

AN ORDINANCE ADOPTING, WITH AMENDMENTS, THE 2009 INTERNATIONAL BUILDING CODE, THE 2009 INTERNATIONAL MECHANICAL CODE, THE 2008 NFPA NATIONAL ELECTRICAL CODE, THE 2009 INTERNATIONAL PLUMBING CODE, THE 2009 INTERNATIONAL FIRE CODE, THE 2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, THE 2009 PRIVATE SEWAGE DISPOSAL CODE, THE 2009 PROPERTY MAINTENANCE CODE AND ESTABLISHING REGULATIONS FOR ABATEMENT OF VIOLATIONS OF THE PROPERTY MAINTENANCE CODE, ESTABLISHING PROCEDURES FOR NOTICES OF UNSAFE STRUCTURES. ANY PROVISION OF ANY ORDINANCE IN CONFLICT HERewith IS HEREBY AMENDED TO CONFORM AND COMPLY WITH THIS ORDINANCE.

WHEREAS, pursuant to Revised Missouri Statutes Section 79.450, the CITY OF FORISTELL, Missouri ("City") may adopt or repeal an ordinance which incorporates by reference the provisions of any code or portions of any code, or any amendment thereof, properly identified as to date and source, without setting forth the provisions of such code in full; and

WHEREAS, the City Board of Aldermen ("Board") desires to support and encourage uniformity in building regulations within County; and

WHEREAS, the Board deems it to be in the best interest of the City and its residents, and in order to promote the health, safety and general welfare of its residents, that it adopt the 2009 International Building Code, the 2009 International Mechanical Code, the 2008 NFPA National Electrical Code, the 2009 International Plumbing Code, the 2009 International Fire Code, the 2009 International Residential Code for One- and Two-Family Dwellings, the 2009 Private Sewage Disposal Code, the 2009 Property Maintenance Code and establish regulations for the abatement of violations of the Property Maintenance Code, establish procedures for notices of unsafe structures, and adopt a Vehicle Removal Code and providing for punishment of violations.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FORISTELL, MISSOURI, AS FOLLOWS:

SECTION 1. Building Codes Updated: **Ordinance 776** known as the Building Code, the Mechanical Code, the Electrical Code, the Plumbing Code, the Residential Code for One and Two Family Dwellings, and the Property Maintenance Code of the CITY OF FORISTELL, Missouri. Any provision of any ordinance in conflict herewith is hereby amended to conform and comply with this ordinance.

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SECTION 2. The following codes are adopted by reference with one (1) copy having been placed on file, beginning **(DATE)**, in the Office of the City Clerk for a period of ninety (90) days prior to the adoption of this ordinance, pursuant to Section 79.450, RSMo., said copies being marked and designated as the:

- 2009 International Building Code.
- 2009 International Mechanical Code.
- 2008 NFPA National Electrical Code.
- 2009 International Plumbing Code.
- 2009 International Fire Code.
- 2009 International Residential Code for One- and Two-Family Dwellings, with Appendices A, B, C, D, E, G, J, K, M, N, P and Q.
- 2009 International Private Sewage Disposal Code.
- 2009 International Property Maintenance Code.

Said codes are hereby referred to, adopted and made part hereof, as if fully set out in this ordinance, with the additional, insertions, deletions, and changes, prescribed in this Ordinance.

SECTION 3. JURISDICTIONAL TITLES THROUGH THE INTERNATIONAL CODES 2009:

Whenever the term "*Name of Jurisdiction*" appears it shall be deemed to mean "CITY OF FORISTELL, Missouri," likewise whenever the term "*Building Official*" appears it shall mean the "Code Official", "Building Official", "Building Commissioner", or the "City Engineer" of the CITY OF FORISTELL, Missouri.

SECTION 4. 2009 INTERNATIONAL BUILDING CODE

The CITY OF FORISTELL, Missouri, hereby adopts the *2009 International Building Code*, with the following amendments.

1. **Section 101.1 Title:** Delete "[Name of Jurisdiction]" and insert "CITY OF FORISTELL, Missouri."
2. **Section 103.1 Creation of Enforcement Agency:** Delete in its entirety and insert:

"The City's Code Official and/or the City Engineer shall be the enforcement agency for this Code and the Code Official and/or the City Engineer shall be the building official referred to in this Code."

3. **Section 103.2 Appointment:** Delete "~~by the chief appointing authority of the jurisdiction~~" and insert "as provided by ordinance."
4. **Section 105.2 Work Exempt from Permit:** Delete item 3 "~~Oil derricks~~" and insert "Decorative pools with less than 24 inches in depth."
5. **Section 105.3.2 Time Limitation of Application:** Add the following:

"Building permits may be extended at any time prior to the expiration date of the original permit, by applying for an additional permit whose fee will be based on the percentage of work remaining to be completed."

6. **Section 105.5 Expiration:** Delete "~~180 days~~" and insert "90 days" throughout. Insert after first sentence "A permit expires automatically if 90 days elapse with no request for an inspection." Delete "~~and justifiable cause demonstrated~~" and insert "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 (\$100.00), whichever is less. The reissued permit must be picked up within seven (7) days of the issued date."

7. **Section 105.8 Integrated Permits:** This Section shall be added and shall read as follows:

"The Code Official may issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application."

8. **Section 106.2 Issuance of Certificate of Occupancy:** Add the following:

"This is in addition to any requirement of the zoning and subdivision ordinances for the CITY OF FORISTELL, Missouri."

9. **Section 110.2 Preliminary Inspection:** Add the following:

"Any building being erected or constructed in reclaimed floodplain areas other than alterations or additions to existing buildings shall be laid out, staked, and approved elevations and foundation certified by a Registered Professional Engineer or Registered Land Surveyor, licensed in the State of Missouri, before approval of the required foundation inspection. Unless such lot and area has been officially removed from the flood plain by the Federal Emergency Management Agency (FEMA)."

10. **Section 109.6 Refunds:** Delete in its entirety and add the following:

"The Code Official shall authorize the refunding of money as follows: (1) The full amount of any fee paid hereunder which was erroneously paid or collected; (2) Not more than 90% of the permit fee paid

when no work has been done and is considered a "Same As" permit; (3) Not more than 80% of the permit fee paid when no work has been done and required a plan review to process the permit; (4) No refund if permit has been voided: if work has been stopped or if any work has been done at the site.

11. **Section 110.3.8 Other Inspections** : Add the following:

"In addition to the required inspections hereto specified, the Code Official may make other inspections which in the judgment of the Code Official are reasonably necessary to perform due to unusual construction or circumstances. The Code Official shall have the authority to inspect any construction work in order to ascertain whether compliance with the building code is being met and in order that he/she may properly enforce the rules promulgated by this code. These inspections may include but are not limited to examination to determine whether zoning requirements are being met, and may include all other phases of building construction."

12. **Section 111.2.1 Certificate Issued**: This Section shall be added and shall read as follows:

"Failure of the owner/tenant of a building to obtain the Certificate of Use and Occupancy and to pay fees set forth shall be subject to penalties as specified in Section 114.4."

13. **Section 111.2.2 Change in Use or Tenancy**: This Section shall be added and shall read as follows:

"Prior to a proposed change in Use or Tenancy, the owner or prospective tenant of an existing building shall make a written request for a change in use permit to be issued. The Code Official shall issue a certificate of use and occupancy provided there are no violations of law, this code, orders of the Code Official pending, which are found to exist upon inspection of the building, and it has been established by inspection of the investigation that the use is in conformance with all applicable ordinances and regulations. Nothing in this Code shall require the removal or abandonment or prevent the continuance if the use and occupancy does not comply with the basic code requirements for public health, safety and welfare."

14. **Section 111.2.3 Temporary Building, Use or Tent**: This Section shall be added and shall read as follows:

"Temporary building, structure, tent, use or occupancy shall be subject to Section 111.2.2."

15. **Section 113.1 General**: Delete "~~there shall be an is hereby created a board of appeals~~" and insert "the CITY OF FORISTELL Board of Adjustment shall serve as a board of appeals."

16. **Section 113.3 Qualifications**: Delete "~~The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.~~"

17. **Section 113.4 Means of Appeal**: This Section shall be added and shall read as follows:

Except as provided in Section 115.2, a person shall have the right to appeal a decision of the building official to the CITY OF FORISTELL Board of Adjustment. An application for appeal shall be

based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the building official within twenty (20) days after the notice was served. The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services.

Section 114.4 Violation Penalties: Delete "~~shall be subject to penalties as prescribed by law~~" and insert "shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than five hundred (\$500.00) or by imprisonment for a term not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

18. **Section 115.2 Issuance:** Insert the following at the end of this provision: "Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00)."

19. **Section 116.1 Conditions :** Delete "~~as provided for in this section~~" and insert "as provided for in SECTION 13 herein titled "Notices of Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal."

20. **Section 116.2 Record:** After "unsafe condition" insert "as provided for in SECTION 13 herein titled "Notices of Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal."

21. **Section 116.3 Notice:** Delete in entirety and insert: "Notice of an unsafe conditions shall comply with SECTION 13 herein titled "Notices of Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal."

22. **Section 116.4 Method of Service:** Delete in its entirety and insert "Notice shall be served as provided for in SECTION 13 herein titled "Notices of Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal."

23. **Section 116.6 Workmanship:** This Section shall be added and shall read as follows:

"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.

24. **Section 903.1.1.1 Regulations Concerning Fire Sprinklers - Builders to Offer:** This Section shall be added and shall read as follows:

"Notwithstanding any provision to the contrary in any code adopted in this Ordinance of Foristell, Missouri, no purchaser of a single-family dwelling or residence or of a multi-unit dwelling having four (4) or fewer units shall be denied the right to choose, or the right to decline, to have installed a fire

sprinkler in such dwelling or residence. Builders of such units shall offer to purchasers on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence or unit. But the provision of such fire sprinklers systems shall not be a condition or requirement for issuance of any permit authorized or required by any code adopted in this Ordinance."

25. **Section 904.1.1 Regulations Concerning Fire Sprinklers - Builders to Offer:** This Section shall be added and shall read as follows:

"Notwithstanding any provision to the contrary in any code adopted in this Ordinance of Foristell, Missouri, no purchaser of a single-family dwelling or residence or of a multi-unit dwelling having four (4) or fewer units shall be denied the right to choose, or the right to decline, to have installed a fire sprinkler in such dwelling or residence. Builders of such units shall offer to purchasers on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence or unit. But the provision of such fire sprinklers systems shall not be a condition or requirement for issuance of any permit authorized or required by any code adopted in this Ordinance."

26. **Section 1106.5 Van Spaces** – Delete in its entirety and insert the following:

“One in every four accessible spaces, but not less than one, shall be served by an access aisle a minimum of ninety-six (96) inches wide and shall be designated “lift van accessible only” with signs that meet the requirements of the federal Americans with Disabilities Act”.

27. **Section 1203.6 Roof Vents:** This Section shall be added and shall read as follows:

"The roof system of one (1) story buildings of unlimited area when of types 2, 3, or 4 construction shall be provided with smoke and heat vents. Exception: Vents are not required for buildings subdivided into spaces not greater than ten thousand (10,000) square feet with fire separation assemblies of not less than one (1) hour fire-resistance rating."

28. **Section 1203.7 Vent Size and Spacing:** This Section shall be added and shall read as follows:

"Smoke and heat vents shall be spaced at a maximum spacing of one hundred fifty (150) feet between centers. One (1) square foot of open vent area is required per three hundred (300) square feet of floor area."

29. **Section 1612.3 Establishment of Flood Hazard Areas:** Delete in its entirety and insert the following:

"Statement of Intent: It is the purpose of this Section to promote the public health, safety and general welfare; to minimize losses from periodic flooding; to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22 (a)(3); and to meet the requirements of 44 CRF 60.3 (d) by applying the provisions of this Article to:

1. Restrict or prohibit uses which are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.

2. Require that uses vulnerable to floods, including public facilities which serve such uses, be provided with flood protection at the time of the initial construction.

3. Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard."

SECTION 5. 2009 INTERNATIONAL MECHANICAL CODE

The CITY OF FORISTELL, Missouri, hereby adopts the *2009 International Mechanical Code*, with the following amendments:

1. **Section 101.1 Title: Delete** "[Name of Jurisdiction]" and insert "CITY OF FORISTELL, Missouri."

2. **Section 103.2 Appointment:** Delete "by the chief appointing authority of the jurisdiction" and insert "as provided by ordinance."

3. **Section 106.3.1 Construction Documents:** Add the following sentence to the exception:

"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 a registered design professional."

4. **Section 106.5.2 Fee Schedule :** Delete in its entirety and insert the following:

"Fees shall be set by ordinance."

5. **Section 106.5.3 Fee refunds :** Delete in its entirety.

6. **Section 108.4 Violation Penalties:** Delete in its entirety and insert the following:

"Any person, firm or corporation who shall violate any provision of this Ordinance, who shall fail to comply with any of the requirements thereof, who shall erect, construct, alter or repair a structure in violation of an approval plan or directive of the City Engineer and/or Code Official or who shall continue any work in or about a structure after having been served a stop work order, except for such which that person, firm or corporation has been directed to remove a violation or unsafe conditions, or any owner or tenant of a building or premises in which such violation shall exist shall upon conviction thereof be punishable by a fine of not more than \$500.00 dollars or by imprisonment not exceeding 90 days or both such fine and imprisonment. "

7. **Section 108.5 Stop Work Orders :** Delete "~~not less than [Amount] dollars or more than [Amount] dollars~~" and insert "not less than two hundred fifty dollars (\$250.00)"

8. **Section 109.1 Application for Appeal:** Delete in its entirety and insert the following:

"A person shall have the right to appeal a decision of the Code Official and/or City Engineer to the CITY OF FORISTELL Board of Adjustment. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official and/or City Engineer within twenty (20) days after the notice was served. The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services.

9. **Section 109.1.1 Limitation of Authority:** Delete "~~Board of Appeals~~" and insert "CITY OF FORISTELL Board of Adjustment."

10. Delete the remaining provisions of Section 109 beginning with Section 109.2 Membership of Board and insert a new Section 109.2 entitled "Appeals" and reading as follows:

"Appeals shall be conducted as provided in Section 113 of the *2009 International Building Code*, as adopted with amendments by CITY OF FORISTELL and read as follows:

Whenever "Board of Appeal" is used in this Code, it shall mean "Board of Adjustment".

11. **Section 903.4 Required Fire Separation Enclosure :** This Section shall be added and shall read as follows:

"All prefabricated metal chimneys shall be enclosed in a fire-resistant shaft with one (1) layer of five-eighths (5/8) inch gypsum board from the fireplace connection 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) inch gypsum board. All joints are to be tight within one-eighth (1/8) inch or tape with joint compound. Required clearances shall be maintained between the chimney and the gypsum board per chimney manufacturer's specifications."

12. **M1305.1.4.1 Ground Clearance :** Delete "~~3 inches (76 mm)~~" and insert "2 inches (50.8 mm)".

13. **M1411.6 Locking Access Port Caps :** Delete in its entirety.

14. **M1503.4 Make Up Air Required:** Delete "~~400 cubic feet per minute (0.19m³/s)~~" and insert "600 cubic feet per minute (.285m³)"

15. **MI601.4.1 Joints and Seams :** After "airtight" insert "in an unconditioned area."

SECTION 6. 2008 NFPA NATIONAL ELECTRICAL CODE

The CITY OF FORISTELL, Missouri, hereby adopts the *2008 NFPA National Electrical Code*, with the following amendments:

1. Section 210.8 Ground-Fault Circuit Interrupter Protection for Personnel

a. In Subsection (A) Dwelling Units, insert after both numbers (2) and (5):

"Exception No.1: Receptacles that are not readily accessible."

"Exception No.2: A single receptacle or duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7) or (A)(8)."

b. In Subsection (A) Dwelling Units, Exceptions to (5): Delete "to (5)" and insert "No.3."

2. **Section 250.94 Bonding for Other Systems** : Delete in its entirety.

3. **NEC800.156 Dwelling Unit Communications Outlet**. Delete in its entirety.

ELECTRIC CODE OF THE CITY OF FORISTELL, MISSOURI, - ADDITIONS:

The CITY OF FORISTELL, Missouri, hereby adopts the following provisions as part of and in addition to the *2008 NFPA National Electrical Code*. The following provision shall be referred to herein as "this Code."

1. 1.0 ADMINISTRATION.

E-1.2 Scope: This Code shall regulate the design, installation, maintenance, alteration and inspection of electrical systems that are permanently or temporarily installed and utilized to provide electrical power and related within buildings, structures or premises. This Code shall also regulate, those electrical systems, system components, equipment and appliances specifically addressed in this Code.

E-1.2.1 Application of References: Unless otherwise specifically provided for in this Code, all references to Chapter or Section numbers, or to provisions not specifically identified by number, shall be construed to refer to such Chapter, Section or provision of this Code.

E-1.3 Intent: The purposes of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling design, construction, installation, quality of materials, location, operation and maintenance or use of an electrical systems.

E-1.4 Jurisdiction Titles: Throughout the electrical code adopted, wherever the term "jurisdiction," "local jurisdiction" or "governmental body" appears, it shall be deemed to mean the CITY OF FORISTELL, Missouri. Wherever the term "code official" or "authority having jurisdiction" or "local authority" is used, it is deemed to mean the City's Code Official, Building Official, Building Commissioner, and/or the City Engineer.

2. 2.0 APPLICABILITY.

E-2.1 General: The provisions of this Code shall apply to all matters affecting or relating to structures and premises, as set forth in Article I, Section 1.0. above titled "Administration." Where in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

E-2.2 Existing Installations : Except as otherwise provided for in this chapter, a provision in this code shall not require the removal, alteration or abandonment of, nor prevent the continued utilization and maintenance of, an existing electrical system lawfully in existence at the time of adoption of this code.

E-2.3 Maintenance: Electrical systems, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe condition. Devices or safeguards which are required by this code shall be maintained in compliance with the code edition under which installed. The owner or the owner's agent shall be responsible for maintenance of electrical systems. To determine compliance with this provision, the code official shall have the authority to require an electrical system to be reinspected.

E-2.4 Additions, Alterations or Repairs: Additions, alterations, renovations or repairs to an electrical system shall conform to that required for a new electrical system without requiring the existing electrical system to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing electrical system to become unsafe, hazardous or overloaded.

E-2.5 Change in Use/Occupancy: It shall be unlawful to make a change in the use/occupancy of any structure which will subject the structure to any provision of this chapter applicable to the new use/occupancy without approval by the code official. The certificate of occupancy shall be administered by the City Building Official

E-2.6 Historic Buildings: The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings.

E-2.7 Moved Buildings : Except as determined by Section 2.2, electrical systems that are part of buildings or structures moved into or within the jurisdiction shall comply with provisions of this code for new installation except those systems not disturbed in the move.

E-2.8 Referenced Codes 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 reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

E-2.9 Requirements not Covered by Code : Requirements necessary for the strength, stability or proper operation of an existing or proposed electrical system, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official

3. **3.0 ELECTRICAL INSPECTION.**

E-3.1 General: The City's Code Official enforces all provisions of this code and the executive official in charge thereof shall be known as the code official.

E-3.2 Deputies: The code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees to carry out the provisions of this code.

E-3.3 Liability: The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties. Any suit instituted against any officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in any action, suit or proceedings that is instituted in pursuance of the provisions of this code; and any officer of the department, acting in good faith and without malice, shall be free from liability for acts performed under any provisions or by reason of any act or omission in the performance of official duties in connection therewith.

4. **4.0 DUTIES AND POWERS OF THE CODE OFFICIAL**

E-4.1 General: The code official shall enforce the provisions of this code and shall act on any question relative to the installation, alteration, repair, maintenance or operating of electrical systems, except as otherwise specifically provided for by statutory requirements or as provided for in Sections 4.2 through 4.8.

E-4.2 Rule -Making Authority: The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

E-4.3 Applications and Permits: The code official shall receive applications and issue permits for the installation and alteration of electrical systems, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

E-4.4 Inspections: The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

E-4.5 Right of Entry: Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this code which make the building or premises unsafe, unsanitary, dangerous or hazardous, the code official shall have the authority to enter the building or

premises at all reasonable times to inspect or to perform the duties imposed upon the code official by this code. If such building or premises is occupied, the code official shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the code official has recourse to every remedy provided by law to secure entry. When the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

E-4.6 Identification: The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

E-4.7 Notices and Orders : The code official shall issue all necessary notices or orders to ensure compliance with this code.

E-4.8 Department Records : The code official shall keep official records of 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 as long as the building or structure to which such records relate remains in existence, unless otherwise provided for by other regulations.

5. **5.0 APPROVAL**

E-5.1 Modifications : Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the electrical inspection department.

E-5.2 Alternative Materials, Methods and Equipment: The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

E-5.3 Required Testing: Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction.

E-5.3.1 Test Methods : Test methods shall be as specified in this code or by other recognized standards. In the absence of recognized and accepted test methods, the code official shall approve the testing procedures.

E-5.3.2 Testing Agency: All tests shall be performed by an approved agency.

E-5.3.3 Test Reports: Reports of tests shall be retained by the code official for the period required for retention of public records.

E-5.4 Material and Equipment Reuse: Materials, equipment and devices shall not be reused unless such elements have been reconditioned, tested and placed in good and proper working condition and approved.

6. **6.0 PERMITS**

E-6.1 When Required: An owner authorized agent or contractor who desires to erect, install, enlarge, alter, repair, remove, convert or replace an electrical system, the installation of which is regulated by this code, or to cause such work to be done, shall first make application to the code official and obtain the required permit for the work.

Exception: Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day of the department.

E-6.1.1 Licensing: Any contractor wishing to enter into the electrical contracting business in the CITY OF FORISTELL, Missouri, shall first be duly examined and successfully passed and licensed by St. Charles County, Missouri, or approved by the City of Foristell Building Official

E-6.2 Permits Not Required: Permits shall not be required for the following:

1. Any portable electric generating appliance;
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe;

Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction.

E-6.3 Application for Permit: Each application for a permit, with the required fee, shall be filed with the code official on a form furnished for the purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or an authorized agent. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information required by the code official.

E-6.3.1 Construction Documents: Construction documents, engineering calculations, diagrams and other data shall be submitted 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 when required by state law. 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 electrical systems and shall indicate 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 constructions 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.

E-6.4 Permit Issuance: The application, construction documents and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the proposed work conforms to the requirements of this code and all laws and ordinances applicable thereto, and that the fees specified in Section 6.5 have been paid, a permit shall be issued to the applicant.

E-6.4.1 Integrated Permits: The code official may issue integrated building, plumbing, mechanical, electrical, etc. permits on a single permit application.

E-6.4.2 Approved Construction Documents: When the code official issues the permit where construction documents are required, the construction documents shall be endorsed in writing and stamped "APPROVED." Such approved construction documents shall not be changed, modified or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents. The code official shall have the authority to issue a permit for the construction of a part of an electrical system before the entire construction documents for the whole system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at their own risk without assurance that the permit for the entire electrical system will be granted.

E-6.4.3 Validity: The issuance of a permit or approval of construction documents shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of other ordinances of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of this code shall be invalid. The issuance of a permit based upon construction documents and other data shall not prevent the code official from thereafter requiring the correction of errors in said construction documents and other data or from preventing building operations from being carried on thereunder when in violation of this code or of other ordinances of this jurisdiction.

