

AN ORDINANCE REPEALING AND REPLACING SECTIONS 500.010, 500.020, 500.021, 500.022, 500.023, 500.024, 500.025, 500.026, 500.027, 500.028, 500.029 AND 500.030 OF THE CODE OF ORDINANCES OF THE CITY OF FRONTENAC, MISSOURI RELATING TO THE 2021 INTERNATIONAL BUILDING CODES

WHEREAS, the International Code Council (ICC), as the regulating agency of building codes, has published the 2021 Edition of the International Building Codes; and

WHEREAS, the Mayor and Board of Alderpersons 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 Alderpersons 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; and

WHEREAS, Section 67.280, RSMo as amended, provides that local governments may adopt certain technical codes by reference provided that at least one (1) copy of said codes, and all amendments thereto, are filed with the Office of the City Clerk for a period of not less than ninety (90) days prior to the date of adoption by reference; and the City of Frontenac gave such notice at the Regular Board of Alderpersons meeting held September 22, 2023; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERPERSONS 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, 500.025, 500.026, 500.027, 500.028, 500.029 and 500.030 of Articles I, II, III, IV, V and VI of Chapter 500 of Title V of the City of Frontenac, Missouri, Code of Ordinances, relating to building and maintenance codes, shall hereby be repealed and replaced in their entirety with the following text:

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 2021," 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, 2021.

The International Building Code, 2021 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 GENERAL.

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 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.

Section 101.4.2 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.

101.4.3 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.

101.4.4 Property Maintenance.

The provisions of the International Property Maintenance Code as adopted by the City of Frontenac, shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.5 Fire Prevention.

The provisions of the International Fire Code, as adopted by the City of Frontenac, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Energy.

The provisions of the International Energy Conservation Code, as adopted by the City of Frontenac, shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing buildings.

The provisions of the International Existing Building Code, as adopted by the City of Frontenac, shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

101.4.8 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 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 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 104.10 shall remain unchanged from the code text.

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.

Section 104.11 shall remain as written.

SECTION 105 PERMITS.

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 (1) 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 fifty (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 fifty-four (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, reflooring, tiling, papering, carpeting and similar finish work; except any commercial properties for which racks, cases or storage shelving over five (5) feet nine (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, 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.

105.3 Application for a permit.

Before the Building Official shall issue a permit under this Section, the

person or entity desiring to affect 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 confirmation of review by the subdivision trustees, if the property is in a subdivision and review 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 thirty thousand dollars (\$30,000.00); or
 - 2. Permits issued for the installation of fences.
- E. In the event that a project, for which a construction escrow or bond is required is subsequently abandoned the City may (in addition to any other remedies available to it) forfeit any remaining portion of the construction escrow or bond and transfer the same to the City's general revenues, provided it has previously made a reasonable effort to return the same to the contractor. As used herein the term "abandoned" shall mean that construction, alteration, repair activities have been discontinued for thirty (30) consecutive days, and the City has not been notified of an intent on the part of the contractor to resume such activities. As used herein the term "reasonable effort" shall mean sending written correspondence to the contractor at the last address provided to the City, in writing, by the contractor.
- F. If the project for which the construction escrow or bond is completed, but the contractor fails to schedule any required final inspection within thirty (30) days of receiving notice from the City that such inspection is required, then the City may (in addition to any other remedies available to it) forfeit any

remaining portion of the construction escrow or bond and transfer the same to the City's general revenues. The City may (in addition to any other remedies available to it) also forfeit any remaining portion of the construction escrow or bond and transfer the same to the City's general revenues, if following a final inspection the contractor has failed to remedy any issues or defects disclosed during said inspection within thirty (30) days of receiving the notice of such issues/defects.

- G. If on a project site there is trash and debris, then after written notice, which can be by mail or e-mail, and at least twenty-four (24) hours for the site condition to be remedied, the City may utilize such portion of any construction escrow or bond to clean up, or cause the clean-up of, the site. Once notice has been provided under this Subsection, no future notice is required for any future clean-up activities on the project site should trash and debris be allowed to accumulate once again.

105.3.3 Permitted construction to proceed diligently 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.

105.3.4 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 therefor 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 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.

105.6 and 105.7 Remains unchanged from the code text.

105.8 Additional approval requirements.

Prior to issuing any permit, the applicant shall demonstrate to the reasonable professional satisfaction of the Building Official that: [Ord. No. 2019-1890, 5-29-2019]

- (a) The project satisfies the public safety requirement for adequate on-site vehicle parking as determined in accord with the standards specified in Article **III** of Chapter **405** of the City Code; and
- (b) The project provides reasonable and adequate measures to protect the public health and safety on site and on adjoining roadways with regard to the location and configuration of driveways to and from the site; and
- (c) The site is designed to provide safe internal pedestrian and vehicle circulation and facilitate prompt access to and across the site by emergency vehicles; and
- (d) The configuration of buildings and other improvements on the

- site provides adequate fire lanes and similar safety features for emergency access and response; and
- (e) There is adequate remediation of adverse impacts, if any, on adjoining roadways by reason of traffic associated with the project so as to protect the public health and safety and avoid impediments to safe and efficient passage of emergency vehicles; and
 - (f) If the property fronts on a State right-of-way, Missouri State Highway Department approval is required; and
 - (g) Approval from the following agencies and departments when applicable: the Frontenac Fire Department, St. Louis County Department of Highways and Traffic, St. Louis County Department of Health, St. Louis County Department of Public Works, Metropolitan St. Louis Sewer District, utilities serving the site and other applicable agencies.

SUBMITTAL DOCUMENTS.

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.

107.2 is adopted as written.

