed by the Frontenac City Administrator in accordance with the Municipal Code of Frontenac.

#### R103.3 **Deputies:**

In accordance with the Municipal Code of Frontenac the Building Official shall have the authority to appoint inspectors, plans examiners, related technical staff and other employees. Such employees shall have powers as delegated by the Building Official.

### **Section R104: Duties and Powers of the Building Official:**

Sections R104.1 through R104.6 shall remain unchanged from the code text.

#### R104.7 **Department Records:**

The Building Official shall keep official records of the applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records of the City of Frontenac for the period delineated by Missouri State Statutes for record retention. All fees collected shall be paid to the City and become part of the general revenue. The Building Official shall make a written monthly report to the Board of Aldermen showing the number of permits issued and the amounts paid to the City.

Sections R104.8 through R104.11 shall remain unchanged from the code text.

**R105.1 PERMIT REQUIRED:**

No construction, alteration or repair of any building, structure or improvements in the City of Frontenac shall be undertaken unless and until a permit has been issued from the Building Official authorizing the work to be performed, which permit shall be valid for a period of one hundred eighty (180) days from the date of issuance unless the Building Official determines that the time period should be less or more than 180 days depending on the type of work but in no case shall the permit be valid for more than one year and no construction, alteration or repair of any building, structure or improvements shall take place unless and until such permit has been issued (and such construction, alteration or repair may continue only so long as such permit shall remain outstanding and effective). For the purpose of this section building, structure or improvement shall mean dwellings, buildings or similar structures including a roof supported by walls or columns, garages, sheds, driveways, sidewalks, patios, pools, decks, retaining walls, fences, or other structures or similar improvements to any property.

**R105.2 Work Exempt from Permit:**

Exceptions from permit requirements of this code shall not be deemed to grant authorizations from any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

1. Any one story detached tool or storage shed or playhouse provided that the floor area does not exceed 50 square feet.
2. Any swings and other playground equipment located in a rear yard.
3. Any window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support including awnings on accessory structures.
4. Any retaining wall or tie wall accessory provided the height measured from the bottom of the footing to the top of the wall at any point does not exceed three (3) feet and said wall does not support a surcharge.

5. Any movable cases, counters and partitions entertainment units, cabinets, shelving, countertops, painting, re-flooring, tiling, papering, carpeting and similar finish work.
6. Pre-fabricated swimming pools less than 24 inches in depth.
7. Direct replacement of driveways, private sidewalks and patio slabs.

**ELECTRICAL, GAS, MECHANICAL AND PLUMBING:** Work that is exempt as identified in St. Louis County Ordinances for electrical, gas, mechanical and plumbing work.

**R105.2.1 Emergency Repairs:**

Where equipment replacements and repairs must be performed in an emergency situation, the permit shall be submitted within the next working day to the Building Official or applicable St. Louis County official.

**R105.2.2 Repairs:**

Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connections of approved portable electrical equipment to approved permanently installed receptacles in accordance with the listing of said equipment. Such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting away of any structural member or support, or the removal or change of any required means of egress or rearrangement of parts of a structure or other work affecting public health or general safety. Electrical, mechanical, gas and plumbing repairs shall be governed by the St. Louis County ordinances related to such work.

Sections R105.2.3 shall remain as written in the code.

**R105.3 Application for Permit:** Before the Building Official shall issue a permit under this Section, the person or entity desiring to effect such construction, alteration or repair of any building, structure or improvements shall make application in writing accompanied by the written consent or denial of the subdivision trustees for exterior modifications or additions, if the property is in a subdivision and consent is applicable and required, otherwise written consent of the owner will be required. The application shall also set out the location and methods of the proposed work and identify the estimated cost of the work, which shall include labor and materials. The application shall

demonstrate that the applicant has made satisfactory provision, in the discretion of the Building Official, to meet all applicable provisions of the Residential Building Code of the City of Frontenac and the application shall be accompanied by plans, specifications, surveys, site plans and any other submissions as required in the discretion of the Building Official or as required by other provisions of the Code of Ordinances of the City of Frontenac.

R105.3.1 remains unchanged from code text.

R105.3.1.1 is deleted in its entirety. Note Flood Damage Prevention is regulated by Chapter 415 of the Municipal Code of Frontenac.

R105.3.2 remains unchanged from Code text.

**R105.3.3 CONSTRUCTION ESCROW OR BOND PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- A. Every contractor using public or private streets in the City in connection with the construction, alteration or repair of any residential building, structure or improvements in the City of Frontenac shall, in addition to any permit fees or other deposits, deposit with the City cash in escrow, letter of credit or a surety bond in the amounts listed below for certain types of construction to assure timely completion of the construction, alteration or repair, to secure against damage to City streets, whether public or private, and to assure the removal, in a manner satisfactory to the Building Commissioner, of any and all debris connected with the construction, alteration or repair of such building, structure or improvements in the City.
- B. If cash is posted, it shall be deposited with the City and held by the City in a bank account or as the Finance Officer may otherwise determine, without interest. If a letter of credit or surety bond is posted in lieu of cash, it shall be filed with the City on forms prescribed by the Finance Officer to secure against all damage and assure the removal of all debris as set forth above. Such letter of credit or bond shall run to the benefit of the City, shall provide for the guarantee of performance of the obligations under this Section of the contractor making such deposit and shall have such sureties as are satisfactory to the Finance Officer.

C: The deposit required under Subsection (A), (B) and (D) of this Section shall be placed with the City prior to, and as a condition of, the issuance of any building permit under this Article. The deposit shall be accompanied by a written agreement of the contractor making such deposit under this Section, on forms prescribed by the Finance Officer, authorizing the City to draw on the proceeds of any letter of credit or bond and to use any cash or proceeds to satisfy the costs of repairing damage or removing debris as set forth above, with any excess costs beyond the amount of such cash or proceeds to be paid to the City by the contractor. Any effort to collect on the deposit pursuant to this Section may be made only by the City of Frontenac, and may not be made by any property owner otherwise injured or damaged as a result of a violation of this Section.

D. The security required pursuant to Subsection (A), above, shall be as follows: (i) five thousand dollars (\$5,000.00) for new home construction; (ii) two thousand five hundred dollars (\$2,500.00) for work consisting exclusively of construction or remodeling of pools, garages or room additions, accessory structures and exterior remodeling; and (iii) five hundred dollars (\$500.00) for work consisting exclusively of interior remodeling with a value of ten thousand dollars (\$10,000.00).