E-6.4.4 Expiration: 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 one hundred eighty (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 one hundred eighty (180) days. Before such work recommences, a new permit shall be first obtained and the fee, therefore, shall be the amount required as for a new permit for such work, provided no changes have been

made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one (1) year.

E-6.4.5 Extensions: A permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under the permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The code official shall extend the time for action by the permittee for a period not exceeding ninety (90) days if there is a reasonable cause. A permit shall not be extended more than once.

E-6.4.6 Suspension or Revocation of Permit: The code official shall revoke a permit or approval issued under the provisions of this code in case of any false statement or misrepresentation of fact in the application or on the construction documents upon which the permit or approval was based.

E-6.4.7 Retention of Construction Documents: One (1) set of construction documents shall be retained by the code official until final approval of the work covered therein. One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

E-6.5 Fees: A permit shall not be issued until the fees prescribed in Section 6.5.2 have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the electrical system, has been paid.

E-6.5.1 Work Commencing Before Permit Issuance : Any person who commences work on an electrical system before obtaining the necessary permits shall be subject to a two hundred fifty dollar (\$250.00) permit fee in addition to the required permit fees.

E-6.5.2 Fee Schedule : The fees for electrical work shall be set by Ordinance. The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

7.

7.0 INSPECTIONS AND TESTING

E-7.1 Required Inspections and Testing : The code official, upon notification from the permit holder or the permit holder's agent, shall make the following inspections and other such inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or the permit holder's agent of violations that must be corrected. The holder of the permit shall be responsible for the scheduling of such inspections.

1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

2. Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.
3. Final inspection shall be made upon completion of the electrical system. The requirements of this Section shall not be considered to prohibit the operation of any electrical equipment installed to replace existing electrical equipment serving an occupied portion of a structure in the event a request for inspection of such electrical equipment has been filed with the department not more than forty-eight (48) hours after replacement work is completed, and before any portion of such equipment is concealed by any permanent portion of the structure.

E-7.1.1 Approved Inspection Agencies: The code official shall accept reports of approved agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

E-7.1.2 Evaluation and Follow-up Inspection Services: Prior to the approval of a prefabricated construction assembly having concealed electrical work and the issuance of an electrical permit, the code official shall require the submittal of an evaluation report on each prefabricated construction assembly, indicating the complete details of the electrical system, including a description of the system and its components, the basis upon which the system is being evaluated, test results and similar information, and other data as necessary for the code official to determine conformance to this code.

E-7.1.2.1 Evaluation Service: The code official shall designate the evaluation service of an approved agency as the evaluation agency, and review such agency's evaluation report for adequacy and conformance to this code.

E-7.1.2.2 Follow-up Inspection: Except where ready access is provided to electrical systems, service equipment and accessories for complete inspection at the site without disassembly or dismantling, the code official shall conduct the in-plant inspections as frequently as necessary to ensure conformance to the approved evaluation report or shall designate an independent, approved inspection agency to conduct such inspections. The inspection agency shall furnish the code official with the follow-up inspection manual and a report of inspections upon request, and the electrical system shall have an identifying label permanently affixed to the system indicating that factory inspections have been performed.

E-7.1.2.3 Test and Inspection Records: Required test and inspection records shall be available to the code official at all times during the fabrication of the electrical system and the erection of the building; or such records as the code official designates shall be filed.

E-7.2 Testing: Electrical systems shall be tested as required in this code and in accordance with Sections 7.2.1 through 7.2.3. Tests shall be made by the permit holder and observed by the code official.

E-7.2.1 New, Altered, Extended or Repaired Systems : New electrical systems and parts of existing systems, which have been altered, extended or repaired, shall be tested as prescribed herein to disclose defects.

E-7.2.2 Equipment, Material and Labor For Tests: Equipment, material and labor required for testing an electrical system or part thereof shall be furnished by the permit holder.

E-7.2.3 Reinspection and Testing: Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for inspection and testing.

E-7.3 Coordination of Inspection: Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable so that the owners and occupants of the structure shall not be subjected to visits by numerous inspectors or multiple or conflicting orders. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

E-7.4 Approval: After the prescribed tests and inspections indicate that the work complies in all respects with this code, a notice of approval shall be issued by the code official.

E-7.5 Temporary Connection: The code official shall have the authority to authorize the temporary connection of an electrical system to the sources of energy for the purpose of testing electrical systems or for use under a temporary certificate of occupancy.

8.0

VIOLATIONS

E-8.1 Unlawful Acts: It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize an electrical system, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

E-8.2 Notice of Violation: The code official shall serve a notice of violation or order to the person responsible for the erection, installation, alteration, extension, repair, removal or demolition of electrical work in violation of the provisions of this code, or in violation of a detail statement or the approved construction documents thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

E-8.3 Prosecution of Violation: If the notice of violation is not complied with promptly, the code official shall request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

E-8.4 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 electrical 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 to be prosecuted and penalized as provided in the Building Code of the CITY OF FORISTELL, Missouri, Section 114.4. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

E-8.8 Stop Work Orders : Upon notice from the code official that electrical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor.

E-8.6 Abatement of Violation: The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the electrical system on or about any premises.

E-8.7 Unsafe Electrical Systems : An electrical system that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe electrical system. Use of an electrical system regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment is hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

E-8.7.1 Authority to Condemn Electrical Systems : Whenever the code official determines that any electrical system, or portion thereof, regulated by this code has become hazardous to life, health, property, the code official shall order in writing that such system either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective electrical system after receiving such notice. When such electrical system is to be disconnected, written notice as prescribed in Section 8.2 shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

E-8.7.2 Authority to Order Disconnection of Energy Sources: The code official shall have the authority to order disconnection of energy sources supplied to a building, structure or electrical system regulated by this code, when it is determined that the electrical system or any portion thereof has become hazardous or unsafe. Written notice of such order to disconnect service and the cause therefore shall be given within twenty-four (24) hours to the owner and occupant of such building, structure or premises, provided, however, that in cases of immediate danger to life or property, such

disconnection shall be made immediately without such notice. Where energy sources are provided by a public utility, the code official shall immediately notify the serving utility in writing of the issuance of such order to disconnect.

E-8.7.3 Connection After Order to Disconnect: A person shall not make energy source connections to electrical systems regulated by this code which have been disconnected or ordered to be disconnected by the code official, or the use of which has been ordered to be disconnected by the code official until the code official authorizes the connection and use of such electrical systems. When an electrical system is maintained in violation of this code, and in violation of a notice issued pursuant to the provisions of this section, the code official shall institute appropriate action to prevent, restrain, correct or abate the violations.

9. **9.0 MEANS OF APPEAL**

E-9.1 Application for Appeal: A person shall have the right to appeal a decision of the Code Official and/or City Engineer to the CITY OF FORISTELL Board of Adjustment. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within twenty (20) days after the notice was served. The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services.

SECTION 7. 2009 INTERNATIONAL PLUMBING CODE

The CITY OF FORISTELL, Missouri, hereby adopts the *2009 International Plumbing Code*, with the following amendments:

1. **Section 101.1 Title:** Delete "[Name of Jurisdiction]" and insert "CITY OF FORISTELL, Missouri."
2. **Section 103.2 Appointment:** Delete "~~by the chief appointing authority of the jurisdiction; and the code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointment authority~~" and insert "as provided by ordinance."
3. **Section 106.6.1 Work Commencing Before Permit Issuance:** Delete in entirety and insert:

"Any person who commences any work on a plumbing system before obtaining approval by the Code Official shall be subject to an additional fee of two hundred fifty dollars (\$250.00) in addition to the usual fee."

4. **Section 106.6.2 Fees:** Delete in entirety and insert the following:

"Fees shall be set by ordinance."

5. **Section 106.6.3 Fee Refunds:** Delete "[SPECIFY PERCENT AGE]" and insert "fifty percent (50%)" throughout.
6. **Section 108.4 Violation Penalties:** Delete and insert "one (1) year." Deleted in its entirety and the following inserted: "Any person, firm or corporation who shall violate any provisions of this ordinance, who shall fail to comply with any of the requirements thereof, who shall erect, construct, alter or repair a structure in violation of an approved plan or directive of the Code Official and/or City Engineer or who shall continue any work in or about a structure after having been served a stop work order, except for such which that person, firm or corporation has been directed to remove a violation or unsafe conditions, or any owner or tenant of a building or premises in which such violation shall exist shall upon conviction thereof be punishable by a fine of not more than five hundred (\$500.00) dollars or by imprisonment not exceeding ninety (90) days or both such fine and imprisonment."
7. **Section 108.5 Stop Work Orders:** Delete "~~not less than [AMOUNT] dollars~~" and insert "Not less than one hundred dollars (\$100.00) or more than two hundred fifty dollars (\$250.00)."
8. **Section 109.1 Application for Appeal:** Delete in entirety and insert the following:

"A person shall have the right to appeal a decision of the Code Official to the CITY OF FORISTELL Board of Adjustment. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the Code Official within twenty (20) days after the notice was served. The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services.

Sections 109.2 through 109.6: Delete in entirety.

9. **Section 305.6.1 Sewer Depth:** Delete first instance of "[NUMBER]" inches (mm)" and insert "18 inches (457 mm)." Delete second instance of "[NUMBER]" inches (mm)" and insert "36 inches (915 mm)."
10. **Section 403.3 Required Public Toilet Facilities:** Add the following language:

"Exception: Customer facilities are not required in building or tenant spaces with a customer occupancy load of fifteen (15) or less which do not serve food or beverages. All gas or filling stations shall have public toilet rooms regardless of the occupancy load. Public toilet facilities shall be located not more than one story or below the space required to be provided with public toilet facilities and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m)."

11. **Section 602.2 Potable Water Required:** Add Subsection 602.2.1 entitled "Potable Water Connection" reading as follows:

"The water distribution system of any building in which plumbing fixtures are installed shall connect to a potable public water supply, if available. A potable public water supply shall be considered available when the nearest property line is located within two hundred (200) feet of a potable public water main. When a potable public water supply is not available, an individual water supply shall be provided."

12. **Section 604.9 Water Hammer:** Delete in entirety and insert the following:

"The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arresters shall be required for dishwashers, clothes washers and for each bathroom group, unless otherwise approved."

13. **Section 608.16.6 Connections Subject to Backpressure:** Add the following language to this provision:

"All reduced pressure backflow devices and check assemblies shall be registered and tested annually by a certified individual as authorized by the State of Missouri."

14. **Section 701.2 Sewer Required:** Delete in entirety and insert the following:

"The sanitary drainage system of any building in which plumbing fixtures are installed shall connect to a public sewer, if available. A public sewer shall be considered available when the nearest property line is located within two hundred (200) feet of a public sewer. When a public sewer is not available, the sanitary drainage shall be connected to an approved private sewage disposal system. All private sewage disposal systems shall be maintained and function without any ground surface discharge."

15. **Section 706.3 Installation of Fittings:** Delete "~~Double sanitary tee patterns shall not receive the discharge of back-to-back water closets and fixtures or appliances with pumping action discharge~~" and insert "Double sanitary tee patterns shall be permitted to receive discharge from gravity flow back-to-back water closets."

16. **Section 708.3.5 Building Drain and Building Sewer Junction:** Delete in entirety.

17. **Section 904.1 Roof Extension:** Delete "[NUMBER]" inches (mm)" and insert "12 inches (305 mm)."

18. **Section 905.1 Connection:** Add the following language to this provision:

"All vents one and one-half (1 1/2) inches in diameter shall be increased to two (2) inches in diameter, a distance of two (2) feet prior to the roof penetration."