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 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 120 Article IV 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 **500.031** 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.

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 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 120 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 therefor, 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 to a fine of 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 SAFETY FACTOR

See section 903.7.

WATER FLOW TESTS

See section 903.6.

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.

1613.2.1 Mapped acceleration parameters.

The mapped spectra acceleration for short periods S_s shall have an interpolated value of .48 and for spectra acceleration for one (1)

second S1 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 ten (10) feet to 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 effect 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 thirty (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 their 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 maintenance 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-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 (3) 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 (10) 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 the 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-RESISTANT CONSTRUCTION.

Appendix G is not adopted by the City of Frontenac. The City's flood damage prevention ordinance shall regulate flood-resistant construction.

APPENDIX H SIGNS.

Appendix K 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, flood damage prevention requirements (Chapter **415** of the Municipal Code of Frontenac) excavation provisions (Chapters 515 and 517 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.

ARTICLE II. INTERNATIONAL BUILDING CODE

Section 500.021 Adoption of the 2021 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 2021," 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.

Section 500.022 Amendments to the International Residential Code, 2021.

The International Residential Code, 2021 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 or 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.

SECTION R105 PERMITS.

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 (1) 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 fifty (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 fifty-four (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, reflooring, tiling, papering, carpeting and similar finish work.
6. Prefabricated swimming pools less than twenty-four (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.

Section 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.
- F. In the event that a project, for which a construction escrow or bond is required is subsequently abandoned the City may (in addition to any other remedies available to it) forfeit any remaining portion of the construction escrow or bond and transfer the same to the City's general revenues, provided it has previously made a reasonable effort to return the same to the contractor. As used herein the term "abandoned" shall mean that construction, alteration, repair activities have been discontinued for thirty (30) consecutive days, and the City has not been notified of an intent on the part of the contractor to resume such activities. As used herein the term "reasonable effort" shall mean sending written correspondence to the contractor at the last address provided to the City, in writing, by the contractor.
- G. If the project for which the construction escrow or bond is completed, but the contractor fails to schedule any required final inspection within thirty (30) days of receiving notice from the City that such inspection is required, then the City may (in addition to any other remedies available to it) forfeit any remaining portion of the construction escrow or bond and transfer the same to the City's general revenues. The City may (in addition to any other remedies available to it) also forfeit any remaining portion of the construction escrow or bond and transfer the same to the City's general revenues, if following a final inspection the contractor has failed to remedy any issues or defects disclosed during said inspection within thirty (30) days of receiving the notice of such issues/defects.
- H. If on a project site there is trash and debris, then after written notice, which can be by mail or e-mail, and at least twenty-four (24) hours for the site condition to be remedied, the City may utilize such portion of any construction escrow or bond to clean up, or cause the clean-up of, the site. Once notice has been provided under this subsection, no future notice is required for any future clean-up activities on the project site should trash

and debris be allowed to accumulate once again.

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. 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 if applicable for review. 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 diligently 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 therefor 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.

SECTION 106 CONSTRUCTION DOCUMENTS.

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:

1. 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.
2. 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.
3. 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:

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);
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 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 placed 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.

R109.3.10 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 therefor, 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 to 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. Also the application must have proof of subdivision trustee review if such review is applicable per section 105.3.4. 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.

Definitions are as written in the code and 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:

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

SECTION R301 DESIGN CRITERIA.

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 (89)
Seismic Design Criteria	C
Weathering	Severe
Frost Line Depth	30 inches
Termite	Slight to Moderate
Winter Design Temperature	2 degrees Fahrenheit
Ice Barrier Underlayment	Yes, required
Flood Hazard	Chapter 415 Municipal Code of Frontenac
Air Freezing Index	1,000
Mean Annual Temperature	55.2 degrees Fahrenheit

SECTION R302 FIRE-RESISTANT CONSTRUCTION.

R302.5.1 Opening protection.

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

302.2 Townhouses.

Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two (2) 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 one-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 two-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 one-hour fire assembly walls if approved by the Building Official.

R302.7 Under-stair protection.

The underside of stairs shall be covered with one-half-inch gypsum board or approved equivalent.

R302.11 Fire Blocking.

This section shall be as written with the addition of a subparagraph 7 as follows:

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 one-half-inch (twelve and

seven-tenths (12.7) mm) gypsum wallboard membrane fire taped, five-eighth-inch; (sixteen (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:
 - i. The aggregate area of an unprotected floor area does not exceed one hundred (100) square feet per area or HVAC zone.
 - ii. 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 one (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 two-inch-by-ten-inch (fifty and eight-tenths (50.8) mm by two hundred fifty-four (254) mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

SECTION R303 LIGHT, VENTILATION AND HEATING.

R303.4 Mechanical ventilation.

Where the air infiltration rate of a dwelling unit is three (3) air changes per hour or less where tested with a blower door at a pressure of two-tenths (0.2) inch w.c (fifty (50) Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with wholehouse 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.

SECTION R306 Sanitation:

The following shall be added to this section:

R306.6. Hose Bib. Every dwelling shall be provided with at least one outside frost proof hose bib. Hose bibs shall be protected from backflow in accordance with the St. Louis County Plumbing Code.

R306.7. Floor Drain. A floor drain shall be installed within 15 feet of and in the same room as the heating and cooling system and water heater. The floor drain installation shall comply with the St. Louis County Plumbing Code.

SECTION R309 GARAGES AND CARPORTS. R309 shall be amended as follows:

309.1, 309.2 and 309.4 remain as written.

R309.3 Flood Hazard Areas:

The flood hazard requirements of the City of Frontenac Chapter 415 of the Municipal Code of Frontenac apply.

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/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.