E. No bond or escrow will be required for work consisting exclusively of the installation of fencing or interior remodeling with a total construction cost of ten thousand dollars (\$10,000.00 or less).

#### **R105.3.4 SUBDIVISION TRUSTEE REVIEW:**

Any plans submitted to the Building Official for permit shall bear the original signature; printed name and date of signature from a minimum of two (2) trustees of the respective subdivision and either certify compliance with the subdivision's restrictions or indentures or demonstrate the trustees' disapproval of such plans for failing to comply with the subdivision's restrictions or indentures. Provided however, that if the subdivision does not have a sufficient number of trustees to secure the signatures of two (2) trustees at the time an application for permit is made, the plans submitted for permit shall bear the original signature, printed name and date of signature of the Design Review Commissioner designating either approval or rejection of the plans. Provided further, that if the applicant demonstrates to the satisfaction of the City that the plans submitted for permit were

submitted to the subdivision trustees for approval and such trustees failed and/or refused to act upon such submission either by accepting such plans or rejecting them within thirty (30) business days of submission, the plans shall be submitted to the Design Review Commissioner and his/her signature, printed name and date of signature on such plans shall satisfy the requirements of this Subsection. The trustees' rejection of such plans evidenced by their signatures shall not constitute a failure or refusal to act on such plans as set forth herein. The City does not assume the enforcement of any restrictions placed upon such plans by subdivision trustees.

**R105.3.5 PERMITTED CONSTRUCTION TO PROCEED DILEGENTLY TO COMPLETION:**

- A. All construction, alteration or repair authorized by building permit issued by the City pursuant to this code shall, from the date of its issuance, be undertaken and performed in a diligent and expeditious manner to completion, subject only to delay directly resulting from a force majeure event.
- B. No building, structure or improvements authorized by building permit issued by the City shall stand with its exterior or exterior components in an unfinished condition for longer than one hundred eighty (180) days after commencement of construction, alteration or repair, provided that upon written request from the applicant for the building permit demonstrating, to the satisfaction of the Building Official, excuse for delay by reason of force majeure event, the Building Official may extend the required completion date, with a corresponding extension of the validity of the building permit issued pursuant to this code.
- C. The obligations imposed by Subsection (A) of this Section shall be the joint and several obligations of both the building permit applicant and, if the applicant is not the owner, the owner of the property for which the permit is issued.

**R105.3.6 BUILDING PERMITS FOR UTILITIES:**

All other provisions of this code notwithstanding, no construction, alteration or repair of any building, structure or improvements in the City by or for the purposes of a public utility shall be commenced or undertaken unless and until an application for a permit therefore has been made to the Board of Aldermen and such permit has been approved by the Board of Aldermen and issued.

R105.4 remains unchanged from code text.

R105.5 **EXPIRATION:** Suspension of Permit: Any permit issued shall become invalid if the authorized work is not completed within expiration date of the permit, or if the authorized work is suspended or abandoned for a period of sixty (60) days after the time of commencing the work. The Building Official may extend the permit expiration date, upon a written request by the permit applicant, for a period not to exceed ninety (90) days only if it has been determined by the Building Official that completion of the project has been diligently pursued and the extension fees as identified in the Frontenac fee schedule have been paid.

R105.6 and R105.7 remains unchanged from the code text.

R105.8 **RESPONSIBILITY:**

It shall be the duty of every person that performs work for the installation and repair of the building or structure to comply with this code. Every person that performs work on mechanical (including gas piping and equipment), electrical or plumbing systems and related components shall comply with the applicable codes of St. Louis County.

R105.9 remains as written.

R105.10 **ADDITIONAL APPROVAL REQUIREMENTS:** Prior to issuing any permit, approvals shall be obtained from the following departments when applicable: the St. Louis County Department of Highways and Traffic, the St. Louis County Department of Health, Metropolitan St. Louis Sewer District or other applicable agency. Missouri State Highway Department approval must be submitted when property developed fronts on a State right-of-way.

R106.1 **SUBMITTAL OF DOCUMENTS:** Construction documents, statements of special inspections (if required) and other data shall be submitted in two sets with each permit application. The construction documents shall be prepared by the appropriate Missouri registered design professional. Where special conditions exist the Building Official is authorized to require additional construction documents to be prepared by a Missouri registered design professional. The construction documents shall include the name and address of the Missouri registered design professional and shall be signed, sealed and

dated by the Missouri registered design professional in accordance with this code. One copy of construction plans for new single family residential building plans and additions to single family residential buildings shall also be submitted on electronic media.

**Exception:**

Plan permits for miscellaneous structures such as carports, garages, fences, sheds, minor remodeling, basement finishes or other similar structures/work are not required, unless the Building Official determines that plans, specifications or detailed drawings submitted are insufficient to perform a proper plan review to meet the requirements of this Code then the Building Official may require that the plans be prepared, sealed and signed by a Missouri registered design professional.

**R106.1.1 INFORMATION ON CONSTRUCTION DOCUMENTS:**

Construction documents shall be of sufficient clarity to indicate the locations, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the Building Official.

Construction plans for new residential structures and/or additions shall identify the exterior materials used for each elevation of the structure/addition, excluding doors and windows. For each side and rear elevation at least sixty percent (60%) of the exterior shall incorporate the same exterior material primarily used for the front elevation area, excluding doors and windows. For the purpose of this Section, the word "primarily" means the majority of the front elevation, excluding doors and windows. For the purposes of this Subsection, brick and stone shall be considered that same exterior material. Elevation pages of plans for new residential and/or additions shall include calculated total area available for exterior walls, excluding windows and doors, and the area percentage of such exterior materials used for each elevation of the residence excluding windows and doors.

*Exception:*

In the "R-2" Residential Zoning District, the Architectural Review Board (ARB) may consider approval of a variance from the requirement that sixty percent (60%) of the side and rear exterior materials must be consistent with the front elevation exterior materials. The variance



decision by the ARB will consider the architectural quality, material and features of the proposed home, neighboring homes and general architecture within the district.

Garages located within the R-1 zoning district ("One Acre Residence") shall have rear entry garage doors or side entry garage doors as approved by the Architectural Review Board if such side entry garage doors are in context with the overall design of the home and surrounding neighborhood homes. Landscaping approved by the Architectural Review Board should be installed to provide effective year-round screening of side entry garage doors from view of neighboring side and front properties and view from the street.

*Exception:*

The Architectural Review Board may approve front entry garage doors if it is determined that due to a situation such as unusual topography, a narrow lot or an irregular lot, installation of rear or side entry garage doors would create an unwarranted hardship on the property owner.