SECTION 8. 2009 INTERNATIONAL FIRE CODE

The CITY OF FORISTELL, Missouri, hereby adopts the *2009 International Fire Code*, with the following amendments:

1. **Section 101.1 Title:** Delete "[NAME OF JURISDICTION]" and insert CITY OF FORISTELL, Missouri.
2. **Section 103.1 General:** Add the following at the end of this provision: "The department of fire prevention established by this Code is the Code Official."
3. **Section 108.1 Board of Appeals Established:** Delete the first sentence of this provision and insert the following: "The CITY OF FORISTELL Board of Adjustment shall serve as the Board of Appeals and shall hear and decide appeals of orders, decisions and determinations made by the Code Official relative to the application and interpretation of this Code." The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services.
4. **Section 108.3 Qualifications:** Delete in its entirety.
5. **Section 109.3 Violation Penalties:** Delete "[SPECIFY OFFENSE]" and insert "Misdemeanor". Delete "[AMOUNT]" and insert "five hundred dollars (\$500)". Delete "[NUMBER OF DAYS]" and insert "ninety (90) days."
6. **Section 111.4 Failure to Comply:** Delete "~~not less than [AMOUNT] dollars or more than [AMOUNT] dollars~~" and insert "not less than one hundred dollars (\$100.00) or more than five hundred dollars (\$500.00)."

SECTION 9. 2009 RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS

The CITY OF FORISTELL, Missouri, hereby adopts the *2009 Residential Code for One- and Two-Family Dwellings* with Appendices A, B, C, D, E, G, J, K, M, N, P and Q with the following amendments:

1. **Section R101.1 Title:** Delete "[Name of Jurisdiction]" and insert CITY OF FORISTELL, Missouri."
2. **Section R103.1 Creation of Enforcement Agency:** Delete in its entirety and insert: "The City's Code Official, Building Official, and/or the City Engineer shall be the enforcement agency for this Code and the Code Official, Building Official, and/or the City Engineer shall be the building official referred to in this Code."

3. **Section R103.2 Appointment:** Delete "by the chief appointing authority of the jurisdiction" and insert "as provided by ordinance."
4. **Section R105.1.1:** The Code Official may issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application.
5. **Section R105.2 Work Exempt From Permit:** Delete "2. Fences not over 6 feet (1829 mm) high."
6. **Section R105.5 Expiration:** Delete "180 days" and insert "90 days" throughout. Insert after first sentence "A permit expires automatically if 90 days elapse with no request for an inspection." Delete "and justifiable cause demonstrated" and insert "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 (subject to refund if overestimated) of an administrative penalty of one hundred dollars (\$100.00) for each 90 days or fraction thereof expected to lapse between the issuance of the new permit and the issuance of certificate of occupancy upon final inspection as pursuant to Section R110 of this Code."
7. **Section R106.3.1 Approval of Construction Documents:** Delete "REVIEWED FOR CODE COMPLIANCE" and insert "APPROVED FOR CONSTRUCTION." Delete "shall be kept at the site of work" and insert "may be kept at the site of work or made available at time of inspection."
8. **Section R108.6 Work Commencing Before Permit Issuance:** Add "Exemptions":
 1. Earthwork less than 5,000 feet.
 2. Stakeouts and other necessary planning procedures."
9. **Section R112 Board of Appeals.** Delete in its entirety and insert: "Means of Appeals."
10. **Section R112.1 Application for Appeal:** This Section shall be added and shall read as follows:

"Any person shall have the right to appeal a decision of the Code Official and/or City Engineer to the CITY OF FORISTELL Board of Adjustment. Application for appeal shall be made in writing on a form provide by the Code Official and/or City Engineer and shall be based on a claim that the true intent of this code or the rules legally adopting thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used. An equivalent form of construction must be proven that such complies with the intent of the provisions of this code, and the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, and safety." The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services.
11. **Section R112.2 Board of Appeals:** This Section shall be added and shall read as follows:

"Whenever "Board of Appeals" is used in this Code it shall mean "CITY OF FORISTELL Board of Adjustment."

12. **Section R113.4: Violation Penalties:** Delete in its entirety and insert in lieu the following:

"Any person, firm, corporation who shall violate any provision of this ordinance, who shall fail to comply with any of the requirements thereof, who shall erect, construct, alter, or repair a structure in violation of an approved plan or directive of the Code Official and/or City Engineer, of a permit or certificate issued under the provisions of this Ordinance, or who shall continue any work in or about a structure after having been served a stop work order, except for such which that person, firm, or corporation has been directed to remove a violation or unsafe condition, or any owner or tenant of a building or premises or any other person who commits, takes part or assists in any violation of this code or who maintains any building or premises in which such violation shall exist shall be guilty of a "Class A. Misdemeanor" punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

13. **Section R114.1 Notice to Owner:** Insert the following at the end of this provision: "Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00)."

14. **Section 115 Workmanship.** This Section shall be added and shall read as follows:

"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."

15. **Chapter 2: Definitions --STORY ABOVE GRADE PLANE:** Delete "~~any one of.~~" Add ", and" to number 1 and 2.

16. **Table R301.2(1)-Add:**

Ground Snow Load:	20 psf
Wind Design: Speed (mph):	90
Topographic Effect:	No
Seismic Design Category:	C
Subject to Damage From: Weathering:	Severe
Frost Line Depth:	30 inches
Termite:	Yes
Winter Design Temp:	6°

Ice Barrier Underlay-Required:	No
Flood Hazards:	4/19/79, 8/2/96
Air Freezing Index:	963
Mean Annual Temp:	55.

Note: h. Delete "In accordance with Section R905.2.7.1, R905.4.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the." Before "jurisdiction" insert "The." Delete "Yes" and insert "NO." Delete "Otherwise, the jurisdiction shall fill in this part of the table with "NO."

17. **Section R302.1 Exterior Walls:** Exception 4. Delete in its entirety and insert the following:

"Exterior walls with fire separation distance less than 5 feet shall have not less than one-hour fire resistive rating with exposure from both sides. Projections shall not extend to a point closer than 3 feet from the line used to determine the fire separation distance."

18. **Section R302.2 Townhouses:** Exception delete "1-hour" and insert "2- hour."

19. **Section R303.1.1 Basements and Cellars :** This Section shall be added and shall read as follows:

"The glass window area in basements and cellars shall not be less than one percent (1 %) of the floor area served and shall be openable for natural ventilation."

20. **Section R303.3 Bathrooms :** Exception 1 after "to the outside or" insert "to an attic gable vent or ventilated soffit."

21. **Section R303.4.2 Exhaust Openings:** After "be directed" insert "below 6 feet and 8 inches." After "onto a" insert "public."

22. **Section R306.5 Hose Bibb:** This section shall be added and shall read as follows:

"Every dwelling shall be equipped with one (1) outside frostproof hose bibb which shall be protected from backflow in accordance with Section P2902 of this Code."

23. **Section R306.6 Floor Drain:** This Section shall be added and shall read as follows:

"All basements shall be equipped with a floor drain within twenty (20) feet of heating/cooling system(s) and water heaters and which shall comply with Chapter 27, Sections P2701 et seq. of this Code."

24. **Section R309.5 Flood Hazard Areas :** Delete.

25. **Section R310.1 Emergency Escape and Escape Required:** Delete "Basements, habitable attics and."

26. **Section R311.3.1 Floor Elevations at the Required Egress Doors**: Insert a new second "Exception" reading as follows:

"Where exterior doors lead to planned but not yet built decks or balconies, such doors shall be protected with guards complying with the provisions of Section R312 of this Code."

27. **Section R311.3.2 Floor Elevations for Other Exterior Doors – first "Exception"**: Delete "~~two or fewer risers~~" and insert "three or fewer risers."

28. **Section R313.1 Townhouse Automatic Fire Sprinkler Systems**: Delete "shall" and replace with "may"; delete the "Exception" in its entirety.

29. **Section R313.2 One and Two-Family Dwellings Automatic Fire Systems**: Delete "~~shall~~" and replace with "may"; delete the "~~Exception~~" in its entirety.

30. **Section R315.1 Carbon monoxide alarms**: After "bedrooms" insert "and on the lowest level of the home"

31. **Section R403.1.4.1 Frost Protection**: Delete "~~Extending below the frost line specified in Table R301.2(4)~~" and insert "Extending 30 inches (77 mm) below finish grade."

32. **Section R403.1.4.1 Frost Protection-"Exception 2"**: Delete "~~400 square feet (37 m²)~~" and insert "200 square feet (18.5 m²)."

33. **Section R403.1.4.1.1 Frost Protection-"Exception 3"**: After "dwelling" insert "and not more than 4 feet (1.22 m) above the surrounding grade."

34. **Section R403.1.7.1 Building Clearances from Ascending Slopes**: Insert at the end of the last sentence of this provision "or according to approved engineered plans."

35. **Table R404.1.1(1)**: Delete in its entirety.

36. **Table R404.1.1(3)**: Delete in its entirety.

37. **Table R404.1.2(3)**: Delete in its entirety.

38. **Table R404.1.2(4)**: Delete in its entirety.

39. **Table R404.1.2(8)**: Delete in its entirety.

40. **Section R404.1.1(1) Concrete Foundation Walls**: Delete in its entirety and insert the following:

Max. Wall Height	Max. Depth of Unbalanced Backfill	Min. Nominal Wall Thickness
7'-0"	6'-0" or less 7'-0"	8" 10" Note <i>a</i>
8'-0"	6'-0" or less 7'-0" 8'-0"	8" Note <i>a</i> 8" Note <i>a</i> 8" Note <i>a</i>
9'-0"	6'-0" or less 7'-0" 8'-0" 9'-0"	10" 10" 10" Note <i>b</i> 10" Note <i>b</i>
10'-0"	9'-0"	12" Note <i>c</i>

Note a: Concrete foundation walls may be constructed a minimum of nominal 8" thick where the wall height from the top of the footing to the top of the wall does not exceed 8'. A minimum of (2) #4 reinforcing bars shall be placed horizontally in top and bottom of the foundation wall. A minimum of (2) #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24" beyond the corners of the openings.

Note b: Concrete foundation walls may be constructed a minimum of nominal 10" thick. A minimum of (2) #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of (2) #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24" beyond the corners of the openings.

Note c: Concrete foundation walls may be constructed a minimum of nominal 12" thick. A minimum of (3) #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of (2) #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24" beyond the corners of the openings.

The concrete minimum nominal wall thickness shall be 8 inches for foundation walls in soil classes SC, MR, ML-MC and inorganic CL when the maximum wall height is 8 feet.

The concrete minimum wall thickness shall be 10 inches for foundation walls in soil classes SC, MR, ML-CL and inorganic CL when the maximum wall height is 9 feet.

The concrete minimum wall thickness shall be 12 inches for foundation walls in soil classes SC, MR, ML-CL and inorganic CL when the maximum wall height is 10 feet.

The Building Code Official or their designate may request professional design specifications on any project.

41. **Section R404.1.1 Concrete Foundation Walls:** Add the following exceptions to this provision:

"Exception: Plain concrete foundation walls with a minimum wall thickness of eight inches with not more than seven feet of unbalanced backfill shall be permitted provided the length of any foundation wall does not exceed forty-five feet without an offset or required reinforcement according to Table R404.1.1(2) or an engineered reinforced buttress."

42. **Section R405.1 Concrete or Masonry Foundations:** Add "Exception 2. Drains provided as detailed in Section R405.1.2 are approved as an alternative method to meet the requirements of this Section."

43. **Section R405.1.2 Soil Evaluations:** An evaluation of the soil for the presence or absence of ground water is required. The evaluation report shall be based on either a subsurface soil investigation or satisfactory data from adjacent areas together with an inspection of the excavation prior to pouring concrete.

44. **Section R405.1.2.1 Ground Water Present:** Provide drain tile, perforated pipe or other approved foundation drainage systems (such as water channel system) around perimeter of the outside of the foundation and inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.

45. **Section R405.1.2.2 No Ground Water Present:** Provide drain tile, perforated pipe or other approved foundation drainage systems (such as water channel system) around perimeter of the outside of the foundation or inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.

46. **Section R405.1.2.3 Filter Membranes:** An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover.