SECTION R311 MEANS OF EGRESS.

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 doors are not approved.

Section 313 Automatic Sprinkler Systems.

R313.1 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.

R313.1 Design and installation.

Automatic residential fire sprinkler systems for townhouses shall be designed in accordance with P2904 or NFPA 13D.

R313.2 One- and two-family dwellings automatic fire systems.

A builder of a single-family dwelling or residence or multiunit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install and equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of the law to the contrary no purchaser of such a single-family dwelling, residence, or multiunit 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 multiunit 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.

R313.2.1 Design and installation.

Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

U. 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.

V. Section 322 Flood Resistant Construction.

This section is deleted. Flood Resistant Construction shall be in accordance with Chapter 415 of the Municipal Code of Frontenac.

W. Section 405. Foundation Drainage. Section 405 is adopted as written with the following addition:

R405.2.4. Surface and subsurface runoff not directly connected to

the utility stormwater piping system shall not discharge closer than ten (10) feet to 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 effect on the neighboring property and will not increase the existing runoff.

SECTION R602 WOOD WALL FRAMING.

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 two-inch-by-four-inch studs spaced sixteen (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 (three and five-tenths (3.5) inches by one hundred thirty-five ten-thousandths (0.0135) inches). The minimum number of full-height studs at each end of the header shall be one (1) for header spans less than twelve (12) feet and two (2) for spans twelve (12) feet to sixteen (16) feet.

SECTION R905 REQUIREMENTS FOR ROOF COVERINGS.

R905.2.8.2 Valleys.

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

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than twenty-four (24) inches (six hundred ten (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 (2) plies of mineral surfaced roll roofing, complying with ASTM D3909 or ASTM D6380 Class M, shall be permitted. The bottom layer shall be eighteen (18) inches (four hundred fifty-seven (457) mm) and the top layer not less than thirty-six (36) inches (nine hundred and fourteen (914) mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 6380, or two plies of smooth roll roofing complying with ASTM D 226 Type I, ASTM D 4869 Type I or ASTM D 6757 and at least 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 above shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1970 shall be permitted in lieu of the lining material.

SECTION N1101 GENERAL.

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.

Projects shall comply with one (1) 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.

SECTION N1102 (R402) BUILDING THERMAL ENVELOPE.

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

Climate Zone	Fenestration U-Factor ^b	Sky-light ^b U-Factor	Glazed Fenestration SHGC ^{b, c}	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value ⁱ	Floor R-Value	Basement ^c Wall R-Value	Slab ^d R-Value & Depth	Crawl Space ^c 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	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13 + 5 ^h	3	19	0	0	5/13
4 except Marine	0.30	0.55	0.4	38	20 or 13 + 5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13 + 5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20 + 5 or 13 + 10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20 + 5 or 13 + 10 ^h	19/21	38 ^g	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 two (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.

Exception: Unfinished basements may have up to a maximum of twenty percent (20%) 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 [0.2 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) times the perimeter of these basement walls]. In unfinished areas, the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of twenty-four (24) inches below

Climate Zone	Fenestration U-Factor ^b	Sky-light ^b U-Factor	Glazed Fenestration SHGC ^{b, c}	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value ⁱ	Floor R-Value	Basement ^c Wall R-Value	Slab ^d R-Value & Depth	Crawl Space ^c Wall R-Value
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 through 32 are hereby repealed, and the St. Louis County plumbing provisions for one- and two-family dwellings shall govern.

DD. Part VIII - Electrical.

CHAPTER 33 GENERAL REQUIREMENTS

E3301.1 Applicability.

The provisions of Chapters 33 through 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.

Article III. International Property Maintenance Code

Section 500.023 Adoption of the 2021 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 2021," 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.

Section 500.024 Amendments to the International Property Maintenance Code, 2021.

The International Property Maintenance Code, 2021 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 102.7 remain unchanged from the code text.

Section 102.8 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.

Sections 102.9 through 102.11 remain unchanged from the code text.

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.

103.2 and 103.3 remain unchanged from the code text.

SECTION 107 and 108 MEANS OF APPEAL AND BOARD OF APPEAL.

Delete this Section in its entirety.

SECTION 109.4. Shall be deleted in its entirety and replaced with:

Section 109.4. **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 therefor, 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.

SECTION 202 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" 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 prior to the adoption of this code 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 sixteen (16) mesh per inch (sixteen (16) mesh per twenty-five (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 508.

A new section 508 is added as follows;

Section 508.

Surface and subsurface runoff not directly connected to the utility stormwater piping system shall not discharge closer than ten (10) feet to 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 effect on the neighboring property and will not increase the existing runoff.

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 1 to April 30 to maintain a temperature of not less than sixty-five degrees Fahrenheit (65° F.) [eighteen degrees Celsius (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 (30° F.) [minus one degree Celsius (-1° C.)]

Section 602.4 Occupiable work spaces.

Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to April 30 to maintain a temperature of not less than sixty-five degrees Fahrenheit (65° F.) [eighteen degrees Celsius (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.

Article IV International Swimming Pool And Spa Code.

Section 500.025 Adoption Of The 2021 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 2021 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 **Amendments To The International Pool And Spa Code, 2021.**

The International Swimming Pool and Spa Code, 2021 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.

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 500.031 of the Frontenac Code of Ordinances shall apply.

Section 103 Code Compliance Agency:

103.1 The Building Department is hereby created and the official in charge thereof shall be the Building Commissioner and Zoning Administrator. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment

The Building Commissioner and Zoning Administrator shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies

The Building Commissioner and Zoning Administrator with the approval of the chief appointing authority of the jurisdiction has the authority to appoint inspectors to enforce the requirements of this code.

