

## **CHAPTER 20, ARTICLE I. THE BUILDING CODE**

### **20.0010A Short Title.**

This Chapter shall be known as and may be cited as “The Building Code”.

### **20.0020A Building Code Adopted.**

Certain documents, one copy of which is filed in the office of the Building Commissioner, said copy being marked and designated as the International Building Code/2003, as published by the International Code Council, Inc. are hereby adopted as the Building Code of the City of Webster Groves, Missouri, for the control of buildings and structures as herein provided; and each and all terms of the International Building Code /2003, are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance with the additions, insertions, deletions, and changes prescribed in this ordinance.

### **20.0030A Jurisdictional Title.**

Throughout the International Building Code/2003, whenever the terms “Name of Jurisdiction” or “Local Jurisdiction” appears, it shall be deemed to mean Webster Groves, Missouri. Likewise, whenever the term “Department of Building Safety” appears it shall be deemed to mean The “Department of Planning and Development.” Whenever the term “Code” appears it shall mean the International Building Code/2003, as adopted herein.

### **20.0100A Amendments to Chapter 1 – 2003 International Building Code – Chapter 1 Administration.**

**101.1 Title.** These regulations shall be known as the *Building Code* of the City of Webster Groves, Missouri, hereinafter referred to as “this code.”

**101.2.1 Appendices.** Appendices are adopted as amended.

**104.1.1 Building Official.** Whenever the term “Building Official” appears it shall be deemed to mean the Building Commissioner of the City of Webster Groves, Missouri.

**105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits are not required for the following:

#### **Building:**

1. One-story detached accessory structures used as playhouses and similar uses provided the floor area does not exceed 100 square feet and the height does not exceed 10 feet.
2. Oil derricks.
3. Retaining walls which are not over 3 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.
4. Sidewalks and driveways not more than 200 square feet in area.
5. Painting, papering, tiling, carpeting, countertops and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.
7. Prefabricated swimming pools, accessory to a detached single family dwelling, that are less than 24 inches deep, do not exceed 5000 gallons and are installed entirely above ground.

8. Temporary shade structures that are accessory to single family dwellings.
9. Swings and other playground equipment accessory to a single family dwelling that are less than 200 square feet in area and less than 12 feet in height.
10. Flat work including but not limited to sidewalks, patios, parking lots, or driveways that are less than two hundred (200) square feet in.

**Electrical:**

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

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

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

**Gas:**

1. Portable heating, cooking and clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical:**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.

**Plumbing:**

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

**109.3.5 Lath and gypsum board inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

**113.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or a of a permit or certificate issued under the provisions if this code, shall be guilty of a code violation, punishable as set forth at Section AO102.

**114.3 Unlawful continuance.** 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 guilty of a code violation, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

#### **20.0200A Amendments to Chapter 2 – 2003 International Building Code – Chapter 2 Definitions.**

**Manufactured Homes** – houses that are manufactured in a remote facility and then delivered to their intended site to be erected on a foundation. Manufactured homes differ from mobile homes in their absence of a chassis thereby intending manufactured homes to not be readily movable.

#### **20.0400A Amendments to Chapter 4 – 2003 International Building Code – Chapter 4 Special Detailed Requirements Based on Use and Occupancy.**

**406.1.4 Separation.** Separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum ½-inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 1¾-inches thick. Or doors in compliance with Section 715.3.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
2. Ducts in private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch sheet steel and shall have no openings into the garage.
3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.

**406.2.6 Floor surface.** Parking Surfaces shall be of concrete or similar noncombustible and nonabsorbent materials. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. If a drain is used, an approved interceptor shall be installed in accordance with the *International Plumbing Code*.

#### **20.0700A Amendments to Chapter 7 – 2003 International Building Code – Chapter 7 Fire-resistance-rated Construction.**

**712.4.7 Intumescent Materials.** Intumescent materials shall be installed at all penetrations where non-metallic materials penetrate assemblies including but not limited to fire walls, fire

barriers, shaft enclosures, fire partitions, smoke barriers, smoke partitions, fire separation walls, solid fireblocking assemblies.