R106.1.2, R106.1.3 and R106.1.4 shall remain as written in the code.

**R106.3 EXAMINATION OF DOCUMENTS:**

The Building Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws and ordinances.

**R106.3.1 APPROVAL OF CONSTRUCTION DOCUMENTS:**

When the Building Official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of the construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant and shall be kept at the site of work for inspection and shall be open to inspection by the Building Official or a duly authorized representative.

**R106.3.1.1 BUILDING APPLICATIONS -- SUBMITTED TO ARCHITECTURAL REVIEW BOARD:**

Every application for a building permit for a building, accessory building or accessory structure, except for alterations and repairs not affecting the outward appearance of a building, shall be submitted to the Architectural Review Board by the Building Official for review in accordance with Chapter 505 of the Municipal Code of Frontenac before being approved by the Building Official, such submittal to be accompanied by duplicate copies of:

3. A general sketch or site plan (such sketch or plan to show the area within two (2) lots in either direction from the lot on which the building permit is being sought),
4. A landscaping plan (for the subject property only), and
5. Building plans, elevations, detail drawings and specifications showing the nature, shape, size, square footage, height, elevations, materials, location and configuration of the building or structure for which the building permit is being sought (for the subject property only). The plans and other documentation herein so required for review by the Architectural Review Board are in addition to and not in lieu of such plans and other documentation as may be required for submission to the Building Official by the provisions of applicable ordinances of the City

Sections R106.3.2 through R106.5 shall remain unchanged from the code text.

### **SECTION R108: FEES**

#### **R108.1 Payment of Fees:**

A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fees, if any, have been paid.

#### **R108.2 Schedule of Permit Fees:**

Before any permit is issued under this Article, there shall be paid to the City a fee pursuant to Section 500.031 of the Code of Ordinances of the City of Frontenac.

Sections R108.3, R108.4 and R108.5 remain unchanged from code text.

**R108.6 WORK COMMENCING PRIOR TO ISSUANCE OF A PERMIT:**

Where any work for which a permit is required by this Code is started, or proceeded with, prior to obtaining said permit, the total normal fees applicable and as computed as described in Section 500.031 shall be doubled, but the payment of said double fees shall not relieve any person(s) from fully complying with the requirements of this Code, nor from any other penalties prescribed herein.

Section R109 **INSPECTIONS:** Section 109 as written in the code is heretofore deleted and replaced with the following:

**R109.1 GENERAL:**

Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection. Neither the Building Official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

**R109.2 PRELIMINARY INSPECTION:**

Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

**R109.3 REQUIRED INSPECTIONS:**

The Building Official or his/her designee, upon notification, shall make inspections set forth in sections R109.3.1 through R109.3.

**R109.3.1 Footing and Foundation:**

Footing and foundation inspections shall be made after excavation for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job. Due to the characteristics of the soils in the City of Frontenac, a soils investigation by an approved agency is required for all new homes and additions to determine the bearing capacity of the soil and of the type of soil including necessary corrective action to meet the requirements of this code for the proposed structure. A copy of the soils report shall be submitted to the Building Official.

R109.3.1.1 Elevation Certificate: Prior to further construction an elevation and location certificate of the footing verifying compliance to the approved drawings is required to be submitted to the Building Official. Such certificate must be sealed and signed by a Missouri registered engineer or land surveyor.

R109.3.2 Pier inspection:

A pier inspection shall be made where special foundations are required such as drilled and poured-in-place concrete piers, caissons and driven piles of all types. Additional inspections will be made when the Building Official determines that the size of the job warrants it. Reinforcing material required in the above cases shall be placed to allow adequate inspections.

R109.3.3 Concrete slab and under-floor inspection:

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

R109.3.4 Lowest Floor Elevation:

In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in section R-322 shall be submitted to the Building Official. Furthermore, compliance to Chapter 415 of the Frontenac Municipal Code is required.

#### R109.3.5 Framing or rough-in inspection:

A framing or rough-in inspection shall be made after all framing, masonry walls, or fireplace vents and chimneys are completed, including the roof structure, firestopping, wall bracing, sheathing, heating and cooling ductwork, or other appurtenances and accessories which may be concealed, and after plumbing, electrical and mechanical rough-inspections have been approved by the jurisdiction having authority. No mechanical, electrical or plumbing systems, which are to be concealed, shall be covered before this inspection has been made and approved by the Building Official.

#### R109.3.6 Lath and gypsum inspection:

Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished. Gypsum board or plastered walls that are a part of a fire rated assembly shall have each layer inspected prior to installation of the next layer including the installation of hat channels and similar supporting systems.

#### R109.3.7 Energy Efficiency Inspections:

Inspections shall be made to determine compliance with chapter 11 and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value. Efficiency of mechanical, plumbing and electrical systems shall be verified by St. Louis County in accordance with St. Louis County regulations.

#### R109.3.8 Other Inspections:

In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the City of Frontenac.

R109.3.9 Special Inspections: The Building Official may require special inspections for unusual design or complex structural items that may require specialized knowledge or equipment. The property owner will be responsible for hiring the special inspector and the Building Official shall approve the special inspector based on submittal of documentation showing that the special inspector is qualified to

perform the inspection. The cost of the special inspector shall be the responsibility of the property owner.

#### F109.3.10 Final Inspection:

A final building inspection shall be made after the prior inspections required have been completed and the final mechanical, plumbing and electrical inspections have been made and approved and all work related to the building permit has been completed.

#### Section R110 **CERTIFICATE OF OCCUPANCY:**

R110.1 through R110.4 shall remain unchanged from the code text.

R110.5 Revocation of Certificate of Occupancy: The certificate of occupancy shall always be subject to this Code and other laws enforced by the Building Official. Non-compliance with the regulations of this Code and other laws enforced by the Building Official shall be deemed a violation subject to the penalties set forth herein, and in addition the Building Official shall be empowered to revoke the certificate of occupancy, issued for the structure in question, until such time as the violations are corrected and in compliance with this Code and other laws enforced by the Building Official. All costs involved in this procedure shall be assessed against the owner and create a lien against the subject property, in violation of the Code. The issuance of a certificate of occupancy shall not relieve the owner or tenant from compliance with all regulations of this Code and other laws enforced by the Building Official.

#### Section R112 **MEANS OF APPEAL:**

Delete in its entirety and where referenced by this code, except in the case of an appeal to the ARB decision for which such appeal shall be in accordance with chapter 505 of the Municipal Code of Frontenac.

#### Section R113 **VIOLATIONS:**

R113.1 Through R113.3 shall remain unchanged from the code text.