SECTION 105 PERMITS.

Section 105 is adopted as written except as amended below.

Section 105.6.3 Refunds. Is deleted in its entirety.

SECTION 113 VIOLATIONS.

Section 113 is hereby adopted as written with the following exception:

Section 113.4 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 Commissioner and Zoning Administrator, or of a permit or certificate issued under this code, 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.

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.

Article V

International Existing Building Code

Section 500.027 Adoption of The 2021 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 Amendments To The International Existing Building Code, 2021.

The International Existing Building Code, 2021 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.

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 103 Code Compliance Agency:

Section 103.1 Creation of Agency:

The Building Department is hereby created and the official in charge thereof shall be the Building Commissioner and Zoning Administrator. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 103.2: Appointment

The Building Commissioner and Zoning Administrator shall be appointed by the chief appointing authority of the jurisdiction.

Section 103.3: Deputies

The Building Commissioner and Zoning Administrator with the approval of the chief appointing authority of the jurisdiction has the authority to appoint inspectors to enforce the requirements of this code.

SECTION 108 FEES. Section 108 is adopted as written with the following amendment:

Section 108.2 Schedule of permit fees.

Permits issued in accordance with this code shall be subject to the fees established in Section 500.031 of the Frontenac Code of Ordinances.

SECTION 113.4 Violation penalties is to be deleted in its entirety and replaced with:

Section 113.4 **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 therefor, 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.

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.

Article VI

International Energy Conservation Code

Section 500.029 Adoption Of The 2021 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 500.030 Amendments To The International Energy Conservation Code, 2021.

The International Energy Conservation Code, 2021 is amended by additions, deletions, and changes, including changing Chapters, Sections, Subsections and addition of new subsections so that such amendments read as follows:

SECTIONS C101 AND R101 SCOPE AND GENERAL REQUIREMENTS.

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."

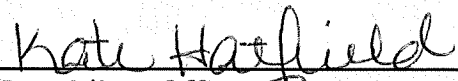
SECTION TWO.

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.

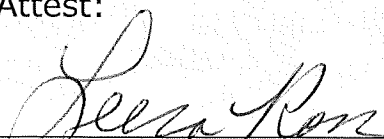
This Ordinance shall go into effect starting February 5, 2024 after its passage by the Board of Alderpersons and approval by the Mayor.

PASSED BY THE BOARD OF ALDERPERSONS OF THE CITY OF FRONTENAC, MISSOURI, THIS 30th DAY OF JANUARY 2024.



Presiding Officer

Attest:



Leesa Ross, City Clerk

APPROVED THIS 30th DAY OF JANUARY 2024.

Kate Hatfield
Kate Hatfield, Mayor

Attest:
Leesa Ross
Leesa Ross, City Clerk

AN ORDINANCE MAKING TEXT AMENDMENTS TO THE CITY OF FRONTENAC CODE OF MUNICIPAL ORDINANCES, PERTAINING AND INCIDENTAL TO THE “R-1” ONE-ACRE RESIDENCE DISTRICT AND “R-2” RESIDENCE DISTRICT REGULATIONS, AS RECOMMENDED IN THE “FRONTENAC 2050 COMPREHENSIVE PLAN UPDATE”, ADOPTED ON MAY 3, 2023.

WHEREAS, the City of Frontenac prepared a Comprehensive Plan Update entitled “Frontenac 2050 Comprehensive Plan Update”, conforming to Section 89.350 “Plan, prepared how – purposes” of the Revised Statutes of the State of Missouri (“RSMo”); and

WHEREAS, the Comprehensive Plan Update was adopted by resolution of the City of Frontenac Planning and Zoning Commission conforming to the requirements Section 89.360 “Adoption of plan, procedure”, RSMo on May 3, 2023; and

WHEREAS, the adopted Comprehensive Plan has been duly recorded with the Recorder of Deeds of St. Louis County, Missouri; and

WHEREAS, the adopted Comprehensive Plan recommends certain amendments to the City of Frontenac Code of Municipal Ordinances, pertaining and incidental to the development of residential lots in the “R-1” One-Acre Residence and “R-2” Residence” zoning districts.

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

Section 1: Section 405.010, Definitions, of the City’s Municipal Code is hereby amended by adopting new definitions for “Building, Main”, “Building, Temporary” and “Structure, Drip Line Area (DLA)”, and amending the definitions of “Accessory Building” and “Building” to read to as follows (additions in **bold and underline**, deletions in strikethrough):

ACCESSORY BUILDING

A subordinate building **or portion of** ~~enclosed under a roof and not attached to a main building,~~ the use of which is incidental to, or customarily in connection with, that of the main building or to the main use of the premises. Such buildings include a pool house; detached garage; gazebo; yard or maintenance equipment storage building; **shelters, coops, aviaries, or**

other outbuildings for the enclosure of chickens (as specified in and subject to the requirements of §215.240.C); and other similar buildings.

BUILDING

A structure enclosed under a roof and designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property. Buildings may be unenclosed, partially-enclosed, or fully-enclosed by walls, but any structure enclosed under a roof shall be classified as a building.

BUILDING, MAIN

The primary building on a lot, which contains the main use of the lot or premises.

BUILDING, TEMPORARY

A non-permanent, movable building whose use is incidental to construction or site improvement, and which is removed at such time as construction or site improvement is completed or abandoned, and includes construction trailers, portable restrooms, temporary tool and material storage buildings and other similar buildings. Non-permanent, movable buildings that are not incidental to construction or site improvement but which are incidental to, or in connection with the use of the main building or premises shall not be classified at temporary buildings.