**717.2.1 Fireblocking materials.** Fireblocking shall consist of 2-inch nominal lumber or two thicknesses of 1-inch nominal lumber with broken lap joints or one thickness of 0.719-inch wood structural panel with joints backed by 0.719-inch wood structural panel or one thickness of 0.75-inch particleboard with joints backed by 0.75-inch particleboard. Gypsum board, cement fiber board, batts or blankets of mineral wool or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fireblock. Batts or blanket of mineral or glass fiber-or other approved non-rigid materials shall not be permitted for compliance with the 10-foot horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to retain in place and to retard the spread of fire and hot gasses. The integrity of fireblocks shall be maintained. Batts or blankets of mineral wool shall only be used when, in the opinion of the code official, other methods listed in Section 717.2.1 are not practical.

**717.2.1.1 Double stud walls.** Batts or blankets of mineral wool or other approved nonrigid materials shall be allowed as fireblocking in walls constructed as using parallel rows of studs or staggered studs.

#### **20.0900A Amendments to Chapter 9 – 2003 International Building Code – Chapter 9 Fire Protection Systems.**

**903.3.1.2 NFPA 13R Sprinkler Systems.** Where allowed in buildings or Group R, up to and including four stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13 or NFPA 13R.

**903.3.5.1.1(3) Back flow.** A limited area sprinkler system that is connected to the domestic water line shall be designed such that the domestic water is not contaminated by stagnant water.

**903.3.5.1.3 Approval.** Direct connections (taps) to that portion of the system under the jurisdiction of the Water Company shall be approved by the Water Company.

**903.3.5.3 Water Flow Safety Factor.** A safety factor shall be applied to all flow tests for fire sprinkler systems. A parallel curve shall be drawn to the actual flow test curve that has been reduced by 10% or the static pressure. A sprinkler system design shall not exceed the 10% curve.

**903.5.1 Water Flow Tests.** Unless otherwise approved, water flow tests for automatic sprinkler systems shall be conducted between the hours of 8:00 a.m. and 3:30 p.m., Monday through Friday, excluding holidays.

#### **20.1000A Amendments to Chapter 10 – 2003 International Building Code – Chapter 10 Means of Egress.**

**1009.3 Stair treads and risers.** Stair riser heights shall be 7 inches maximum and 4 inches minimum. Stair tread depths shall be 11 inches minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 0.375 inch. The tread depth shall be

measured horizontally between the vertical planes of the foremost projection of adjacent treads and at right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 0.375 inch. Winder treads shall have a minimum tread depth of 11 inches measured at a right angle to the tread's leading edge at a point 12 inches from the side where the treads are narrower and a minimum tread depth of 10 inches. The greatest winder tread depth at the 12-inch walk line within any flight of stairs shall not exceed the smallest by more than 0.375 inch.

**Exceptions:**

1. Circular stairways in accordance with Section 1009.7.
2. Winders in accordance with Section 1009.8.
3. Spiral stairways in accordance with Section 1009.9.
4. Aisle stairs in assembly seating areas where the stair pitch or slope is set, for sight line reasons, by the slope of the adjacent seating area in accordance with Section 1024.11.2.
5. In occupancies in Group R-3, as applicable in Section 101.2, within dwelling units in occupancies in Group R-2, as applicable in Section 101.2, and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, the maximum riser height shall be 7.75 inches and the minimum tread depth shall be 10 inches, the minimum winder tread depth at the walk line shall be 10 inches, and the minimum winder tread depth shall be 6 inches. A nosing not less than 0.75 inch but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches.
6. See the *International Existing Building Code* for the replacement of existing stairways.
7. For alterations or additions to existing residential buildings, the maximum riser height shall be 8¼ inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 0.375 inch.
8. For alterations or additions to existing residential buildings, the minimum tread depth shall be 9 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 0.375 inch. Winder treads shall have a minimum tread depth of 10 inches measured as above at a point 12 inches from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches at any point. Within any flight of stairs, the greatest winder tread depth at the 12-inch walk line shall not exceed the smallest by more than 0.375 inch.

**1012.3 Opening Limitations.** Open guards shall have balusters or ornamental patterns such that a 4-inch diameter sphere cannot pass through any opening up to a height of 34 inches. From a height of 34 inches to 42 inches above the adjacent walking surfaces, a sphere 8 inches in diameter shall not pass. Guards shall not have an ornamental pattern that would provide a ladder effect.