#### R113.4 Violation Penalties:

Any person, firm or corporation who shall violate any provision of this Code, or who shall fail to comply with any of the requirements thereof, or who shall occupy, erect, construct, alter or repair a structure in

violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, or shall start any work requiring a permit without first obtaining a permit therefore, and who shall continue any work in or about a structure after having been served a stop work order, except for such work which that person, firm or corporation has been directed to perform to remove a violation or unsafe conditions, or any owner or tenant of a structure or premises or any other person who commits, takes part or assists in any violation of this Code or who maintains any structure or premises in which such violation shall exist shall be guilty of an ordinance violation, punishable by a fine of not less than one hundred dollars (\$100.00) and not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**R113.5 Unlawful Continuance:**

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable of a fine not less than one hundred dollars (\$100.00) or more than one thousand dollars (\$1,000.00).

**R115 DEMOLITION:**

**R115.1 PERMIT REQUIRED**

Any person or entity desiring to demolish, wreck, raze, dismantle or otherwise destroy any structure or building within the City shall first obtain a permit from the Building Official authorizing the work to be performed, which permit shall be valid for a period of sixty (60) days from the date of issuance and no demolition, wrecking, razing or dismantling shall take place unless and until such permit has been issued.

**R115.2 Application for Permit**

Before the Building Official shall issue a demolition permit under this section, the person or entity desiring to effect such demolition, wrecking, razing or removal of any building or structure shall make application in writing accompanied by the written consent of the owner of the property, if not the applicant, and by the written consent of the

subdivision trustees, if the property is in a subdivision and consent is applicable and required. The application shall also set out the location and methods of the proposed work and state when the same shall be commenced. The application shall demonstrate that the applicant has made satisfactory provision, in the discretion of the Building Commissioner, for the following and that the following shall be conditions to and requirements of issuance of any permit under this section:

1. That all material, debris or parts of the wrecked structure be stored or removed in a manner so as not to create a fire or safety hazard;
2. That all material, debris or parts of the wrecked structure be stored or removed in a manner so as not to create a public nuisance or a harbor for animal and insect infestation;
3. That after any such building or structure has been demolished, razed, wrecked or removed, all ground openings, excavations or extrusions shall be filled or graded in compliance with relevant provisions of the current adopted building and property codes of the City of Frontenac in order to eliminate or reduce, to the fullest extent practicable, the hazards of falling or tripping;
4. That all accumulations of rubbish or debris or other unsafe or hazardous conditions, including broken glass, timber products and nails, shall be removed expeditiously;
5. Compliance with the Tree Preservation Regulations of the City of Frontenac, chapter 425 of the Municipal Code of Frontenac and the Stormwater Regulations, Chapter 506 of the Municipal Code of Frontenac; and
6. That complete restoration of the site including the planting of grass seed or sodding shall occur within thirty (30) days of the completion of the demolition of the structure or building unless, within such thirty (30) days, a building permit for the construction of a new structure or building on the same site has been obtained from the Building Commissioner and construction commenced.



### R-115.3: BOND POSTING PRIOR TO THE ISSUANCE OF DEMOLITION PERMIT:

Any person or entity desiring to demolish, wreck, raze, dismantle or otherwise destroy any structure or building within the City shall be further required to post, for each such permit under this section, a cash escrow, letter of credit or a bond, in a form suitable to the City, in an amount not less than one thousand five hundred dollars (\$1,500.00) or a greater amount, as determined by the Building Official, with such amount sufficient to insure that all clearing, filling, backfilling and removal of debris, returning the site elevations to the original contour levels, seeding and/or sodding of bare dirt, stormwater and siltation controls can be properly completed or installed. Such bond shall be held, without interest, and shall not be released by the City until such restoration is complete or construction of a replacement structure or building has commenced.

### R115.4: PERMIT AND INSPECTION FEES

Before any permit is issued under this section, there shall be paid to the City a permit fee in accordance with the fee schedule in section 500.031.

### R115.5: INSPECTIONS

Inspections under this section shall be made by the Building Commissioner or his designee and a record of each such inspection shall be entered and maintained in the office of the Building Commissioner. The City does require as a minimum a pre-demolition inspection to verify that all siltation fencing and tree preservation fencing is in place and pre-fill inspection to verify that all debris is removed prior to filling the excavation and a final inspection.

### R115.6: EMERGENCY SITUATIONS

The provisions of this section relating to issuance of a permit prior to commencement of any demolition, wrecking, razing or removal of a building or structure shall not apply in case of emergency where public safety or health is endangered and such work may proceed immediately, subject thereafter to compliance with the conditions and requirements of Section 115.2 of this section and followed by application for appropriate permits as soon as practicable after the work is initiated.

## R115.7: RECORDS AND REPORTS

It shall be the duty of the Building Official to keep a full complete record of all permits issued showing the date of issue, party to whom issued, location, and fees collected on account thereof, which fees shall be paid directly to the City.

## R115.8: COMPLIANCE WITH APPLICABLE CODES

In addition to compliance with the terms of this section, demolition, wrecking, razing or removal of any building or structure shall comply with the Code of Ordinances of the City of Frontenac, including all applicable building codes. The Building Official shall deny approval of any demolition, wrecking, razing or removal which does not meet all minimum standards as set forth in the Code of Ordinances of the City of Frontenac.

R202 Definitions: All definitions are as written in the code are unchanged except as modified herein:

Story Above Grade Plane: That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between such floor and the ceiling next above it. A basement shall be considered a story where the finished surface of the floor above the basement is:

1. More than six (6) feet above grade;
2. More than six (6) feet above the finished ground level for more than fifty percent (50%) of the total building perimeter; or
3. More than twelve (12) feet above the finished ground level at any point.

Table R301.2.1 insert the following values for the corresponding design criteria:

Ground Snow Load -	20 Pounds per Square Foot
Wind Speed -	115 Miles per Hour (51)
Seismic Design Criteria -	C
Weathering -	Severe
Frost Line Depth -	30 inches
Termite -	Moderate to Heavy
Winter Design Temperature -	6 Degrees Fahrenheit
Ice Barrier Underlayment -	Yes, Required

Flood Hazard - Chapter 415 Municipal Code of Frontenac  
Air Freezing Index - 1000  
Mean Annual Temperature - 55.2 Degrees Fahrenheit

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

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

1. Where a fire sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119 or UL 263.

2. Where a fire sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119 or UL 263 or alternatively the common wall may consist of two independent listed 1 hour fire assembly walls if approved by the Building Official.