STRUCTURE, DRIP LINE AREA (DLA)

The area of the maximum horizontal extents of either (a) the structure roof (i.e. for buildings, gazebos, pavilions, and similar structures); or (b) the structure floor for structures that are not enclosed under a roof (i.e. for decks, boardwalks, and similar structures); or (c) the impervious surface for on-grade structures that are not enclosed under a roof (i.e. for swimming pools, tennis courts, patios, and similar structures).

Section 2: Section 405.040, "R-1" One-Acre Residence District Regulations, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

A. The regulations set forth in this Section, or set forth elsewhere in this Chapter when referred to in this Section, are the regulations in the "R-1" One-Acre Residence District.

B. *Use Regulations.* A building or premises shall be used only for the following purposes:

1. Single-family dwellings.
2. City-owned or operated parks and playgrounds.
3. Churches, but only when located upon a tract containing five (5) or more acres which has frontage upon a major street.
4. Public schools.
5. Home occupations.
6. A maximum of three (3) accessory buildings per lot from among the following: ~~one (1) detached garage, one (1) pool house or not more than two (2) other accessory buildings not exceeding one hundred fifty (150) square feet, each designed and used solely for uses which are customarily incident to residential use and not used for any retail business or industrial enterprise.;~~

a. One (1) accessory building, not exceeding the height of the main building and not exceeding two thousand one hundred fifty (2,150) square feet of drip line area;

b. One (1) accessory building, not exceeding one (1) story and not exceeding one thousand (1,000) square feet in drip line area; and/or

c. Not more than two (2) other accessory buildings not exceeding twelve (12) feet in height and not exceeding one hundred fifty (150) square feet in drip line area, including shelters, coops, aviaries, or other outbuildings for the enclosure of chickens (as specified in and subject to the requirements of §215.240.C).

d. Any accessory building that is located in a side yard area not behind the main building and exceeding one hundred fifty square feet in drip line area shall be constructed of the same material(s) as the main building.

e. No accessory building shall be located in the front yard area.

7. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work. **No temporary building may be located within any required setback, except that a dumpster may be located within the front setback provided that it is being actively used in connection with ongoing construction activities.**

8. Governmental buildings and related uses and communication antennas, towers and accessory buildings and equipment, both public and private, located on City-owned property.

9. A maximum of three (3) permit-exempt buildings and/or structures, which are freestanding, detached, and outdoor (as specified in §500.020, Section 105.2 Work exempt from permit), from among the following:

a. Any detached tool or storage shed or playhouse, meeting the following requirements:

(1) The floor area does not exceed fifty (50) square feet;

(2) The structure is not elevated more than three (3) feet above the adjacent grade;

(3) The total height of the structure is not more than twelve (12) feet above the adjacent grade;

(4) The structure is not built on poured-in-place concrete strip footings, poured-in-place concrete

foundation walls, and/or masonry foundation walls; and

(5) The structure is not served by any utilities.

b. Any swings and other playground equipment located in a rear yard and accessory for detached one- and two-family dwellings.

c. No structure permitted under this subsection shall be located in the front yard area.

10. Generators may be placed in the side or rear yard area, provided that it is located 35-feet or more from the adjoining property line.

C. *Height, Area And Yard Requirements.* Maximum height requirements and minimum requirements for building site area and for yard and minimum floor area for single-family residences are contained in Section **405.100**.

Section 3: Section 405.050, "R-2" Residence District Regulations, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

A. The regulations set forth in this Section or set forth elsewhere in this Chapter when referred to in this Section are the district regulations in the "R-2" Residence District.

B. Use Regulations. The use regulations shall be the same as in the "R-1" One-Acre Residence District, ~~except that stables, horses or other livestock are hereby prohibited~~ **except as follows:-**

1. Stables, horses or other livestock are hereby prohibited, except chickens as specified in and subject to the requirements of §215.240.A).

2. A maximum of three (3) accessory buildings per lot from among the following, each designed and used solely for uses which are customarily incident to residential use and not used for any retail business or industrial enterprise:

- a. One (1) accessory building, not exceeding the height of the main building and not exceeding one thousand four hundred (1,400) square feet of drip line area;
- b. One (1) accessory building, not exceeding one (1) story and not exceeding five hundred (500) square feet in drip line area; and/or
- c. Not more than two (2) other accessory buildings not exceeding twelve (12) feet in height and not exceeding one hundred fifty (150) square feet in drip line area, including shelters, coops, aviaries, or other outbuildings for the enclosure of chickens (as specified in and subject to the requirements of §215.240.C).
- d. No accessory building shall be located in the front yard area.

- 3. Generators may be placed in the side or rear yard area, provided that it is located 15 feet or more from the adjoining property line.

C. *Height, Area And Yard Requirements.* Maximum height requirements and minimum requirements for building site area and for yard and minimum floor area for single-family residences are contained in Section 405.100.

Section 4: Chapter 405 of the City's Municipal Code is hereby amended by the adoption of a new Section 405.105 which shall read as follows: **Table 2 — Accessory Building Regulations.**

(Refer to Attachment A of this Ordinance for Table 2 — Accessory Building Regulations)

Section 5: Section 405.150, Height, Yard and Area Exceptions, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

- A. The regulations of this Section qualify or supplement, as the case may be, the district regulations appearing elsewhere in this Chapter.

B. Height.

1. Chimneys, towers, monuments, cupolas, domes, spires, false mansards, parapet walls and similar structures and necessary mechanical appurtenances may be erected to any height in accordance with existing or hereafter adopted ordinances of the City of Frontenac. This exception does not pertain to the Planned High Fashion Center District unless specific permission has been granted by the Planning and Zoning Commission and the Board of Aldermen.
2. Churches, public and semi-public buildings and schools may be erected to a height not exceeding three (3) stories or fifty (50) feet, provided that the front, side and rear yards are increased an additional two (2) feet for each foot such buildings exceed the height limitation of the district in which they are located.
3. No residential accessory building or structure shall exceed twenty (20) feet in height or the height of the residential building on the same lot, whichever is less.