**Exceptions:**

1. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches in diameter cannot pass through the opening.

2. At elevated walking surfaces for access to and use of electrical, mechanical or plumbing systems or equipment, guards shall have balusters or be of solid materials such that a sphere with a diameter of 21 inches cannot pass through any opening.
3. In areas which are not open to the public within occupancies in Group I-3, H, F or S, balusters, horizontal intermediate rails or other construction shall not permit a sphere with a diameter of 21 inches to pass through any opening.
4. In assembly seating areas, guards at the end of aisles where they terminate at a fascia of boxes, balconies and galleries shall have balusters or ornamental patterns such that a 4-inch diameter sphere cannot pass through an opening up to a height of 26 inches. From a height of 26 inches to 42 inches above the adjacent walking surfaces, a sphere 8 inches in diameter shall not pass.

**1012.6 Retaining Walls.** Guards shall be provided on retaining walls as required by Section 1806.2.

**1014.7 Commercial kitchens.**

**1014.7.1 Commercial Kitchens.** Commercial kitchens shall have a minimum of 2 means of egress.

**Exception:**

1. Commercial kitchens with a maximum of 3 occupants and a travel distance of 50 feet.
2. Commercial kitchens that have a total floor area of less than 600 square feet.
3. Commercial kitchens that are located within a building where the entire building is protected by a fire suppression system in compliance with NFPA 13.

**1025.5.3 Projections into required side and rear yards.** Window wells which do not extend more than three (3) feet above the level of the ground may project into a required yard, provided these projections be distant at least three (3) feet from the adjacent side lot lines.

**1025.5.4 Fall protection.** Fall protection shall be installed in accordance with 1806.0 et seq.

**20.1600A Amendments to Chapter 16 – 2003 International Building Code – Chapter 16 Structural Design.**

**1612.3 Establishment of flood hazard areas.** To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data, The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in engineering report entitled “Flood Insurance Study for St. Louis County, Missouri,” dated “March 9, 1978,” as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

**1615.1 General procedure for determining maximum considered earthquake and design spectral response accelerations.** Ground motion accelerations, represented by response spectra and coefficients derived from these spectra, shall be determined in accordance with the general procedure of Section 1615.1, or the site-specific procedure of Section 1615.2. The site-specific procedure of Section 1615.2 shall be used for structures on sites classified as Site Class F, in accordance with Section 1615.1.1.

The mapped maximum considered earthquake and design spectral response acceleration at short periods ( $S_s$ ) shall be 0.54g and at 1-second period being ( $S_1$ ) shall be 0.18g.

The site class shall be determined in accordance with Section 1615.1.1. The maximum consideration earthquake spectral response accelerations at short period and 1-second period adjusted for site class effects,  $S_{MS}$  and  $S_{M1}$ , shall be determined in accordance with Section 1615.1.2. The design spectral response accelerations at short period,  $S_{DS}$ , and at 1-second period,  $S_{D1}$ , shall be determined in accordance with Section 1615.1.3. The general response spectrum shall be determined in accordance with Section 1615.1.4.

### **20.1700A Amendments to Chapter 17 – 2003 International Building Code – Chapter 17 Structural Tests and Special Inspections.**

**1707.7.1 Component Inspection.** Special inspection is required for the installation of the following components, where the component has Component Importance Factor of 1.0 or 1.5 in accordance with Section 9.6.1.5 of ASCE 7.

1. Equipment using combustible energy sources.
2. Electrical motors, transformers, switchgear unit substations and motor control centers.
3. Reciprocating and rotating-type machinery.
4. Piping distribution systems 3 inches and larger.
5. Tanks, heat exchangers and pressure vessels.

### **20.1800A Amendments to Chapter 18 – 2003 International Building Code – Chapter 18 Soils and Foundations.**

**1805.2.1 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending a minimum of 30 inches below the finished grade (grade is measured to a point that extends 3 feet beyond any point along the pier or footing at its base);
2. Constructed in accordance with ASCE-32; or
3. Erected on solid rock.

**Exception.** Free-standing buildings meeting all of the following conditions shall not be required to be protected but shall be required to be anchored to resist wind loads:

1. Classified in Importance Category I (see Table 1604.5);
2. Area of 144 square feet or less;
3. Building height of 10 feet or less.