**R302.7 Under-Stair Protection:** The underside of stairs shall be covered with 1/2 inch gypsum board or approved equivalent.

**R302.11 Fire Blocking:** This section shall be as written with the addition of a subparagraph 7 as follow:

7. Mid-height wall fire blocking shall be required on all exterior and interior walls except to finished basement walls against the concrete foundation.

**R302.13 Fire protection of floors.** Floor assemblies that are not required elsewhere in this code to be fire-resistance rated shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane fire taped, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

**Exceptions:**

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies shall be permitted to be unprotected due to mechanical rooms or similar areas where complying with the following:

3.1. The aggregate area of an unprotected floor area does not exceed 100 square feet per area or HVAC zone.

3.2. Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.

4. Areas of the floor assembly that are covered up by HVAC metal plenums, trunk lines and steel structural beams shall be considered protected if the drywall or structural panel stops to within 1 inch of the listed items and the gap is appropriately fire stopped as approved by the Building Official.

5. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

**R303.4 Mechanical ventilation.** Where the air infiltration rate of a dwelling unit is 5 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.

**R303.5.2 Duct Penetrations:** Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum of No. 28 gauge (.378 mm) sheet steel or other approved material and shall not have openings into the garage.

**R309.5 Fire sprinklers.** Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as long as Missouri Revised Statutes 67.281 contains the language for this option rather than being required in accordance with the 2015 IRC. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.

R311 shall remain as written with the following addition:

**R311.9** Exterior doors shall have approved landings, stairways or decks leading from the door. Cattle guards or fencing barricading door are not approved.

**R314 SMOKE ALARMS:**

R314.1 Smoke detection and notification: This section shall remain as written in the code text.

R314.2 Location: This section shall remain as written in the code text with the exception of one adding a paragraph 4 and 5 as follows:

4. A smoke detector shall be required in all furnace rooms.
5. Additional smoke detectors may be required by the code official if it is determined that the additional smoke detectors are necessary for the proper notification of the occupants in case of a fire.

R314.1 Townhouse Automatic Fire Sprinkler Systems: An automatic residential fire sprinkler system shall be installed in townhouses, in accordance with the Missouri Revised Statutes 67.281.

Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing

townhouses that do not have an automatic residential fire sprinkler system.

**R314.1 Design and Installation:** Automatic residential fire sprinkler systems for townhouses shall be designed in accordance with P2904 or NFPA 13D.

**R314.2 One and Two Family Dwellings Automatic Fire Systems:** A builder of a single family dwelling or residence or multi-unit dwellings 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 and equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of the law to the contrary, no purchase 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 by any code, ordinance, rule, regulations, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to purchase fire sprinklers in connection with the purchase of any single family, residence or multi-unit dwelling of four or fewer units.

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

**R314.2.1 Design and Installation:** Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

**R323.1** This section shall remain as written with the following exception:

Exception: A home owner may elect to have a portion of the main dwelling serve as a safe room that does not meet the storm shelter requirements of ICC/NSSA – 500 however the owner must submit to the Building Official in writing that he or she understands that the safe room that is being installed does not meet the recognized standard for storm shelters and that if the property is sold this will be disclosed to the new owner.

## **R602.2 Grade:**

Studs shall be a minimum No. 2 stud grade or better. Utility grade studs are not permitted to be used for wall studs.

## **R602.5 Interior Non-Bearing Walls:**

Interior non-bearing studs shall be permitted to be constructed of 2 inch by 4 inch studs spaced 16 inches on center. Interior non-bearing walls shall be capped with at least a single top plate. Interior non-bearing walls shall be fire blocked in accordance with section R602.2.8. The Building Official may due to unusual design or unusual circumstances approve an alternative method of interior non-bearing wood wall construction.

**R602.6** shall read as written in the code with the following subsection added:

**R602.6.2** Drilling and Notching of top plates, bottom plates and mid-span fireblocking:

Notches and Holes in top plates, bottom plates and mid-span fireblocking shall be properly sealed with fire caulking or other methods as approved by the Building Official.

**R602.7.5** Headers shall be supported on each end with one or more jack studs or with approved framing anchors in accordance with table R602.7 (1) or R602.7 (2). The full-height stud adjacent to each end of the header shall be end nailed to each end of the header with four – 16d nails (3.5 inches x 0.0135 inches). The minimum number of full-height studs at each end of the header shall be 1 for header spans less than 12 feet and 2 for spans 12 feet to 16 feet.

**R905.2.8.2 Valleys:** Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral surfaced roll roofing, complying with ASTM D3909 or ASTM D6380 Class M, shall be

permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with a minimum of No. 15 felt complying with ASTM D 226 Type 1, ASTM D 4869 Type 1 or ASTM D 6757, or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1970 shall be permitted in lieu of the lining material.

**N1101.1 Scope:** This chapter regulates the energy efficiency for the design and construction of buildings regulated by this code.

Any conflicts between the provisions in this chapter and the St. Louis County Mechanical, Electrical and Plumbing energy regulations, the County regulations shall govern for mechanical, electrical and plumbing energy efficiency.

The code text "note" to this section remains as written.

**N1101.13 (R401.2) Compliance:** Projections shall comply with one of the following:

1. Sections N1101.14 through N1104 (as amended)
2. Sections N1105 and the provisions of Sections N1101.14 through N1104 labeled "Mandatory."
3. An energy rating index (ERI) approach in Section N1106.

R1101.14 Certificate (Mandatory) Delete

R1102 Table N1102.1.1 (R402.1.2) is amended as follows:

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>b</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b,e</sup>	CEILING R-VALUE	WOOD FRAM WALL R-VALUE	MASS WALL R-VALUE <sup>f</sup>	FLOOR R-VALUE	BASEMENT <sup>c</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>c</sup> WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	2/3	13	0	0	0
3	0.35	0.55	0.25	38	13	3	19	0	0	5/13
4 except Marine	0.40	0.55	0.4	38	20 or 13 + 5 <sup>h</sup>	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13 + 5 <sup>h</sup> 20 + 5 or 13 + 10 <sup>h</sup>	13/17	30 <sup>g</sup>	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20 + 5 or 13 + 10 <sup>h</sup>	3/4	30 <sup>g</sup>	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20 + 5 or 13 + 10 <sup>h</sup>	19/21	38 <sup>g</sup>	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.