C. Yards.

1. Accessory buildings and structures, which are not a part of the main building, may be built in a rear yard within fifteen (15) feet of the rear and side lot lines. Accessory buildings and structures which are not a part of the main building shall not occupy more than twenty percent (20%) of the required rear yard and shall be located not less than sixty (60) feet from any front lot line.;

a. "R-1" Residential Zoning:

(1) All extents of any accessory buildings and structures, not exceeding twelve (12) feet in height and not exceeding one hundred (150) square feet in drip line area, shall be located not less than fifteen (15) feet from any rear and side lot lines.

(2) All extents of any accessory buildings and structures exceeding twelve (12) feet in height and exceeding one hundred fifty (150) square feet in drip line area

shall be located not less than twenty-five (25) feet from any rear and side lot lines.

(3) The total, combined drip line area of all accessory buildings and structures shall not occupy more than twenty percent (20%) of the required rear yard.

(4) All extents of any accessory buildings and structures shall be located not less than sixty (60) feet from any front lot line.

(5) If the extents of any accessory buildings and structures are located less than fifty (50) feet from any rear and side lot lines, landscaping or screening shall be provided between the accessory building or structure and the adjacent side and/or rear lot line and approved by the Architectural Review Board to provide effective year-round screening of the accessory building or structure.

b. "R-2" Residential Zoning:

(1) All extents of any accessory buildings and structures, not exceeding twelve (12) feet in height and not exceeding one hundred (150) square feet in drip line area, shall be located not less than five (5) feet from any rear and side lot lines.

(2) All extents of any accessory buildings and structures exceeding twelve (12) feet in height and exceeding one hundred fifty (150) square feet in drip line area shall be located not less than fifteen (15) feet from any rear and side lot lines.

(3) The total, combined drip line area of all accessory buildings and structures shall not occupy more than twenty-five percent (25%) of the required rear yard.

(4) No accessory buildings or structures shall be located within the minimum required side yard area between the front building line and the rear property line.

(5) All extents of any accessory buildings and structures shall be located not less than forty (40) feet from any front lot line.

(6) If the extents of any accessory buildings and structures are located less than thirty (30) feet from any rear and side lot lines, landscaping or screening shall be provided between the accessory building or structure and the adjacent side and/or rear lot line and approved by the Architectural Review Board to provide effective year-round screening of the accessory building or structure.

2. Accessory buildings, which are to be used for storage purposes only, may be erected upon a lot prior to the construction of the main building, but no accessory building shall be used for dwelling purposes except by servants employed on the premises.
3. Every part of a required yard shall be open to the sky unobstructed, except for accessory buildings and structures in a rear yard, and except for the ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not more than twelve (12) inches from the vertical plane of the main building.
4. Wherever existing lots comprising forty percent (40%) or more of the frontage between two (2) intersecting streets or within five hundred (500) feet of a lot to be developed, whichever distance is less, improved with buildings that have observed a front yard line having a variation in depth of not more than ten (10) feet, no building shall project beyond the average front yard so established, but this regulation shall not be so interpreted to require a front yard of more than twice the minimum depth required in the district in which the building is located.
5. Entry Gates. A gate erected at the entrance of any subdivision or residence and controlling access to or from a public or private street within the City may only be constructed or installed pursuant to a permit issued by the Board of Aldermen following review by the Planning and Zoning Commission in accord with the standards and procedures provided for issuance of a conditional use permit pursuant to Section **405.140** and payment of a processing fee

equivalent to that specified for conditional use permits, and compliance with the following additional standards and conditions:

- a. No portion of any gate or decorative monument or pillar shall exceed nine (9) feet in height;
 - b. An easily accessible and convenient on-site unencoded device or coded device (with code provided) for use by City's Police and Fire Departments to open any access gate shall be available and operating properly at all times; in addition each gate shall be equipped with a properly operating "whelp activated" sound sensor that allows immediate access whenever an emergency siren is activated, and a manual device to open the gate from each side in the event of a power outage or failure;
 - c. The gate shall be set back at least twenty (20) feet from the right-of-way of any adjoining street to provide ample space for one (1) or more vehicles to await the opening of the gate, without blocking the street;
 - d. The gate shall be constructed in such manner and of such materials to permit easy viewing through each side of the gate of persons or automobiles on the opposite side;
 - e. The gate shall remain open at all times during the hours from 8:00 A.M. to 6:00 P.M. each weekday, Monday through Friday, inclusive;
 - f. The gate shall open inward towards the subdivision or residence and away from the street.
6. Fence Regulations.
- a. "R-1" District fences shall comply with the following:
 - (1) Rear yard fences shall be constructed of black painted galvanized wrought iron/steel or black painted galvanized steel/iron or black painted aluminum. All fences shall be wrought iron style with at least seventy percent (70%) open area.