Footings shall not bear on frozen soil unless such frozen condition is of a permanent nature.

**1805.4.1.3 Footing reinforcement:** Every concrete spread footing that is sixteen inches or more in width shall contain a minimum of 2 #4 reinforcing bars located in the bottom one third of the footing and a minimum of 2 inches from the bottom of the footing.

**1805.5.3 Alternative foundation wall reinforcement.** In lieu of the reinforcement provisions in Table 1805.5(2), 1805.5(3) or 1805.5(4), alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per linear foot of wall are permitted to be used, provided the spacing of reinforcement does not exceed 72 inches and reinforcing bar sizes do not exceed No. 11.

Every concrete foundation wall that is eight inches or more in width shall contain a minimum of 2 #4 reinforcing bars located at the top of the foundation and 2 #4 reinforcing bars located at the bottom of the foundation wall. Openings in foundation walls shall have a minimum of 2 #4 reinforcing bars located at the header of the opening.

**1806.2 Guards.** Where retaining walls with differences in grade level on either side of the wall in excess of 4 feet are located closer than 2 feet to a walk, path, parking lot or driveway on the high side, such retaining walls shall be provided with guards that are constructed in accordance with Section 1012 or other approved protective measures.

**1807.1 Where required.** Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and dampproofed in accordance with this section, with the exception of those spaces containing groups other than residential and institutional where such omission is not detrimental to the building or occupancy.

**Exception.** Buildings of Residential Groups R-2, R-3, and R-4 complying with Section R405 Foundation and Drainage and Section R406 Foundation Waterproofing and Dampproofing in the Residential Code.

Ventilation for crawl spaces shall comply with Section 1203.4

**20.3000 Amendments to Chapter 30 – 2003 International Building Code – Chapter 30 Elevators and Conveying Systems.**

**SECTION 3007  
EXISTING ELEVATORS AND ESCALATORS**

**3007.1 Referenced Standard.** All existing elevators and escalators shall comply with the requirements of ASME (American Society of Mechanical Engineers) A17.3 Safety Code for Existing Elevators and Escalators listed in Chapter 35.

**20.3400A Amendments to Chapter 34 – 2003 International Building Code – Chapter 34 Existing Structures.**

**3410.2 Applicability.** Structures existing prior to September 6, 1904, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3407. The provisions in Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

**20.3600A Amendments to Appendix A – 2003 International Building Code – Appendix A Employee Qualifications.**

**APPENDIX A  
EMPLOYEE QUALIFICATIONS**

**SECTION A101  
EMPLOYEE QUALIFICATIONS**



**A101.1 Employee qualifications.** Employee qualifications is deleted in its entirety.

**20.3700A Amendments to Appendix B – 2003 International Building Code – Appendix B Board of Appeals.**

**APPENDIX B  
BOARD OF APPEALS**

**AB101.1 Application for appeal:** Any person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.

**AB101.2 Membership of the Board:** The board of appeals shall consist of five members appointed by the City Council as follows: one for five years, one for four years, one for three years, one for two years, and one for one year. Thereafter, each new member shall serve for five years or until a successor has been appointed. If no Board of Appeals has been appointed, the Board of Appeals shall be the duly appointed members of the Board of Adjustment as referenced in the Code of Webster Groves.

**AB101.2.1 Qualifications:** The Board of Appeals shall consist of five (5) individuals who shall be residents of the City of Webster Groves and appointed by the City Council. When possible, the Council shall seek to appoint one individual from each of the following professions:

1. *Registered design professional* that is a registered architect; or a builder or superintendent of building construction with at least ten years of experience, five of which shall have been in responsible charge of work.
2. *Registered design professional* with structural engineering or architectural experience.
3. *Registered design professional* with mechanical or plumbing engineering experience; or a mechanical or plumbing contractor with at least ten years of experience, five of which shall have been in responsible charge of work.
4. *Registered design professional* with electrical engineering experience; or an electrical contractor with at least ten years of experience, five of which shall have been in responsible charge of work.
5. *Registered design professional* with fire protection engineering experience; or a fire protection contractor with at least ten years of experience, five of which shall have been in responsible charge of work.

**AB101.2.2 Alternate Members:** The City Council shall appoint three (3) alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership, and shall be appointed for five (5) years or until a successor has been appointed.