- a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table.
- b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.  
**Exception:** Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge *R*-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.10 and Table N1101.10.
- g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.
- j. Exception: Unfinished basements may have up to a maximum of 20 percent of the total basement wall area exposed above the outside finished grade/ground level as uninsulated concrete foundation wall. The foundation wall area above the outside finished grade/ground level that may be uninsulated is determined by the formula (.2 times the basement wall height of all walls (including insulated exterior frame walls for walkout basement and walls common to both basement and attached garages) time the perimeter of these basement walls). In unfinished areas, the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24 inches below outside finished grade when the grade is above the floor slab elevation.

R1103.1.1 Programmable Thermostats: Delete

R1104 (R404) Lighting Equipment: Delete

## **PART V – MECHANICAL**

### **Chapter 12 – Mechanical Administration**

#### **Section M1201 General:**

##### **M1201.1 Scope:**

The provisions of chapters 12 through 24 are hereby repealed and the St. Louis County Mechanical provisions for One and Two Family Dwellings shall govern.

## **PART VII – PLUMBING**

### **Chapter 25 – Plumbing Administration**

#### **P2501 General:**

##### **P2501.1 Scope:**

The provisions of chapters 25 – 32 are hereby repealed and the St. Louis County Plumbing provisions for One and Two Family Dwellings shall govern.

## **PART VIII – ELECTRICAL**

### **Chapter 33 General Requirements:**

#### **E3301.1 Applicability:**

The provisions of chapters 33 – 42 are hereby repealed and the St. Louis County electrical provisions for One and Two Family Dwellings shall govern.

**APPENDIX K SOUND TRANSMISSION:** Appendix K is hereby adopted by the City of Frontenac.

**APPENDIX O Automatic Vehicular Gates:** Is hereby adopted by the City of Frontenac.

**CHAPTER 500**  
**ARTICLE III INTERNATIONAL PROPERTY MAINTENANCE CODE**

**500.023 ADOPTION OF THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE**

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Frontenac, being marked and designated as "The International Property Maintenance Code 2015", as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Frontenac in the State of Missouri for the regulating and governing of the conditions and maintenance of all property, buildings, and structures to assure that structures are safe, sanitary and fit for occupancy and use and properties are adequately maintained as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby referred to, adopted and made a part hereof as if fully set out in this Article with the additions, insertions, deletions and changes, if any, prescribed in Section 500.024 of this Article.

**500.024 AMENDMENTS TO THE INTERNATIONALS PROPERTY MAINTENANCE CODE, 2015**

The International Property Maintenance Code, 2015 is amended by additions, deletions, and changes including changing Chapters, Sections, Subsections and addition of new subsections so that such amendments read as follows:

**SECTION 101 GENERAL:**

**101.1 TITLE:**

These regulations shall be known as the Property Maintenance code of the City of Frontenac, Missouri, hereinafter referred to as "this code."

Sections 101.2 through 101.4 shall remain unchanged from the code text.

**SECTION 102 APPLICABILITY:**

Sections 102.1 and 102.2 shall remain unchanged from the code text.

Section 102.3 Application of other codes: Repairs, additions, or alterations to a structure, or change of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Residential Code, International Energy Conservation Code, International Existing Building Code and International Fire Code as adopted by the City of Frontenac, and the applicable codes for work as contracted with St. Louis County. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the Frontenac Zoning Regulation.

Sections 102.4 through 102.6 remain unchanged from the code text.

Section 102.7 Referenced Codes and Standards:

The standards referenced in this code shall be those that are listed in Chapter 8 and shall be considered part of the requirements of this code to the prescribed extent of each such reference. The references in Chapter 8 to the International Code Council Codes shall be those codes adopted by the City of Frontenac for building, fire, and zoning. References to the plumbing code, mechanical code, fuel gas code and electrical code shall be those codes adopted by St. Louis County as contracted by the City of Frontenac.

### **SECTION 103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION:**

Section 103.1 General:

The department of property maintenance inspection shall be the building department of the City of Frontenac. The code official shall be the Building Commissioner and Zoning Administrator of the City of Frontenac or his/her duly appointed representative.

Section 103.2 through 103.4 shall remain unchanged from the code text.

Section 103.5 Fees: Delete in its entirety.

### **SECTION 111 MEANS OF APPEAL:**

Delete this section in its entirety.

## **SECTION 201 GENERAL:**

Section 201.1 and 201.2 shall remain unchanged from the code text.

Section 201.3 Terms defined in other codes:

Where terms are not defined in this code and are defined in the International Building Code, International Residential Code, International Fire Code, Frontenac Zoning Regulations, International Existing Building Code, or the St. Louis County adopted plumbing, mechanical or electrical code, such terms shall have the meaning ascribed to them as stated in those codes.

Sections 201.4 and 201.5 shall remain unchanged from the code text.

## **SECTION 202 GENERAL DEFINITIONS:**

The wording of this section shall remain unchanged from the code text except as modified or added to as follows:

**Code Official:** The Building Commission and Zoning Administrator of the City of Frontenac who is charged with the administration and enforcements of this code or any duly authorized representative.

**Fixture:** An element or feature present on the exterior or exterior premises of a dwelling or accessory structure, including such objects as awnings, shutters, flagpoles, lamps, barbecue pits, and other semi-permanently affixed structures.

**Person:** A corporation, firm, partnership, association, organization, and any other group acting as a unit as well as any individual. It shall also include an executor, administrator, trustee, receiver, or other representative appointed according to law. Whenever the word "person" is used in any Section of this Code, prescribing a penalty or fine, as to partnerships or associations, the word shall include the partners or members thereof, and as to corporations, shall include the partners or members thereof, and as to corporations, shall include officers, agents or members thereof who are responsible for any violation of such Section.

**Repair:** To restore to a good and acceptable state of operation, appearance or serviceability and free from defect or decay. Repairs shall be expected to last approximately as long as would replacement by new items.

Structure: Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, pergolas, radio towers, backstops for tennis courts, memorials and ornamental structures. The word "structure" includes the words "building...dwelling" or "accessory structure" in addition to the foregoing.

Yard: An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

### **SECTION 302 EXTERIOR PROPERTY AREAS:**

Section 302 shall remain as written in the code text except as modified or added to as follows:

#### **Section 302.3 Sidewalks and Driveways:**

All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. Stairs shall comply with all the requirements of Sections 304.10 and 307. Gravel from gravel driveways must be retained in the driveway and kept clear of sidewalks and streets.