47. **Section R405.1.2.4 Drainage System:** Drainage system shall discharge by gravity to daylight or be connected to an approved sump (18" in diameter x 24" deep with fitted cover). A sump pit shall be provided in each basement with pump discharge by an approved method, exception may be granted by a code official.

48. **Section R502.2.2.3 Deck Lateral Load Connection:** Add Exception: "All decks that are 100 square feet or less are exempt."

49. **Section R602.10.1.1.1 Alternate Braced Wall Panels:** Exterior walls shall be sheathed over the entire structure with minimum 7/16" APA exterior exposure rated plywood or Oriented Strand Board (OSB). Panels shall be fastened per Table R602.10.1.2(1). Exterior corner framing shall comply with Figure 602.10.4.4(1). This alternative braced wall panel method is applicable for all buildings in Seismic Categories C and D and precludes any interior braced wall panel requirements.

50. **Section R602.10.3.3 Method PFH: Portal frame with hold-downs**. Delete "~~5/8-inch diameter (16 mm)~~" and insert "1/2 inch-diameter (12.7 mm)." Add "Exception: The minimum width of a portal frame in the first story of a two-story building may be approved if it is constructed at a 1:6 ratio and the maximum height of a structure may extend to 12 feet (3657.6 mm)."
51. **Section R703.7 Stone and Masonry Veneer, General**: Add the following at the end of this provision's first paragraph: "or engineered to meet all seismic design loads."
52. **Section R905.2.8.2 Valleys**: Delete number 3. "~~one ply of~~" and insert "two ply of 15 pound felt or." After "smooth roll roofing complying with" insert "ASTM D 226 Type I, ASTM D 4869 Type I, or ASTM D 6757 or."
53. **Section R1004.5 Required Fire Separation Enclosure**: This Section shall be added and shall read as follows:

"All prefabricated metal chimneys shall be enclosed in a fire-resistant shaft with one (1) layer of gypsum board five-eighths (5/8) inch (16 mm) thick, starting from the fireplace connection to the underside of the roof sheathing, securely attached with framing materials. 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 gypsum board five eighths (5/8) inch (16 mm) thick.

53. **Chapter 11 Energy Efficiency**: Delete all Sections (namely Sections N1101 through N1104) and insert the following provisions:

N1101 Exempt Buildings

The following buildings are exempt from the requirements of Section N1102 of this Code.

1. Buildings and structures or portions thereof 3.4 btulh per square foot or 1.0 watt per square foot of floor area for all purposes.
2. Buildings and structures or portions thereof which are neither heated nor cooled.

N1102 Minimum Thermal Resistance

1. Buildings subject to this Code shall meet or exceed the following standards or R values for thermal resistance.
 - A. Roof/ceiling: R-30
 - B. Wood frame walls & bandjoists/board: R-13
 - C. Floor over unheated crawl space: R-19
 - D. Concrete/masonry basement foundation walls
 - (1) For finished basement areas: R-13
 - (2) Unfinished basement areas: R-5

E. Slab-on-grade floors

(1) Unheated slab: R-4.2

(2) Heated slab: R-6.2

Note: The insulation shall be along the perimeter of the foundation wall downward from the slab a minimum distance of 24 inches (610 mm) or horizontally under the slab for a minimum of 24 inches (610 mm).

F. Doors (except overhead garage doors): All metal doors shall be insulated.

2. All windows shall have a minimum U value of .40.

54 Table 1102.1 Insulation and Fenestration Requirements by Component:

Climate Zone: 4 except Marine/Fenestration U-Factor: Delete "0.35" and insert "0.40."

55. Section N1102.4.1 Building Thermal Envelope: The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

1. Site-built windows, doors and skylights.
2. Openings between window and door assemblies and their respective jambs and framing.
3. Utility penetrations.
4. Walls and ceilings separating the garage from conditioned spaces.
5. Behind tubs and showers on exterior walls.
6. Common walls between dwelling units.
7. Rim joists junction.
8. Other sources of infiltration.

56. Section N1102.4.2 Air Sealing and Installation: Delete "~~one of the following options given by Section N1102.4.2.1 or N1102.4.2.2~~" and insert "the option given by Section N1102.4.2.2. Permittees may at their discretion demonstrate building envelope air tightness and insulation installation with the option given by Section N1101.4.2.1."

57. Section N1102.4.3 Fireplaces: Delete in its entirety.

58. Section N1103.2.2 Sealing: Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section MI601.4. Exception: Duct sealing and

tightness test is not required if the air handler and most ducts are located within conditioned space as determined by the Building Code Official.

59. **Section P2602.1 General:** Delete in its entirety and insert a new provision reading as follows:

"The water distribution and drainage system of any new or existing building or premises where plumbing fixtures are installed shall be connected to a public water supply or sanitary sewer system, respectively, when these public utilities are within 200 feet of the nearest property line.

When either a public water supply or sanitary sewer system, or both, are not within the 200 feet, or connection thereto is determined by the building official to be not feasible, an individual water supply or individual (private) sewage disposal system, or both, shall be provided.

60. **Section P2603. 6 Freezing:** Delete in its entirety and insert a new provision reading as follows:

"Water, soil and waste pipes shall not be installed in exterior walls, crawl spaces or attics, unless approved by the building official upon a showing that such pipes installed in such locations are not at risk of freezing. Water service pipes shall be installed not less than 36 inches (915 mm) below grade."

61. **Section P2603.6.1 Sewer Depth:** In first sentence delete "[number] inches (mm)" and insert "18 inches (453 mm)." In second sentence delete "[number] inches (mm)" and insert "30 inches (762 mm)."

62. **Section P2903.5 Water Hammer:** Add to the end of this provision: A waterhammer arrestor shall be installed where quick-closing valves are utilized.

63. **Section P2904.1 General:** Insert before first sentence: "These regulations are subject to Section R313 of this Code as amended by the CITY OF FORISTELL, Missouri."

64. **Section P2904.1 Required Sprinkler Locations:** In the first sentence insert "If installed as allowed by Section R313 of this Code as amended by the CITY OF FORISTELL, Missouri" before "Sprinklers."

65. **Section P3103.1 Roof Extension:** Delete "~~at least [number] inches above the roof or [number] inches above the anticipate snow accumulation~~" and insert "at least 12 inches (305 mm) above the roof or 4 inches (102 mm) above the anticipate snow accumulation."

66. **Section P3112.1 Limitation:** Delete.

67. **Section P3112.2 Vent Connection:** Delete in its entirety and insert "The island fixture shall be vented by air admittance valve as provided for in Section P3114 of this Code."

68. **Section E3609.3 Bonding for Other Systems :** Delete in its entirety.

69. **Section E4002.14 Tamper-resistant Receptacles:** Delete "area" insert "bedrooms."

70. **NEC800.156 Dwelling Unit Communications Outlet:** Delete in its entirety.

71. **Section AG103 Swimming Pools** (Appendix G): (Add the following Subsection at the end of this provision:)

AG103.3 Drainage of all Swimming Pools. All swimming pools and equipment shall be equipped to be emptied completely of water so that the discharged water shall be disposed of in a manner that is approved in writing by the Code Official that will not create a nuisance to adjoining property, either by running across that property's surface regularly, or by causing erosion on that property, or by causing water to stand on that property for twenty-four (24) hours or more.

SECTION 10. 2009 PRIVATE SEWAGE DISPOSAL CODE

The CITY OF FORISTELL, Missouri, hereby adopts the *2009 International Private Sewage Disposal Code*, with the following amendments:

1. **Section 101.1 Title :** Delete "[NAME OF JURISDICTION]," and insert "CITY OF FORISTELL, Missouri."
2. **Section 103.1 General:** Delete in its entirety and insert "The City's Code Official and/or the City's Building Official shall be the enforcement agency for this Code and the Code Official and/or the City's Building Official shall be the code official referred to in this Code."
3. **Section 103.2 Appointment:** Delete in entirety.
4. **Section 103.3 Deputies:** Delete in entirety.
5. **Section 106.2.3 Time Limitation of Application:** Delete: "~~180 days~~" in both locations and insert "90 days" in both locations.
6. **Section 106.2.4 Previous Approvals:** Delete: "~~180 days~~" and insert "90 days."
7. **Section 106.2.5 Soil Data:** Delete: "and percolation test."
8. **Section 106.3.4 Extensions :** Delete: "~~180 days~~" and insert "90 days." Delete "~~The fee for an extension shall be one half the amount required for a new permit for such work.~~"
9. **Section 106.4.2 Fee Schedule:** Delete "[JURISDICTION TO INSERT APPROPRIATE SCHEDULE]," AND INSERT "as provided by Ordinance."
10. **Section 106.4.3 Fee Refunds :** Delete "[SPECIFY PERCENTAGE]" and insert "50 percent" (in two places).

11. **Section 108.4 Violation Penalties:** Delete "[SPECIFY OFFENSE]" and insert "misdemeanor". Delete "[AMOUNT]" and insert "five hundred dollars (\$500)". Delete "[NUMBER OF DAYS]" and insert "ninety days."

12. **Section 108.5 Stop Work Orders:** Delete "not less than [AMOUNT] dollars or". Delete second instance of "[AMOUNT]" and insert "one thousand."

13. **Section 109.1 Application for Appeal:** Delete text and replace with:

"Any person shall have the right to appeal a decision of the code official as provided in Section 113.4 of the Building Code of the CITY OF FORISTELL, Missouri. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply or an equally good or better form of construction is proposed."

14. **Section 109.2 Membership of Board:** Delete in its entirety.

15. **Section 109.3 Notice of Meeting:** Delete in its entirety.

16. **Section 109.4 Open Hearing:** Delete in its entirety.

17. **Section 109.5 Postponed Hearing:** Delete in its entirety.

18. **Section 109.6 Board Decision:** Delete in its entirety.

19. **Section 109.7 Court Review:** Delete in its entirety.

20. **Section 202 GENERAL DEFINITIONS:** Delete "PERCOLATION TEST. The method of testing absorption qualities of the soil (see Section 403)."

21. **Section 302.6 Water Softener and Iron Filter Backwash:** Delete text and replace with:

"Water softener or iron filter discharge shall be diverted away from septic system, provided a nuisance is not created."

22. **Section 403.1 Soil Borings and Profile Descriptions:** Delete the sentence "~~Borings shall be conducted prior to percolation tests to determine whether soils are suitable to warrant percolation tests and, if suitable, at what depth percolation tests shall be conducted.~~ "

23. **Section 403.1.1 Number:** Delete "three" and insert "two" before the word "borings."

24. **Section 403.1.1 Number:** "Exception:" Delete text and replace with: "Three borings are required for repairs of existing private sewage disposal systems, along with one backhoe excavation at a 5-foot depth."

25. **Section 404.1 General:** Delete text and replace with: "The permeability of the soil in the proposed absorption system shall be determined by permeability evaluation."

26. **Section 404.2 Percolation Tests and Procedures:** Delete in its entirety.

27. **Section 404.2.1 Percolation Test Hole:** Delete in its entirety.

28. **Section 404.2.2 Test Procedure, Sandy Soles:** Delete in its entirety.

29. **Section 404.2.3 Test Procedure, Other Soils:** Delete in its entirety.

30. **Section 404.2.4 Mechanical Test Equipment:** Delete in its entirety.

31. **Section 406.1 Soil Absorption Site Location:** In Table 406.1, delete the line reading "~~Lot line~~" (in the "Element" column) and "5" (in the "Distance (feet)" column) and replace with the following two lines:

Element Distance (feet)

"Lot line (for new construction)" "30"

"Lot line (for repairs)" "10"

"Water Well" "100"

32. **Section 406.3 Percolation Rate, Trench or Bed:** Delete in its entirety.

33. **Section 406.4 Percolation Rate, Seepage Pit:** Delete in its entirety.

34. **Section 501.2 Minimum Standards:** Add:

"However, all new construction requires N.S.F. Class 1 tanks, unless otherwise determined by Code Official."

