

## EXISTING BUILDING CODE

*St. Charles County adopted the 2015 International Codes with amendments, which will go into effect on Monday, August 14, 2017. All building permit applications received on or after that date will be required to meet the newly adopted code.*

*Below are the amendments to the adopted code:*

### ARTICLE IV: EXISTING BUILDING CODE

Section 500.200. Adoption of Existing Building Code of St. Charles County.

- A. St. Charles County hereby adopts the 2015 International Existing Building Code, a copy of which shall be deposited in the Office of the County Registrar with this ordinance, with the following amendments by additions, insertions, deletions and changes to read as follows:

#### (CHAPTER 1 SCOPE AND ADMINISTRATION)

#### (SECTION 101 GENERAL)

**101.1 Title.** These regulations shall be known as the Existing Building Code of **St. Charles County, Missouri** ~~[[NAME OF JURISDICTION]]~~, hereinafter referred to as "this code."

**101.2 Scope.** The provisions of the International Existing Building Code shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

**Exception:**

**Residential buildings and their accessory structures within the scope of the International Residential Code shall utilize the existing building provisions provided in appendix J of that code.**

(SECTION 103 DEPARTMENT OF BUILDING SAFETY)

**103.1 Creation of enforcement agency. The Division of Building and Code Enforcement of the Department of Community Development shall be the enforcement agency for this Code and the Division's director shall be the building official or code official referred to in this code. [The Department of Building Safety is hereby created, and the official in charge thereof shall be known as the code official.]**

**103.2 Appointment. The code official shall be appointed as provided by ordinance [by the chief appointing authority of the jurisdiction].**

(SECTION 105 PERMITS)

**105.1 Required. Required permits shall comply with Section 105.1 of the Building Code of St. Charles County, Missouri. [Any owner or owner's authorized agent who intends to repair, add to, alter, relocate, demolish, or change the occupancy of a building or to repair, install, add, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the code official and obtain the required permit.]**

**105.2 Work exempt from permits. Work exempt from permits shall comply with Section 105.2 of the Building Code of St. Charles County, Missouri. [Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:**

**Building:**

1. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and that are not part of an accessible route.
2. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
3. Temporary motion picture, television, and theater stage sets and scenery.
4. Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.
5. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies.
6. Movable cases, counters, and partitions not over 69 inches (1753 mm) in height.

#### Electrical:

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

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

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

#### Gas:

1. Portable heating appliance.

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

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe; provided, however, that if any concealed trap, drain pipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work, and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

**105.5 Expiration.** Every permit issued shall become invalid **and expired** unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and **shall be granted only upon a showing of justifiable cause and substantial progress.** If a permit expires pursuant to this provision, the building official may issue a new permit upon advance payment of an administrative penalty of the original permit fee or one hundred dollars (\$100.00), whichever is less. The reissued permit must be picked-up within seven (7) days of the issued date. [~~justifiable cause demonstrated.~~]

(SECTION 106 CONSTRUCTION DOCUMENTS)

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

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

**107.90 Electronic submission.** Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc. are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review. Where design documents were originally prepared on paper and are submitted in a paper form, the building official is authorized to charge a fee for converting those drawings to PDF equal to the cost incurred by County staff recreating the document and not to exceed more than one (1) dollar per page.

**Exception:**

Where submittal documents were originally prepared by hand and are 11 inches by 17 inches or less, the fee for document conversion shall not be charged.

(SECTION 109 INSPECTIONS)

**109.90 Workmanship.** All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this code, per industry standards, and in accordance with the manufacturer's installation instructions.

(SECTION 112 MEANS OF APPEAL)

**112.1 General.** For the purposes of this code, all appeals shall be in accordance with the procedure established for the Building Code of St. Charles County, Missouri, in Section 113 of 500.010. ~~[In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The building official shall be an ex officio member of said board but shall not have a vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render decisions and findings in writing to the appellant with a duplicate copy to the building official.]~~

**112.2 Limitations on authority.** Delete in its entirety.

**112.3 Qualifications.** Delete in its entirety.

(SECTION 113 VIOLATIONS)

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or 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, **shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than five hundred (\$500.00) dollars, and each day's continuance of a violation shall be deemed a separate offense.** [~~of not more than one thousand dollars (\$1,000.00) or by a term not exceeding one (1) year, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense.~~]

(SECTION 114 STOP WORK ORDER)

114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. ***Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).***

(CHAPTER 14 PERFORMANCE COMPLIANCE METHODS)

(SECTION 1401 GENERAL)

1401.2 Applicability. Structures existing prior to April 8, 1968, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.