Section 302.4 Weeds: Premises and exterior property shall be maintained free from weeds or plant growth in excess of seven (7) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

#### **Section 302.10 Yards and Lawn Areas:**

Lawn areas and landscaping shall be properly maintained. Every yard area shall be free of litter; dead trees, limbs and shrubs. All dead limbs, trees and shrubs shall be removed. All dead trees and vegetation that is required as part of a rain garden, stormwater detention area or that is required by other ordinances (such as planned developments and required parking lot landscaping) shall be promptly removed and replaced with a like quality and size plant material. All trees, bushes or vegetation, which overhangs a public thoroughfare, shall be properly trimmed to avoid obstruction of the view and movement of vehicles and pedestrians.

Section 302.11 Fixtures:

Fixtures as defined herein shall be maintained structurally sound and in good repair.

**SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS:**

Section 303.1 Swimming Pools: Swimming pools shall be maintained in a clean and sanitary condition and in good repair.

Section 303.2 Enclosures: The wording of 303.2 shall remain as written in the code with the addition of the following exception:

Exception: Swimming pool, hot tub and spa enclosures installed after October 7, 1999 shall be maintained in accordance with the code under which the swimming pool was installed.

**SECTION 304 EXTERIOR STRUCTURE:**

Sections 304.1 through 304.13 shall remain as written in the code text.

Section 304.14 Insect Screens:

During the period from March 1 to October 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any area where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

## **SECTION 305 INTERIOR STRUCTURE:**

Sections 305.1 through 305.6 shall remain unchanged from the written code text.

Section 305.7 Common Areas Open to Public: All hallways, corridors, stairways and bathrooms shall be free of trash, dirt, or any type of debris and shall be clean and swept at all times. All carpet must be glued down or stretched and tacked down so as to have a tight seal to the floor with no ripples. Carpet must be in good condition.

## **SECTION 602 MECHANICAL AND ELECTRICAL REQUIREMENTS**

**Any references to the International Plumbing Code, International Mechanical Code or Electric Code shall mean the applicable adopted code by St. Louis County.**

Sections 602.1 and 602.2 shall remain unchanged from the code text.

Section 602.3 Heat Supply: Every owner and operator of any building who rents, leases or lets one (1) or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October first (1st) to April thirtieth (30th) to maintain a temperature of not less than sixty-five degrees Fahrenheit (65°F) (18°C) in all habitable rooms, bathrooms and toilet rooms.

Exception:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be indicated in the St. Louis County Plumbing Code.
2. In areas where the average monthly temperature is above 30 degrees Fahrenheit (-1° C)

Section 602.4 Occupiable Work Spaces: Indoor occupiable work spaces shall be supplied with heat during the period from October first (1st) to April thirtieth (30th) to maintain a temperature of not less than sixty-five degrees Fahrenheit (65°F) (18°C) during the period the spaces are occupied.



Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

Section 602.5 shall remain unchanged from the code text.

## **CHAPTER 500 ARTICLE IV**

### **500.025. Adoption of the 2015 International Swimming Pool and Spa Code.**

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Frontenac, being marked and designated as "The International Swimming Pool and Spa Code", as published by the International Code Council, be and is hereby adopted as the Swimming Pool and Spa Code of the City of Frontenac in the State of Missouri for the regulating and governing the minimum requirements for the design, construction, alteration and maintenance of swimming pools, spas, hot tubs, and aquatic facilities. The 2015 International Swimming Pool and Spa Code is hereby referred to, adopted and made a part hereof as if fully set out in this Article with the additions, insertions, deletions and changes, if any, prescribed in Section 500.026 of this Article.

**Section 500.026** The International Swimming Pool and Spa Code, 2015 is amended by additions, deletions, and changes including changing Chapters, Sections, Subsections and addition of new subsections so that such amendments read as follows:

Section 101.1 **Title:** These regulations shall be known as the Swimming Pool and Spa Code of the City of Frontenac, Missouri, hereafter referred to as "this Code."

Section 101.6.2 **Fee Schedule:** The fees as noted in section 500.030 shall apply.

Section 105.6.3 **Refunds:** Is deleted in its entirety.

Section 107.4 **Violations 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 a pool or spa in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under this code, shall be guilty of a of an ordinance violation, punishable by a fine of not less than one hundred dollars (\$100.00) and not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Section 107.5 Stop Work Orders:** Notice to owner or the owner's authorized agent.

Upon notice from the Building Official that work on any building or structure is being executed contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's authorized agent or to the person performing the work and shall state the conditions under which work will be permitted to resume.

**Section 107.5.2 Unlawful continuance:** Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

## **500 ARTICLE V**

### **Section 500.027 ADOPTION OF THE 2015 INTERNATIONAL EXISTING BUILDING CODE:**

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Frontenac, being marked and designated as "The International Existing Building Code", as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the City of Frontenac in the State of Missouri for the regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the City of Frontenac.

**Section 500.028.** The International Existing Building Code, 2015 is amended by additions, deletions, and changes including changing Chapters, Sections, Subsections and addition of new subsections so that such amendments read as follows:

**Section 101.1. Title:** These regulations shall be known as the Existing Building Code of the City of Frontenac, Missouri, hereinafter referred to as "this code."

**Section 108.2 Schedule of Permit Fee:** Permits issued in accordance with this code shall be subject to the fees established in section 500.030.

Section 607 Electrical: The electrical provisions shall be governed by the St. Louis County adopted electrical provisions.

Section 608 Mechanical: The mechanical provisions shall be governed by the St. Louis County adopted mechanical provisions.

Section 609 Plumbing: The plumbing provisions shall be governed by the St. Louis County adopted plumbing provisions.

Section 808 Electrical: The electrical provisions shall be governed by the St. Louis County adopted electrical provisions.

Section 809 Mechanical: The mechanical provisions shall be governed by the St. Louis county adopted mechanical provisions.

Section 810 Plumbing: The plumbing provisions shall be governed by the St. Louis County adopted plumbing provisions.

Section 1008 Electrical: The electrical provisions shall be governed by the St. Louis County adopted electrical provisions.

Section 1009 Mechanical: The mechanical provisions shall be governed by the St. Louis County adopted mechanical provisions.

Section 1110 Plumbing: The plumbing provisions shall be governed by the St. Louis County adopted plumbing provisions.

**1401.2, Applicability:** Structures existing prior to June 1, 2016, in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H, or I-1, I-3, or I-4.

## **500 ARTICLE VI**

### **Section 500.028 Adoption of the 2015 International Energy Conservation Code**

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Frontenac, being marked and designated as "The International Energy Conservation Code", as published by the International Code Council, be and is hereby adopted as the Energy Code of the City of Frontenac in the State of Missouri for the regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the City of Frontenac.