- (2) Rear yard fences shall not exceed six (6) feet in height except as permitted in Subsection **(C)(6)(d)** and **(e)** of this Section, below.
- (3) Rear yard fences not exceeding forty-eight (48) inches in height of wood rail, wood picket or wood rail with black or green vinyl coated chain link or wire mesh covering may be installed only if approved by the Frontenac Architectural Review Board upon a finding that the location, design and materials of the proposed fence are consistent and compatible with the surrounding built environment. The wood rail or wood portion of the fence shall be at least seventy percent (70%) open area.
- (4) Subdivision entry fences that are installed parallel to or along a road may be installed if approved by the Frontenac Architectural Review Board upon a finding that the location, design and materials of the proposed fence are consistent and compatible with the surrounding built environment. Such fences shall be continuous into the subdivision with no breaks except at driveways and walkways and shall be no taller than forty-two (42) inches in height to the top rail.
- (5) All other regulations of the City of Frontenac shall apply.
- (6) Any proposed rear yard fence that is not in conformity with Subsection **(C)(6)(a)(1)** to **(5)** shall require a variance issued by the Board of Adjustment.
- (7) Except as expressly permitted by Subsection **(C)(6)(a)(3)**, no vinyl fence shall be permitted in the "R-1" District, regardless as to whether it is a new fence or replacing a pre-existing non-conforming fence.

b. "R-2" District fences shall comply with the following:

- (1) Rear yard fences in the "R-2" District shall not exceed six (6) feet in height.

- (2) Chain link, wire mesh, barbed wire and above ground electric fences are prohibited.
 - (3) All other regulations of the City of Frontenac shall apply.
- c. Installation of a sight-proof (as defined in the zoning regulations) fence not higher than six (6) feet in height along the side or rear yard of a property in the "R-1" or "R-2" Residence District abutting a property in any other district or a non-residential property use is permitted upon review and approval by the Frontenac Architectural Review Board upon a finding that the location, design and materials of the proposed fence are consistent and compatible with the surrounding built environment prior to issuance of a building permit.
 - d. Sports courts may be enclosed by a vinyl-coated chain link or other architecturally treated fence not exceeding twelve (12) feet in height located in the rear yard (as defined in the zoning regulations) if approved by the Frontenac Architectural Review Board as to location, design and materials.
 - e. School properties may be permitted to have vinyl-coated chain link fences in the "R-1" District. Such fences may be approved up to twelve (12) feet in height depending on the location and use of the fence such as, but not limited to, tennis sports courts or baseball fields. Vinyl chain link fences may have safety protective elements such as yellow padding on the supporting posts and rails. Vinyl chain link fences are not permitted within the required front building line setback. All vinyl-coated chain link fences are subject to review and approval of the Frontenac Architectural Review Board as to location, design, materials and height.
 - f. Fences in front and side yards in residential zoning districts shall comply with the following:
 - (1) The fence must be an architectural feature of the property rather than a typical utilitarian fence to keep animals enclosed or to demarcate a play area.
 - (2) A front yard fence shall be limited in height to no more than three (3) feet tall.

- (3) The fence should have an open feel with a minimum of sixty percent (60%) open area.
 - (4) The fence shall be set back from the street at least five (5) feet.
 - (5) Material shall be limited to wood, wrought iron or similar material.
 - (6) Front and side yard fences require approval by Frontenac Architectural Review Board (ARB) as to location, design materials and landscaping. This review shall be for approval of material, landscaping, location and compliance with the minimum standards and objectives set forth in these regulations, and compatible with the surrounding built environment. Any proposed front or side yard fence that is not in conformity with Subsection **(C)(6)(f)(1) to (5)** shall require a variance issued by the Board of Adjustment.
- g. All fencing as permitted by this Section shall have equal architectural treatment on both sides as approved by the Frontenac Architectural Review Board.
 - h. Fences existing at the time of adoption of these regulations that do not comply with these regulations may remain as legal nonconformities. Legal non-conforming fences, except as provided below, may be maintained, repaired or replaced with like design and color, or may be replaced with another non-conforming fence if replacement is reviewed and approved by the Frontenac Architectural Review Board as to location, design and materials and is determined to be a better quality design than the original fence and compatible with the surrounding built environment. Non-conforming chain link or wire mesh fences may not be replaced with a like design; however, up to twenty-five percent (25%) of such fences may be repaired.
 - i. Fences installed in connection with chicken coops are governed by the regulations set forth in Section **215.240** of the City's Municipal Code.

- j. The provisions of this Section are severable, such that if any provision of this Section should be found to be unenforceable under Section 67.494, RSMo., or other applicable law, such ruling shall not affect the enforceability of any other regulation contained herein not specifically invalidated by such ruling.

D. Area. More than one (1) industrial, commercial or institutional building may be erected upon a single lot or tract, but the yards and open spaces required around the boundaries of the lot or tract shall not be encroached upon by any such buildings.

E. Portable Restrooms.

1. Portable Restrooms. Portable restrooms are restroom facilities which are not permanently anchored to the ground and do not have a connection to a sanitary sewer system and water system.
2. Construction Projects.
 - a. Portable restrooms for construction projects are permitted to be placed only on the property for which the construction is taking place, with a valid building permit.
 - b. Portable construction restrooms shall be located as far from the neighboring property lines as possible as approved by the Frontenac Building Commissioner and Zoning Administrator.
 - c. Portable construction restrooms shall be located in an area that is screened from the neighboring properties by existing landscaping or other means of screening to the greatest extent possible as approved by the Building Commissioner and Zoning Administrator.
 - d. Portable construction restrooms shall not be placed in a City right-of-way with the exception of City or utility company construction projects. The location of these restrooms shall be approved by the City Public Works Director.
 - e. Portable restrooms must be serviced on a regular basis to avoid odors.

3. Portable Restrooms For Events Or Other Activities.

- a. Portable restrooms for events or other activities such as but not limited to wedding receptions, graduations, sporting events and festivals shall be on a temporary basis for the duration of the event only, but no more than three (3) days.
- b. Portable restrooms for events and other activities shall be located as far as possible from neighboring properties as approved by the Frontenac Building Commissioner and Zoning Administrator.
- c. For events requiring more than three (3) days but less than thirty (30) days, the use and location of portable restrooms must be approved, in writing, by the Frontenac Building Commissioner and Zoning Administrator following satisfactory demonstration by the applicant that there is not a suitable alternative.
- d. Portable restrooms for events requiring more than thirty (30) days must be approved by a motion from the Frontenac Board of Aldermen.
- e. Portable restrooms for events shall be serviced on a regular basis to avoid odors.