35. **Section 504.3 Steel Tanks:** Delete in its entirety.

36. **Section 504.5 Manholes:** Delete: "steel, cast iron."

37. **Section 602.1 General:** Delete "5,000-gallons (18 925 L)" and insert "3,000 gallons (11 370 L)" at both places.

38. **Section 603.1 General:** Delete text and Table 603.1 and insert:

"All absorption fields shall be designed based on soil morphology reevaluation reports prepared by a certified professional soil scientist or by a professional engineer licensed by the State of Missouri."

39. **Section 604.1 General:** Delete text and Tables 604.1(1) and 604.1(2) and insert:

"Calculations to determine the size of absorption field shall be based upon sewage flow rates in Table 2A and soil groups in Tables 13 and 14 in 19 CSR 20-3.060 as currently promulgated or as amended hereafter and as provided in that rule.

40. **Section 604.2 Drain Field Calculations, Rounding, to read as follows:** Add "Calculation for the length of the drain field shall be rounded up to the next 100 lineal feet."

41. **Section 706.1 General: Insert after Table 706.1:**

"For any septic system that requires dosing, the pump tank shall be a 1,000 gallon concrete single compartment tank equipped with effluent pump with float and high water alarm. A timer shall dose over a 24-hour period, instead of on demand."

42. **Section 802.1 General:** Delete "~~welded steel~~."

43. **Section 802.2 Design of Septic Tanks:** Delete text and insert: "Septic tanks shall conform to the design standards set out in 19 CSR 20-3.060(4), as currently promulgated or as amended hereafter."

44. **Section 802.7.1 Sizing of Tank:** Table 802.7.1 is hereby amended by deleting "750" and inserting "1,000" in two places, by deleting "1,200" and replacing it with "1,250" and by deleting "1,425" and replacing it with "1,500." Delete "~~number of bedrooms 6, 7 and 8~~" add "Exemption: 6 bedrooms or more requires 1,000 gallon trash tank in front of Class 1."

45. **802.7.2 Table:** Delete Table 802.7.2 ("Additional Capacity for Other Buildings") and insert: "Table 2A ("Quantities of Domestic Sewage Flows") in Section B 19 CSR 20-3.060.

46. **Section 802.8 Installation:** Delete contents of Table 802.8 ("~~Minimum horizontal separation distances for treatment tanks~~") and insert:

"Table 802.8 consists of Table 1 ("Minimum Set-Back Distances") in 19 CSR 20- 3.060(4), as currently promulgated or as amended hereafter, except that for new construction (a) sewage tanks shall be 100 feet from any private water supply and (b) both sewage tanks and absorption fields (disposal areas) shall be 30 feet from any property line."

47. **Section 802.11.1 Capacity Sizing:**

a. Delete "500 gallons (1893 L)" and insert "1,000 gallons (3790 L)."

b. Delete "400 gallons (379 L)" and insert "120 gallons (455 L)."

c. Delete "~~Minimum pump chamber sizes are indicated for one and two family dwellings in Table 802-11-1.~~" Insert: "For one- and two-family dwellings, pump chambers shall at a minimum be 1,000-gallon, single compartment, time-dosed tanks."

d. Delete Table 801.11.1 ("~~Pump chamber sizes~~").

48. Delete Tables 903.1(3), 903.1(4), 903.1(5), 903.1(6), 903.1(7), 903.1(8),

903.1(9),903.1(10),903.1(11),903.1(12),903.5.5 and 903.6.

Prior to the transfer of ownership of any property served by a private sewage disposal system and/or private well, the seller shall have the private sewage disposal system and/or private well inspected for compliance with this Code. The inspections shall be conducted by a third party inspector licensed by St Charles County. Inspection fees shall be the responsibility of the seller. All violations found at the time of inspection shall be corrected by either the seller or the buyer. If the buyer accepts responsibility to correct the violations, the buyer must meet the following requirements:

1. The buyer must sign an affidavit accepting responsibility for correcting violations and deliver that affidavit to the St. Charles County Division of Building Code Enforcement; and
2. Either the buyer or seller must establish an escrow account as provided by law in which is deposited a fund sufficient to cover the costs of correcting violations, as determined by the Code Official based on bids or other documentation provided by the buyer or seller. That escrow account shall be established pursuant to an escrow or lender's agreement prepared on a form to be developed and supplied by the Code Official. The Code Official shall release escrow funds only when the private sewage disposal system and/or private well are brought into compliance with applicable codes.

An owner of any property served by a private sewage disposal system shall obtain an operating permit and maintain in force a service and maintenance agreement if and as provided herein.

1. *Operating permit required.* Except as provided below, no private sewage disposal system may be used nor may the premises served by such a system be used or occupied unless the owner of those premises has obtained an operating permit and maintains in force a service and maintenance agreement as provided in this Subsection. This requirement, however, shall apply only to private sewage disposal systems permitted after September 1, 2009, and to premises served by older systems if those premises were acquired after September 1, 2009, and to premises served by older systems if those premises were acquired after September 1,2009. a. *Application.* Applications for such permits shall meet the following requirements.

- (1) *Forms.* Applications shall be on forms developed by the Code Official that include:
 - (a) A statement that the Code Official may inspect the private sewage disposal system serving the property for compliance with this code,
 - (b) A statement that the owner or owners shall maintain in force a service and maintenance agreement with an on-site sewage disposal system contractor duly licensed by St Charles County for the purpose of maintaining that system in compliance with this code,
 - (c) An identification of the property served by that system (for example, by reference to Assessor's Parcel Identification Number), and
 - (d) Signatures of all record owners of the property.
- (2) *Related submittals.* Applications shall be accompanied by:
 - (a) An application fee authorized by ordinance;

(b) A copy of a current service and maintenance agreement meeting the requirements of this Subsection; and

(c) A certificate, prepared on a form developed by the Code Official signed by an on-site sewage disposal system contractor duly licensed by St Charles County, and stating that the above-mentioned copy of the service and maintenance agreement is a true and accurate copy of it, stating that the agreement is in force, and identifying the agreement's term.

(a). *Term.* Such permits shall be valid as long as service and maintenance agreements required by this Subsection are maintained without any interruption not allowed by this Subsection.

(b). *Expiration.* Permits shall expire automatically if service and maintenance agreements required by this Subsection are terminated and not replaced with new service and maintenance agreements as required by this Subsection.

(c). *Permits not transferable.* Any purchaser of property served by a private sewage disposal system must apply for a new operating permit as required by this Subsection.

2. *Service and maintenance agreements--contractors' duties.* Service and maintenance agreements for private sewage disposal systems shall require on-site sewage disposal system contractors to:

a. Maintain those systems in compliance with this code,

b. Inspect those systems not less than every two (2) years for compliance with this code, and report the results of those inspections to the Code Official and

c. Report termination of those agreements to the Code Official.

3. *Service and maintenance agreements--property owners' duties upon termination or expiration.*

Upon expiration or termination of any service and maintenance agreement property owners shall renew that agreement or enter a new agreement with another contractor within thirty (30) days.

SECTION 11. 2009 PROPERTY MAINTENANCE CODE

The CITY OF FORISTELL, Missouri, hereby adopts the *2009 Property Maintenance Code*, with the following amendments:

1. **Section 101.1 Title** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Title. These regulations shall be known as the [International] Property Maintenance Code of *Foristell, Missouri* [NAME OF JURISDICTION], hereinafter referred to as "this code". This code shall apply to properties in the CITY OF FORISTELL, Missouri.

2. **Section 101.2 Scope** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Scope. The provisions of this code shall apply to all existing residential *structures (including, but not limited to, all manufactured or mobile homes)* and non-residential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises and for administration, enforcement and penalties.

3. **Section 102.3 Application of Other Codes**, is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, *International Residential Code*, International Fuel Gas Code, International Mechanical Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the [International Zoning Code or the] “ *CITY OF FORISTELL Zoning Ordinance* , or other Ordinances prescribed by the *CITY OF FORISTELL*.

4. **Section 103.1 General.** Delete in its entirety and insert the following:

"Whenever the term "Jurisdiction" is used, it is deemed to mean the 'CITY OF FORISTELL, Missouri, and whenever the term "Code Official" is used, it is deemed to mean "City Engineer, Building Official, Building Commissioner, or his/her designee."

5. **Section 103.2 Appointment** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Occupancy permits. *Occupancy permits shall be required for all existing structures upon any change in ownership, tenancy or occupancy of such structures. A new owner, tenant or occupant shall submit to the Code Official, on forms supplied by the Code Official, an application for an occupancy permit along with required inspection fees. The Code Official shall promptly schedule and conduct inspections for occupancy permits; shall order the applicant to correct any violations of this Code noted at the time of inspection; and shall issue an occupancy permit only after reinspecting to determine that the applicant has complied with that order. It shall be a violation of this Code to occupy any structure subject to this provision without an occupancy permit.*

Exception: *The Code Official may issue a temporary occupancy permit for a period not to exceed ninety (90) days, if the Code Official determines that, by type and amount, the violations of this Code that must be corrected do not constitute a health or safety risk to occupants or to surrounding properties.*

[Appointment. The code official shall be appointed by the chief appointing authority of the jurisdiction, or the Mayor and Board of Aldermen]

6. **Section 103.5 Fees** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Fees: Any fees for activities or services performed pursuant to this code shall be set by ordinance. [The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule.]

7. **Section 104.6 Department Records** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Records [Department records]: The code official shall keep official records of all business and activities [of the department] specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

8. **Section 105.1 Modifications** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, ~~he~~ code official shall have the authority to grant modifications for individual cases upon *written* application of the owner or owner's representative *on forms provided by the code official*, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

9. **Section 106.4 Violation Penalties** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. *Violations of this code are misdemeanors punishable by fines not exceeding \$500.00 or imprisonment not exceeding ninety days, or both.* Each day that a violation continues after due notice has been served shall be deemed a separate offense.

10. **Section 108.1 General** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

General. When a structure or equipment or *premises* is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

11. Section 108.1.1 Unsafe Structures is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Unsafe structures *or premises*. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. *Unsafe premises are also premises found by the code official to present hazards to owners, occupants, visitors or the public because of such conditions as contamination, outdoor storage or use of explosives, hazardous materials or chemical, unstable ground, subsidence or sinkholes, or falling, fallen or failing trees.*

12. Section 108.2 Closing of Vacant Structures is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Closing of *condemned* vacant structures: *If the condemned structure is vacant and unfit for human habitation and occupancy or is unsafe, but is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. A structure may be closed by securing all openings with locks and/or by screwing them shut and/or by boarding. If boarding is used, it shall be a minimum of one half inch plywood or oriented strand board (OSB) securely fastened to the structure with corrosion resistant screws and painted white or beige or the same color as the structures siding or trim. OSB shall be installed with its smooth side facing out. Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this section, that owner or agent shall be subject to prosecution in accordance with Section 106.3 of the International Property Maintenance Code, and the code official may cause the violation to be abated as provided by Section 12 – Abatement of Violations. [If the structure is vacant and unfit for human habitation and occupancy and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.]*

13 Section 108.4 Placarding is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official *may* [shall] post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties

provided for occupying the premises, operating the equipment or removing the placard. *Whether to post a placard shall depend on whether the premises or equipment constitutes an unattractive nuisance or is threatened with vandalism.*

14. **Section 108.6 Abatement Methods** is amended by addition of a new subsection 108.6.1 reading as follows (added language in italics):

108.6.1 Mobile homes. Any mobile, manufactured or modular home that has been condemned by any governmental agency (Federal, State, County or Municipal) shall be removed from CITY OF FORISTELL jurisdiction at owner's expense within thirty (30) days after condemnation has been posted, unless the structure has been repaired.

15. **Section 109.5 Cost of Emergency Repairs** is amended to read as follows (added language in italics, deleted language in [brackets]): Costs of emergency repairs. *Costs incurred in the performance of emergency work may be paid by the jurisdiction, subject to proceedings for their recovery including those authorized in Section 12 (B)-Abatement of Violations.* [Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.]