Section 500.029 The International Energy Conservation Code, 2015 is amended by additions, deletions, and changes including changing Chapters, Sections, Subsections and addition of new subsections so that such amendments read as follows:

Section C101.1 and R101.1 Title: This code shall be known as the Energy Code of the City of Frontenac and shall be cited as such. It is referred to herein as "this code."

## **500 ARTICLE VII**

### **Section 500.031 FEE SCHEDULE**

A. Residential Construction Permit Fees. The fee for a building permit and inspection of residential construction of new structures, alterations, additions, residential swimming pools and all other miscellaneous residential construction shall be determined by applying the table of fee rates to the total estimated cost of construction as determined by the Building Commissioner. Permit processing, plan review and inspection charges are included in the fee rate.

Construction Cost Estimates. The Building Commissioner and Zoning Administrator are authorized to estimate the total cost of construction of a structure, building or project by multiplying the square footage of the structure by an appropriate square footage cost rate. Structures or projects for which it is impractical to estimate the total construction cost by square footage cost method shall be estimated by applying current, unit cost figures to the various components. In lieu of determining the total cost of construction as outlined above, the

Building Commissioner and Zoning Administrator may accept a bona fide contract or any affidavit of the owner of the building, structure or project, in which the total cost of construction, including site improvements related to the permit, is verified by the applicant and owner. The Building Commissioner and Zoning Administrator are further authorized to accept a bona fide cost amount of a subcontractor, for one (1) specialized trade or discipline of construction, and determine the total assessable costs of construction.

In addition to the plan review and inspection fee, the City shall charge the permit applicant for additional costs incurred for professional storm water design review and any other costs incurred as part of the review process. Said fees may be charged at the time of application.

The minimum total permit fee shall be one hundred twenty dollars (\$120.00).

Application Fee. An application fee in the amount of twenty-five percent (25%) of the total estimated building permit fee as determined by the Building Department for permit processing and initial plan review shall be required upon filing for a permit, said application fee shall apply to the final permit fee unless the applicant terminates the permit application and then said fee shall be forfeited to the City.

The standard permit processing fee, plan review fee and inspection fee are included in the total fee shown. Fees for any additional or extra inspections required, including compliance with development or site plans, will be charged at a rate of one hundred dollars (\$100.00) for each additional inspection.

A fee of one hundred dollars (\$100.00) shall be charged for the extension of a permit.

A fee for an amendment to a permit shall be based on the construction cost method established in the fee schedule.

**RESIDENTIAL FEE SCHEDULE**

Residential fee schedule shall be amended as listed below.

<b>RESIDENTIAL CONSTRUCTION COST</b>	<b>RESIDENTIAL PERMIT FEE</b>
Up to \$1,000.00	\$120.00
Over \$1,000	\$120.00 plus \$7.00 for every thousand over \$1,000.00

B. Commercial Construction Permit Fees. The fee for a building permit and inspection of commercial construction of new structures, alterations, additions, signs and all other miscellaneous commercial construction shall be determined by applying the following schedule to the total estimated cost of construction as determined by the Building Commissioner. Permit processing, plan review and inspection charges are included in the fee.

Construction Cost Estimates. The Building Commissioner and Zoning Administrator are authorized to estimate the total cost of construction of a structure, building or project by multiplying the square footage of the structure by an appropriate square footage cost rate. Structures or projects for which it is impractical to estimate the total construction cost by square footage cost method shall be estimated by applying current, unit cost figures to the various components. In lieu of determining the total cost of construction as outlined above, the Building Commissioner and Zoning Administrator may accept a bona fide contract or any affidavit of the owner of the building, structure or project, in which the total cost of construction, including site improvements related to the permit, is verified by the applicant and owner. The Building Commissioner and Zoning Administrator are further authorized to accept a bona fide cost amount of a subcontractor, for one (1) specialized trade or discipline of construction, and determine the total assessable costs of construction. In addition to the plan review and inspection fee, the City shall charge the permit applicant for additional costs incurred for professional storm water design review and any other costs incurred as part of the review process. Said fees may be charged at the time of application.

Application Fee. An application fee in the amount of fifty percent (50%) of the total estimated building permit fee as determined by the Building Department for processing and initial plan review shall be required upon filing for a permit, said application fee shall apply to the final permit fee unless the applicant terminates the permit application and then said fee shall be forfeited to the City.

The minimum total permit fee shall be one hundred twenty dollars (\$120.00). The standard permit processing fee, plan review fee and inspection fee are included in the total fee shown. Fees for any additional or extra inspections required, including compliance with development or site plans, will be charged at a rate of one hundred dollars (\$100.00) for each additional inspection.

A fee of one hundred dollars (\$100.00) shall be charged for the extension of a permit.

A fee for an amendment to a permit shall be based on the construction cost method established in the fee schedule.

**COMMERCIAL FEE SCHEDULE**

The commercial fee schedule shall be amended as listed below.

COMMERCIAL CONSTRUCTION COST	COMMERCIAL PERMIT FEE
Up to \$1,000.00	\$120.00
Over \$1,000.00 thousand over	\$120.00 plus \$8.00 for every \$1,000.00

C. Commercial Occupancy Inspection Fees. A fee of one hundred twenty dollars (\$120.00) shall be charged for the inspection prior to occupancy of an existing building or space not otherwise requiring a construction permit.

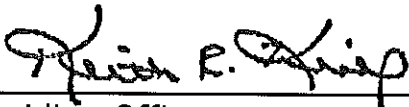
**SECTION TWO.**

The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered by the codification company servicing the City's Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable, provided that such editing does not conflict with the established code text or create a less user friendly document and such editing is reviewed and approved by the Frontenac City Administrator or his/her duly authorized representative. In adjusting such designations the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

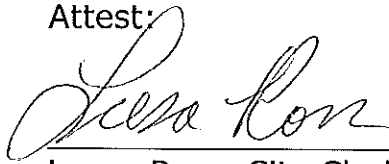
**SECTION THREE.**

This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

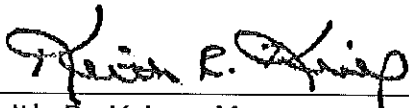
**PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF  
FRONTENAC, MISSOURI, THIS 17<sup>TH</sup> DAY OF MAY 2016.**

  
\_\_\_\_\_  
Presiding Officer

Attest:

  
\_\_\_\_\_  
Leesa Ross, City Clerk

**APPROVED THIS 17<sup>TH</sup> DAY OF MAY 2016.**

  
\_\_\_\_\_  
Keith R. Krieg, Mayor

Attest:

  
\_\_\_\_\_  
Leesa Ross, City Clerk