

MECHANICAL 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 V: MECHANICAL CODE

Section 500.220. Adoption of Mechanical Code of St. Charles County.

- A. St. Charles County hereby adopts the 2015 International Mechanical 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 ADMINISTRATION)

(SECTION 101 GENERAL)

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

(SECTION 103 DEPARTMENT OF MECHANICAL INSPECTION)

103.1 General. **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 mechanical inspection is hereby created and the executive 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 106 PERMITS)

106.3.1 Construction documents. Construction documents, engineering calculations, diagrams and other data shall be submitted **as required by the code official** [~~in two or more sets~~] with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional where required by state law. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code. Construction documents for buildings more than two stories in height shall indicate where penetrations will be made for mechanical systems, and the materials and methods for maintaining required structural safety, fire resistance rating and fireblocking.

Exception:

The code official shall have the authority to waive the submission of construction documents, calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this code. **Standard cooling systems of five (5) tons or less and heating systems of one hundred fifty thousand (150,000) BTUs or less shall not require the design of registered design professional.**

106.4.3 Expiration. **All permits for work under the scope of this code shall comply with Section 105.5 Expiration of the Building Code of St. Charles County.** [~~Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided that changes have not been made and will not be made in the original~~

construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.]

106.5.2 Fee schedule. The fees for mechanical work shall be **as set forth by the Ordinances of St. Charles County, Missouri.** [~~as indicated in the following schedule.~~

[~~JURISDICTION TO INSERT APPROPRIATE SCHEDULE~~]

106.5.3 Fee refunds. **The code official is authorized to establish a refund policy.** [~~The code official shall authorize the refunding of fees as follows.~~

1. ~~The full amount of any fee paid hereunder which was erroneously paid or collected.~~
2. ~~Not more than [SPECIFY PERCENTAGE] percent of the permit fee paid where work has not been done under a permit issued in accordance with this code.~~
3. ~~Not more than [SPECIFY PERCENTAGE] percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.~~

~~The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.]~~

106.90 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 107 INSPECTIONS AND TESTING)

107.90 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 108 VIOLATIONS)

108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the 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** [~~shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF 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.~~]

108.5 Stop work orders. Upon notice from the code official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe

condition, shall be liable for a fine of **up to two hundred fifty dollars (\$250.00)**. [~~not less than [AMOUNT] dollars or more than [AMOUNT] dollars.~~]

(SECTION 109 BOARD OF APPEALS)

109.1 Application for appeal. **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.** [~~Any person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.~~]

109.1.1 Limitation of authority. *Delete in its entirety.*

109.2 Membership of board. *Delete in its entirety.*

109.2.1 Qualifications. *Delete in its entirety.*

109.2.2 Alternate members. *Delete in its entirety.*

109.2.3 Chairman. *Delete in its entirety.*

109.2.4 Disqualification of member. *Delete in its entirety.*

109.2.5 Secretary. *Delete in its entirety.*

109.2.6 Compensation of members. *Delete in its entirety.*

109.3 Notice of meeting. *Delete in its entirety.*

109.4 Open hearing. *Delete in its entirety.*

109.4.1 Procedure. *Delete in its entirety.*

109.5 Postponed hearing. *Delete in its entirety.*

109.6 Board decision. *Delete in its entirety.*

109.6.1 Resolution. *Delete in its entirety.*

109.6.2 Administration. *Delete in its entirety.*

109.7 Court review. *Delete in its entirety.*

(CHAPTER 9 SPECIFIC APPLIANCES, FIREPLACES AND SOLID FUEL-BURNING
EQUIPMENT)

(SECTION 903 FACTORY-BUILT FIREPLACES)

R1004.90 [R1004.5] Required fire separation enclosure. All prefabricated metal chimneys shall be enclosed in a fire-resistant shaft with one (1) layer of five-eighths (5/8) inch type "X" gypsum board from the fireplace connector to the underside of the roof sheathing, securely attached with framing material. When the chimney chase is located on an exterior wall of the structure, it need only be separated by lining the wall between the chimney chase and the exterior wall with five-eighths (5/8) type "X" inch gypsum board. All joints are to be tight within one-eighth (1/8) of an inch or tape with joint compound. Required clearances shall be maintained between the chimney and the gypsum board per chimney manufacturer's specifications.

(CHAPTER 11 REFRIGERATION)

(SECTION 1101 GENERAL)

1101.10 Locking access port caps. *Delete in its entirety.*