16. **Section 110.1 General** is amended to read as follows (added language in italics, deleted language in [brackets]): General: The code official shall order the owner of any premises upon which is located any structure, which in the code official judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official. *The provisions of SECTION 13 titled Notices of Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, abatement, Notice, Hearing and Appeal, herein, shall apply to notices and orders authorized by this section.*

17. **Section 110.2 Notices and Orders** is amended to read as follows (added language in italics, deleted language in [brackets]): Notices and orders. *The provisions of SECTION 13 titled "Notices of Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal", herein, shall apply to notices and orders authorized by the preceding section.* [All notices and orders shall comply with Section 107.]

18. **Section 110.3 Failure to Comply** is amended to read as follows (added language in italics, deleted language in [brackets]):

Failure to comply. *The provisions of SECTION 13 titled "Notices of Unsafe Structure, declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal", herein, shall apply to failure to comply with notices and orders authorized by Section 110.3.* [If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.]

19. **Section 111.1 Application for Appeal** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Application for appeal: *Except as provided below, any person affected by any notice which has been issued in connection with the enforcement of any provision of this code or of any rule or regulation adopted pursuant thereto may appeal to the CITY OF FORISTELL Board of Adjustment, as provided in SECTION 4 herein titled "2009 International Building Code." Any person affected by a Notice of Unsafe Structure issued pursuant to Section 110.2, above, may appeal that notice pursuant to Chapter 536, Revised Statutes of Missouri, as amended, as provided in SECTION 13 herein titled "Notices of Unsafe Structure, Declaration of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal."* [Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.]
20. **Sections 111.2 through 111.8** (Membership of the board; Notice of meeting; Open hearing; Postponed hearing; Board decision; Court review; Stays of enforcement) are deleted in their entirety.
21. **Section 112.4 Failure to Comply** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Failure to comply: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be *prosecuted and penalized as provided in Section 106, above* [liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars].
22. **Section 201.3 Terms Defined in Other Codes** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Terms defined in other codes: Where terms are not defined in this code and are defined in this Ordinance 2010-14 [the International Building Code, International Fire Code, International Zoning Code, International Plumbing Code, International Mechanical Code or NFP A 70], such terms shall have the meanings ascribed to them as stated in those codes.
23. **Section 201.5 Parts** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Parts: *Whenever the words "dwelling unit", "dwelling", "premises", "building", "manufactured home", "mobile home", "modular home", "recreational vehicle", "rooming house", "rooming unit", "story" or "structure" are stated in this code, they shall be construed as though they*

were followed by the words "or any part thereof. [Whenever the words "dwelling unit", "dwelling", "premises", "building", "rooming house", "rooming unit", "housekeeping unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof.].

24. **Section 202.** definitions of "CONDEMN" , "DETERIORATION", "DWELLING UNIT", "GARBAGE" AND "RUBBISH" are amended to read as follows (added language in *italics*, deleted language in [brackets]):

CONDEMN: To adjudge *unsafe* or unfit for occupancy.

DETERIORATION: To weaken, disintegrate, corrode, rust or decay [and lose effectiveness].

DWELLING UNIT: A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. *This term is intended to include, but not be limited to, mobile, manufactured and modular homes.*

GARBAGE: *Animal or vegetable waste.* [The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.]

RUBBISH: Combustible and non-combustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, *vehicle and boat parts* and dust and other similar materials. *This term shall also include indoor furnishings and fixtures such as indoor furniture, appliances, lighting fixtures, mattresses, refrigerators, washers, dryers and water softeners, when left on exterior premises.*

25. **Section 302.2 Grading and Drainage** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. *Stagnant water is any water standing for three (3) days in the absence of any precipitation.*

26. **Section 302.3 Sidewalks and Driveways** is amended to read as follows (added language in *italics*, deleted language in [brackets]): 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. *All pavement shall be maintained to prevent the accumulation of stagnant water thereon. Stagnant water is any water standing for three (3) days in the absence of any precipitation.*

27. **Section 302.4 Weeds** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Weeds: All developed premises or exterior property, and all vacant lots within twenty (20) feet of curb or edge of pavement, shall be maintained free from weeds or plant growth in excess of ten (10) inches. For purposes of this provision, premises or exterior property are "developed" if improved with any structure or if used for outdoor storage of materials or if within a platted subdivision. For purposes of this provision, premises or exterior property includes any public or private right-of way, so that it shall be the duty of all property owners to maintain premises or exterior property up to the curb or edge of pavement. However, the Code Official may waive the height requirements set out above for any premises or exterior property or part thereof unless doing so would adversely affect health or safety. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, but not trees or shrubs, or agricultural crops, or gardens in the rear yard, or cultivated flowers. Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this Section, that owner or agent shall be subject to prosecution in accordance with Section 106.3, above, and the code official may cause the violation to be abated as provided in SECTION 12 herein titled "Abatement of Violations. " [All premises and exterior property shall be maintained free from weeds or plant growth in excess of (Jurisdiction to insert height in inches). All 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.]

28. **Section 302.7 Accessory Structures** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Accessory structures. All accessory structures, including detached garages, *detached carports*, fences, *boat docks*, *antennas*, *satellite dishes*, *tents* and walls, shall be maintained structurally sound and in good repair.
29. **Section 302.8 Motor Vehicles** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Motor vehicles and trailers. *All vehicles and trailers in residential districts must be parked on a hard paved surface. Except as otherwise provided in this Subsection, no vehicle or trailer may be parked, kept or stored on any premises, if such vehicle is: unlicensed, or unregistered, or in a state of disassembly or disrepair, or in the process of being stripped or dismantled. After issuance of a notice of violation of any provision of this Section, such violation may be deemed a continuing violation upon recurrence of that same violation. Further, any motor vehicle or trailer parked in violation of this Section, If it is subject to the licensing and registration requirements of Chapter 301, Revised Statutes of Missouri, may be subject to towing under Chapter 304, Revised Statutes of Missouri, as amended, or under the Vehicle Removal Code of the CITY OF FORISTELL, Missouri (SECTION 14 herein) ..*

Exception: An unlicensed or unregistered vehicle or trailer may be parked in residential zoning districts or in residential subdivisions provided that the vehicle or trailer is parked in an enclosed

garage or is kept within a carport under a tarpaulin or car cover that is formfitting and covers the entire body of the vehicle or trailer.

Exception: This provision shall not apply to the extent that applicable zoning regulations provide otherwise.

[Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.] [Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.]

30. **Section 302.10 Outdoor Storage** shall be added and shall read as follows (added language in *italics*):

Outdoor storage: All outdoor storage is subject to zoning restrictions. Outdoor storage on industrially zoned properties either shall be neatly stacked with uniform aisle ways and comply with the requirements of Section 302.4 or shall be screened from view from all public or private streets. Outdoor storage on any lot or tract that is residentially zoned or platted or that is used for residential purposes shall be restricted to (a) firewood stacked and stored for personal use on the same lot or tract, (b) composting of residential yard waste in compliance with any prescribed Ordinances of the CITY OF FORISTELL and (c) other items incidental to residential occupancy such as mulch, building materials or landscaping materials, that are used for on-premises improvement projects related to such uses. But storage of such other items may be allowed only for a limited time, not to exceed 270 days, to complete such projects.

31. **Section 302.11** shall be added and shall read as follows (added language in *italics*):

Dead trees and dead tree limbs. All dead trees and dead tree limbs shall be removed from all tracts or lots (a) in residential subdivisions and one (1) acre or less in area, or (b) dedicated to any commercial or industrial use, or (c) improved with any structure or public electric utility which is at risk of damage due to the fall of such dead trees or dead tree limbs. Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this Section, that owner or agent shall be subject to prosecution in accordance with Section 106.3, above, and the code official may cause the violation to be abated as provided in SECTION 12 herein entitled "Abatement of Violations. "

32. **Section 303.1 Swimming Pools** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Swimming pools: Swimming pools shall be maintained in a clean and sanitary condition and in good repair. *All swimming pools shall be operated and maintained through the use of equipment required by the International Building Code of the CITY OF FORISTELL (SECTION 4 herein), the International Residential Code for One- and Two-Family Dwellings of the CITY OF FORISTELL (SECTION 9 herein), as applicable. All swimming pools shall be maintained to prevent the accumulation of stagnant water. If a swimming pool is equipped with a tight fitting*

cover, that cover must be maintained to prevent the accumulation of stagnant water thereon. Stagnant water is any water standing for three (3) days in the absence of any precipitation.

33. **Section 304.6 Exterior Walls** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Exterior walls. All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. *Exterior walls shall be free from mold and mildew. Painted exterior walls shall be free from faded colors that are not uniform, and touch up paint shall match the existing colors.*
34. **Section 304.14 Insect Screens** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Insect screens. During the period from *January 1 to December 31* [[DATE] to [DATE]], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.
35. **Section 304.18.1 Doors** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Doors. *All side-hinged doors* [Doors] providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

Exception: Dead bolts shall not be required on doors leading from dwelling units to attached garages where exterior garage doors are provided.

36. **Section 304.19 Skirting** shall be added and shall read as follows (added language in *italics*):

Skirting. Every manufactured and mobile home, now existing or subsequently located within the CITY OF FORISTELL, shall have skirting around the entire structure. Skirting shall be made of aluminum or vinyl material.

37. **Section 305.3 Interior Surfaces** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected *as directed by the Code Official.*

38. **Section 306 (Component Serviceability)** is deleted in its entirety.

39. **Section 308.1 Accumulation of Rubbish or Garbage** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Accumulation of rubbish or garbage or sewage. All exterior property and premises, including natural watercourses and setback areas on those premises and the interior of every structure shall be free from any accumulation of rubbish or garbage or sewage. No rubbish or garbage or sewage may be collected, stored or sorted on or within any vehicle or container other than a container designed or constructed for such use.

40. **Section 308.1.1** shall be added and shall read as follows (added language in *italics*):

Abatement by the CITY OF FORISTELL of violations of Section 307.1 (rubbish or garbage or sewage). Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this Section, that owner or agent shall be subjected to prosecution in accordance with Section 106.3, above, and the code official may cause the violation to be abated as provided in SECTION 12 herein titled "Abatement of Violations. "

41. **Section 308.1.2** shall be added and shall read as follows (added language in *italics*):

Abatement by the CITY OF FORISTELL of violations of Section 307.1 (rubbish or garbage or sewage) (cost offset for salvage). If the CITY OF FORISTELL causes the removal of accumulated rubbish or garbage or sewage pursuant to Section 307.1.2, the City is authorized to sell salvage and valuable materials and apply sales proceeds as provided by Section 110.4 of this International Property Maintenance Code.

42. **Section 308.2 Disposal of Rubbish** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers, *that is, containers meeting the requirements of prescribed Ordinances of the CITY OF FORISTELL.*

43. **Section 308.3 Disposal of Garbage** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers, *that is, containers meeting the requirements of prescribed Ordinances of the CITY OF FORISTELL.*

44. **Section 308.4 On-site Storage of Approved Containers** or Approved Garbage Containers shall be added and shall read as follows (added language in *italics*):

On-site storage of approved containers or approved garbage containers. Containers required by this Section shall not be stored in the front yard or on a front porch or landing of any building, nor shall such containers be stored so that they may be pushed about or turned over by wind.

45. **Section 404.5 Overcrowding** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5. [The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the Code Official, endanger the life, health, safety or welfare of the occupants.]

Table 404.5			
Minimum Area Requirements			
SPACE	Minimum Area in Square Feet		
	1-2 Occupants	3-5 Occupants	6 or more Occupants
Living Room (a,b)	No Requirement	120	150
Dining Room (a,b)	No Requirement	80	100
Bedrooms	Shall comply with Section 404.4		
For SI: 1 square foot = 0.093 m ²			
a. See section 404.5.2 for combined living room/dining room spaces			
b. See section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.			