Section 6: Section 405.161, Green Space Requirements for Residential Districts, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

- A. The purpose of this Section is to prevent the over development of a residential lot to a point where an inadequate amount of green space remains.
- B. *Definitions.* As used in this Section, the following terms shall have these prescribed meanings:

GREEN SPACE

Permeable surfaces which absorb water, including drainageways, ravines, floodplains, provided however, that the water surfaces of a detention system shall not be included.

GROSS BUILDABLE SITE AREA

The total gross square footage of a site, as determined by actual on-site survey, which remains contiguous after subtracting areas of the site comprising road right-of-ways; land previously designated resource protection land in a prior development of all or part of the site; and portions of the site located in another zoning district.

GUARANTEE OF IMPROVEMENTS

A financial guarantee to insure that all improvements, facilities or work required by this Section will be completed in compliance with the ordinance, regulations, and the approved plans and specifications of a developer.

IMPERMEABLE SURFACE

Impermeable surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, and areas of concrete or asphalt.

- C. This Section establishes the minimum percentage of the residential site which must be retained as green space as defined in Subsection (B) and according to zone as established in the Zoning Regulations of the City of Frontenac.
1. "R-1" Residential Zoning — must retain sixty percent (60%) green space.
 2. "R-2" Residential Zoning — no impervious area, other than a permitted property boundary fence or retaining wall as approved by the Architectural Review Board, shall be located within the minimum required side yard area between the front building line and the rear property line. Further, a minimum of fifty-five percent (55%) of the required front yard shall be maintained as green space.

Section 7: Subsection 105 of Section 500.020 of the City's Municipal Code is hereby amended by the adoption of a new Subsection 105.2.1 which shall read as follows:

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 violations of the provisions of this code or any other laws or ordinances of this jurisdiction, including and

especially the regulations set forth in Title IV Land Use, Chapter 405 Zoning Regulations. Permits shall not be required for the following:

1. Any detached tool or storage shed or playhouse, meeting the following requirements:
 - a. The floor area does not exceed fifty (50) square feet;
 - b. The structure is not elevated more than three (3) feet above the adjacent grade;
 - c. The total height of the structure is not more than twelve (12) feet above the adjacent grade;
 - d. The structure is not built on poured-in-place concrete strip footings, poured-in-place concrete foundation walls, masonry foundation walls, and/or poured-in-place concrete slabs-on-grade; and
 - e. The structure is not served by any utilities.

Section 8: Section 506.310, Water Quality Criteria, of the City's Municipal Code is hereby amended to read to as follows (additions in **bold and underline**, deletions in strikethrough):

A. Structural and non-structural stormwater BMPs shall be used to prevent or minimize water quality impacts from land development. The applicant shall be subject to the requirements of (1), (2) and (3) below if the project's land disturbance is less than one (1) acre; otherwise, the applicant shall follow St. Louis Metropolitan Sewer District (MSD) requirements in Chapter 4 of "Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Stormwater Drainage Facilities" February 2006, or latest revision.

1. Water quality volume standard. Structural practices shall be designed to capture and treat, at a minimum, the water quality volume (WQv) in cubic feet. The WQv shall be computed as follows:

$WQv = [P \times DI]/12$, where:

P = 1-year 24-hour rainfall depth of 2.5 inches

DI = is the increase in impervious cover (square feet)

Land disturbance that qualifies as redevelopment, and exceeds two thousand (2,000) square feet of increased impervious area, ~~except for swimming pools, and other miscellaneous accessory structures as approved by the Building Commissioner and Zoning Administrator,~~ shall also meet one (1) of the following criteria:

- a. Reduce existing site impervious cover by at least twenty percent (20%);
 - b. Provide treatment for at least twenty percent (20%) of the site's pre-development impervious cover through stormwater BMPs designed in accordance with the criteria in the Frontenac Stormwater Regulations and the Stormwater Design Manual;
 - c. Contribute to a watershed project that is acceptable to the City; or
 - d. Any combination of impervious cover reduction, stormwater treatment, and contribution to a watershed project acceptable to the City.
2. *Technology standard.* Structural and non-structural practices shall be selected from the Stormwater Technology Table in the Stormwater Manual and sized and designed according to the standards in the manual.
 3. *Additional criteria for stormwater hotspots.* In addition, stormwater discharges from stormwater hotspots may require the use of specific structural, non-structural, and/or pollution prevention practices, including enhanced pre-treatment. Discharges from a stormwater hotspot shall not be infiltrated without enhanced pre-treatment, as approved by the City.

Section 9: The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or 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. In adjusting such designations, the editor may also change

other designations and numerical assignment of code sections to accommodate such changes.

Section 10: It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Board of Aldermen intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

Section 11: This Ordinance shall be in full force and effect both from and after its passage by the Board of Aldermen.

PASSED BY THE BOARD OF ALDERPERSONS OF THE CITY OF FRONTENAC, MISSOURI, THIS 30th DAY OF JANUARY 2024.

Kate Hatfield
Presiding Officer

Attest:

Leesa Ross
Leesa Ross, City Clerk

APPROVED THIS 30th DAY OF JANUARY 2024.

Kate Hatfield
Kate Hatfield, Mayor

Attest:

Leesa Ross
Leesa Ross, City Clerk