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4. 404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

46. (Reserved.)

47. **Section 602.2 Residential Occupancies** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

*Residential occupancies: Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances and/or portable heaters shall not be used to provide space heating to meet the requirements of this Section. Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained. 48. Section 602.3 Heat Supply is amended to read as follows (added language in *italics*, deleted language in [brackets]): Heat supply: Every owner and operator of any building who rents, leases or lets one 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 *January 1 to December 31* [[DATE] to [DATE]] to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

49. **Section 602.4 Occupiable Work Spaces** is amended to read as follows (added language in *italics*, deleted language in [brackets]): Occupiable work spaces: Indoor occupiable work spaces shall be supplied with heat during the period from *January 1 to December 31* [[DATE] to [DATE] to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

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

50. **Section 604.2 Service** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a *minimum* three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

51. **Section 604.3.1.1 Electrical Equipment** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *National Electric Code* [International Building Code].

52. **Section 604.3.2.1 Electrical Equipment** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Electrical equipment. Electric al switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire, shall be replaced in accordance with the provisions of the *National Electric Code* [International Building Code].

53. **Section 702.3 Locked Doors** is amended to read as follows (added language in *italics*, deleted language in [brackets]):

Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code or *International Residential Code*.

SECTION 12. ABATEMENT OF VIOLATIONS

The CITY OF FORISTELL, Missouri, hereby establishes the following procedures for abatement of violations of the Property Maintenance Code and for recovering costs thereof by imposition of liens.

Where the Code Official is authorized by the Property Maintenance Code of the CITY OF FORISTELL to abate a violation of that code, the Code Official may do so as provided herein.

A. *Non-emergency abatement responsibilities of Code Official.* In the absence of an emergency, the Code Official shall employ the following procedure:

1. *Notice of order to abate and of hearing.* The Code Official shall serve a notice of the violation to be abated on the owners of the property and on any other person responsible for it. That notice may be served personally, or by mail, or by posting on the property. That notice shall order a hearing by the Code Official in at least four (4) calendar days and the abatement of the violation by the time of the hearing.

2. *Failure to abate, hearing, declaration of nuisance and further order to abate.* If the violation is not abated by the time of the hearing, the Code Official may find and declare the violation a nuisance at that hearing and order the violation abated within two (2) calendar days.

3. *Failure to abate and abatement by Code Official.* If the violation is not abated within two (2) calendar days, the Code Official shall have that violation abated at public expense and certify the costs thereof and of all necessary inspections and administrative proceedings and record keeping to the City Clerk of The CITY OF FORISTELL.

B. *Emergency abatement responsibilities of Code Official.* In an emergency, where the Code Official abates a violation as authorized in such cases by the Property Maintenance Code, the Code Official shall employ the following procedure:

1. *Notice of emergency abatement and of hearing.* The Code Official shall serve a notice of the violation abated by the Code Official pursuant to the Property Maintenance Code, including a declaration that the violation is an emergency, the grounds for that declaration, and a statement of the costs of abating that violation, upon the owners of the property and on any other person responsible for it. That notice may be served personally, or by first class mail, postage prepaid, or by posting on the property. That notice shall order a hearing by the Code Official in at least four (4) calendar days.

2. *Hearing and final order.* At hearing the Code Official may confirm, modify or withdraw any element of the foregoing notice, shall enter a final order reflecting those determinations, and shall

certify any confirmed costs of abatement and, if there are any such costs, the costs of any and of all necessary inspections and administrative proceedings and record keeping to the to the City Clerk of The CITY OF FORISTELL.

C. Imposition of lien after abatement by Code Official responsibilities of the City Clerk of The CITY OF FORISTELL. The City Clerk shall prepare and issue to the owners of the property in violation a special tax bill against the property for those costs, payable within thirty (30) days of issuance. Each such special tax bill shall include a notice of lien stating that if the bill is not paid when due, it shall become, from the date of its issuance, a first (1st) lien on the property until paid, to be collected by the appropriate County Collector of Revenue in the same way as property taxes are collected. Each such special tax bill shall be prima facie evidence of the recitals therein and of its validity, and no mere clerical error or informality in the tax bill or the proceedings leading up to its issuance shall be a defense thereto. The City Clerk shall deliver each such special tax bill that remains unpaid after payment is due to the County Collector of Revenue on or before the first (lest) day of June of each year, to be collected with property taxes as provided above.

SECTION 13. NOTICES OF UNSAFE STRUCTURE, DECLARATION OF NUISANCE, ORDERS TO REPAIR OR DEMOLISH, ABATEMENT, NOTICE, HEARING AND APPEAL

The CITY OF FORISTELL, Missouri, hereby establishes the following procedures for notices of unsafe structure, for demolition or repair orders, and for recovering costs of demolition by imposition of liens.

A. Notice Of Unsafe Structure. If an unsafe condition is found in a building or structure, the Code Official shall prepare and issue a Notice of Unsafe Structure. If that unsafe condition is due to inadequate maintenance, the Code Official may also prepare and issue such a notice. For purposes of this Section, inadequate maintenance shall mean:

1. Failure to repair and restore to use any structure that is damaged by fire or by flood or by any other natural disaster within one (1) year of such damage, or
2. Failure to repair and restore to use any structure under a notice of violation and condemnation issued pursuant to the Property Maintenance Code of the CITY OF FORISTELL within one (1) year of the date of such notice.

B. Identification Of Defects. The notice shall list defects in the structure or building that constitute unsafe conditions and declare that structure or building a public nuisance.

1. The notice shall also order the structure or building vacated by the fifteenth (15th) day following service of the notice. However, if the Code Official determines that an imminent dangerous condition exists, the notice shall also order that the structure or building be vacated forthwith pursuant to Section 109.1 of the Property Maintenance Code and that the building or structure be boarded up within twelve (12) hours of service of the notice.

2. In addition, the notice shall order that substantial work on repairs must begin or (if repairs would be unreasonable) that demolition must be completed by no later than the thirtieth (30th) day following service of the notice.

C. *Form Of Notice.* The notice shall be in substantially the following form: CITY OF FORISTELL, MISSOURI: NOTICE OF UNSAFE STRUCTURE, DECLARATION OF PUBLIC NUISANCE AND ORDER

Unsafe Structure:

(insert address or other adequate description of building or structure)

Serve:

(insert names of owner, occupant, lessee, mortgagee, agent and all other persons having an interest in the structure or building according to the land records of the appropriate County Recorder of Deeds)

Notice Of Unsafe Structure, Declaration Of Public Nuisance, And Order: (complete paragraphs 1,2 and either 3 A or 3 B)

1. THE STRUCTURE OR BUILDING IDENTIFIED ABOVE IS UNSAFE AND IS HEREBY DECLARED A PUBLIC NUISANCE BECAUSE OF THE FOLLOWING DEFECTS:

2. NO PERSON MAY Occupy THIS STRUCTURE OR BUILDING, OR ANY PART THEREOF, AFTER THE FIFTEENTH (15TH) DAY FOLLOWING SERVICE OF THIS NOTICE.

After such date, no person shall occupy, enter, refuse to leave, or remain in this structure or building or any part thereof, except persons directly employed in securing, repairing or removing such building.

3A. THIS STRUCTURE OR BUILDING MUST BE REPAIRED TO CURE THE DEFECTS LISTED IN PARAGRAPH 1 ABOVE. WORK MUST BEGIN BY THE THIRTIETH (30TH) DAY FOLLOWING SERVICE OF THIS NOTICE AND PROCEED CONTINUOUSLY WITHOUT UNNECESSARY DELAY TO COMPLETION. This order may be obeyed by demolition and removal of this structure. Upon failure to repair as herein required, the Code Official may, after hearing, order repairs to be made, and the cost thereof charged to the owner of this property as a special tax lien.

3B. THIS STRUCTURE MUST BE DEMOLISHED AND REMOVED FROM THE PREMISES BY THE SIXTIETH (60TH) DAY FOLLOWING SERVICE OF THIS NOTICE. If this structure is not demolished and removed by that date, the Code Official may, after hearing, order the same done and the cost assessed against the property as a special tax lien. This demolition order is mandatory. However, it may be converted into a repair order, provided that plans and bids satisfying the requirements of Subsection (G) and, if applicable, Subsection 3(H) below be presented the Code Official as the case may be within thirty (30) days of the service of this notice.

D. *Posting of Notice.* A copy of the Notice of Unsafe Structure and Declaration of Public Nuisance shall be posted in a prominent place on the premises.

E. *Method Of Service Of Notice.* The Notice of Unsafe Structure shall be recorded at the office of the appropriate County Recorder and shall be served on all affected parties, namely owners, occupants, lessees, mortgagees, agents and all other persons having an interest in the unsafe building or structure as shown by the land records of the County Recorder of Deeds. The notice may be served personally or by first class mail, postage prepaid, or if service cannot be had by either of these modes of service, then by at least one (1) publication in a newspaper of general circulation in the County.

F. *Restoration.* An unsafe structure may be restored to safe condition solely as authorized by the International Building or Residential Code of the CITY OF FORISTELL.

G. *Unreasonable Repairs General Provision.* As provided in the International Building or Residential Code of the CITY OF FORISTELL and subject to Subsection (H), below, Code Official as the case may be shall presume that a structure or building may not be repaired if the Code Official determines that the cost of repairs would exceed seventy-five percent (75%) of the current assessed value of the unsafe structure or building as determined by the County Assessor's most recent assessment. To rebut this determination, a property owner, within thirty (30) days of the service A Notice of Unsafe Structure, must present to the Director who issued the notice three (3) signed bids from outside contractors.

H. *Unreasonable Repairs Special Provision For Unsafe Buildings Or Structures In Floodway, Floodway Fringe Or Density Floodway Zoning Districts As Defined the CITY OF FORISTELL zoning regulations.* With respect to unsafe structures or buildings in Floodway, Floodway Fringe or Density Floodway zoning shall apply the non-conforming use provision specifically applicable in such zoning districts.

I. *Failure To Comply With Repair Or Demolition Order In Notice Of Unsafe Structure Notice Of Hearing Service.* If the affected parties fail to commence work on repairs or complete demolition within the time stated in the notice of unsafe structure, or if the affected parties fail to proceed continuously with the work without unnecessary delay, the Code Official shall call a hearing upon the matter, giving the affected parties twenty-one (21) days' written notice of the hearing. Said notice of hearing may be served personally or first class mail, postage prepaid, or if service cannot be had by either of these modes of service, then by at least one (1) publication in a newspaper of general circulation.

J. *Conduct Of Hearing.* The CITY OF FORISTELL Board of Adjustment (hereinafter "BOA ") shall conduct a full and adequate hearing. Any affected party may be represented by counsel and all affected parties shall have an opportunity to be heard. Upon hearing the parties, the BOA may find and conclude that the structure to be demolished is not unsafe and need not be demolished or repaired, or that the structure is unsafe and must be demolished, in which case the BOA may order demolition or repair or may institute legal action in a court of competent jurisdiction to compel demolition or repair.

K. *Appeal.* Affected parties may appeal from the determination of the BOA to the Circuit Court of appropriate County as provided by Chapter 536, Revised Statutes of Missouri.

SECTION 14. Effective Date: This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 15. Savings: Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION 16. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section 17. This bill will be in full force as of October 31, 2011, ninety (90) days after enactment by the Board of Aldermen and the Mayor.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF FORISTELL, MISSOURI, THIS 1ST DAY OF AUGUST 2011.

Wanda M. Donnelly, Mayor

ATTEST:

Sandra L. Stokes, City Clerk

APPROVED BY THE MAYOR OF THE CITY OF FORISTELL, MISSOURI THIS 1ST DAY OF AUGUST 2011.

Wanda M. Donnelly, Mayor

ATTEST:

Sandra L. Stokes, City Clerk