**AB101.2.3 Chairman:** The Board shall annually select one of its members to serve as chairman.

**AB101.2.4 Disqualification of Member:** A member shall not hear an appeal in which that member has any personal, professional or financial interest.

**AB101.2.5 Secretary:** A qualified clerk shall be designated to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the Building Commissioner.

**AB101.3 Notice of Meeting:** The board shall meet upon notice from the chairman, within sixty days of the filing of an appeal, or at stated periodic meetings.

**AB101.4 Open Hearing:** All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interest are affected shall be given an opportunity to be heard.

**AB101.4.1 Procedure:** The Board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information is received.

**AB101.4.2 Expert Testimony:** The board may solicit expert testimony from qualified witnesses as it deems necessary to render a decision.

**AB101.5 Postponed Hearing:** When five members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

**AB101.6 Board Decision:** The board may modify or reverse the decision of the code official by a concurring vote of four (4) members.

**AB101.6.1 Resolution:** The decision of the board shall be in writing. Copies signed by the chairman and secretary shall be furnished to the appellant and to the Code Official.

**AB101.6.2 Administration:** The Code Official shall take immediate action in accordance with the decision of the board.

**AB101.7 Appeals of Board Decisions:** Any person or persons jointly or severally aggrieved by any decision of the Board of Appeals, or any officer, department, board or bureau of the City, may present to the Circuit Court of St. Louis County, Missouri, a petition, duly verified, setting forth that such decision is illegal, in whole or in part, and specifying the grounds of illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Board.

**20.3800A Amendments to Appendix C – 2003 International Building Code – Appendix C Group U Agricultural Buildings.**

**APPENDIX C  
GROUP U AGRICULTURAL BUILDINGS**

**APPENDIX C** Group U Agricultural Buildings is adopted without amendment.

**20.3900A Amendments to Appendix D – 2003 International Building Code – Appendix D Fire Districts.**

**APPENDIX D  
FIRE DISTRICTS**

APPENDIX D Fire Districts is not adopted and is deleted in its entirety.

**20.4000A Amendments to Appendix E – 2003 International Building Code – Appendix E Supplementary Accessibility Requirements.**

**APPENDIX E  
SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS**

APPENDIX E Supplementary Accessibility Requirements is adopted without amendment.

**20.4100A Amendments to Appendix F – 2003 International Building Code – Appendix F Rodent Proofing.**

**APPENDIX F  
RODENT PROOFING**

APPENDIX F Rodent Proofing is adopted without amendment.

**20.4200A Amendments to Appendix G – 2003 International Building Code – Appendix G Flood-resistant Construction.**

**APPENDIX G  
FLOOD-RESISTANT CONSTRUCTION**

APPENDIX G Flood-resistant Construction is adopted in its entirety with the following amendment:

**G102.2 Establishment of flood hazard areas.** Flood hazard areas are established in Section 1612.3 of the *International Building Code*, adopted by the governing body on July 11, 1995.

**20.4300A Amendments to Appendix H – 2003 International Building Code – Appendix H Signs.**

**APPENDIX H  
SIGNS**

APPENDIX H Signs is amended by deleting the entire appendix and inserting the following to read:

**H101.1 Street numbers:** Each structure to which a street number has been assigned shall have the number so assigned displayed in a position easily observed and readable from the public right of way. All numbers shall be in figures at least 3 inches (76mm) high and ½ inch (13 mm) wide.

**20.4400A Amendments to Appendix I – 2003 International Building Code – Appendix I Patio Covers.**

## **APPENDIX I PATIO COVERS**

**APPENDIX I** Patio Covers is deleted in its entirety.

### **20.4500A Amendments to Appendix J – 2003 International Building Code – Appendix J Grading.**

## **APPENDIX J GRADING**

**APPENDIX J** Grading is amended by adding the following:

### **SECTION J112 GRADING PLANS**

#### **J112.1 Grading Plans – When Required**

A Grading Plan addressing storm water relief shall be required in conjunction with any application for a Building Permit which may result in an increase in volume of stormwater discharge under any of the following conditions:

1. When an improvement to a residential property requiring a building permit is proposed where either
  - a. 30% or more of the minimum lot size for the zoning district in which the property is located will become occupied by impervious surface as a result of the proposed improvement; or
  - b. 30% of the existing lot size will become occupied by impervious surface as a result of the proposed improvement
2. Any new primary single-family residential structure
3. Any residential accessory building in excess of 480 square feet, provided that the requirement for a grading plan is waived if documentation is filed with the building permit demonstrating that:
  - a. the point of discharge of stormwater runoff from the roof of the accessory building is a minimum of ten (10) feet from any side or rear property line and directed away from or parallel to the property line(s), or
  - b. stormwater discharge from the roof of the accessory building is piped directly to an approved stormwater system such as an MSD conduit, sink hole, creek, or channel in a public right-of-way.
4. Any new non-residential primary building, addition, or ancillary structure

#### **J112.2 Grading Plan Contents**

1. The Grading Plan required herein shall include contour lines to be shown in 2 foot increments, existing grades on the lot, proposed finished grades, direction of flow of surface water shown by arrows, calculation of differential stormwater runoff resulting from all increases in impervious surface based upon a 15-year, 20-minute storm event, and any other information required by the Code Official to enable a review of stormwater generation and approval of stormwater storage and/or discharge resulting from the proposed development.
2. The grading plan shall be sealed by a registered professional.

## APPENDIX K

Intentionally left blank

## APPENDIX L

Intentionally left blank

### **20.4800A New Appendix M – 2003 International Building Code – Appendix M Lighting Limits.**

## APPENDIX M LIGHTING LIMITS

### SECTION AM101 GENERAL

**AM101.1 General:** These provisions shall be applicable to both exterior lighting and interior lighting that spills to the exterior of the building.

### SECTION AM102 MAXIMUM LIGHTING LIMITS

**AM102.1** The level of lighting from any source shall not exceed 0.5 foot-candles at any residential property line or 1.0 foot-candle at any non-residential property line.

For the purposes of this provision, roadways shall be considered non-residential property lines.

**AM102.2** Maximum lighting limits from any source must meet the standard set forth in Section AM102.1 at any height along the property line.

### SECTION AM103 SHIELDING/DIRECTING OF LIGHTS

**AM103.1** All light in excess of the lighting limits established in AM102.1 shall be directed toward the earth's surface and away from adjacent property. Direction shall be by methods including but not limited to shielding, shading or use of adjustable reflectors.

**AM103.2** Facilities which may require floodlighting may not arrange the light in such a way that it will shine towards roadways, onto adjacent residential property or residential use property or into the night sky in excess of the lighting levels herein established in Section AM102.1.

### SECTION AM104 LIGHTS ON POLES

**AM104.1** Lights on poles shall not be taller than the building whose area they illuminate nor taller than twenty-five (25) feet whichever is shorter.

**SECTION AM102  
EXCEPTION**

**AM104.2** These provisions shall not be applicable to any installation by a governmental agency or public utility.

**20.5700A New Appendix N - International Building Code – Appendix N Registration and Bonding of Contractors.**

**APPENDIX N  
REGISTRATION OF CONTRACTORS**

**SECTION AN101  
CERTIFICATE OF REGISTRATION**

**AN101.1 City Of Webster Groves Contractors' Certificate of Registration Required:** No contractor engaged in work requiring a permit shall conduct business within the City of Webster Groves, Missouri until such contractor, including, in the case of a corporation, the named representative of that corporation, shall have obtained a Certificate of Registration from the City of Webster Groves to perform such work. Each individual so registered to do plumbing, electrical or mechanical work shall also be licensed by St. Louis City or St. Louis County.

**Exception:** The forgoing provision does not apply to any person who performs labor or services for a salary or wages as an employee of a duly registered contractor, nor to any person who is performing labor or services with respect to property owned and occupied by such person pursuant to Section AN 101.5.

**AN101.2 Use of Registration by Another Person.** No registered contractor shall allow her/his name to be used by another person either for the purpose of obtaining permits, or for doing business or work under the Certificate of Registration. Every registered contractor shall notify the Office of the Building Commissioner of the address of her/his place of business and the name under which such business is carried on, and shall give immediate notice to the Office of the Building Commissioner of any changes in either.

**AN101.3 Registered Contractor for More than One (1) Business.** No person shall be the registered contractor for more than one business.

**AN101.4 Certificate of Registration.** A Certificate of Registration issued under this ordinance is assigned to the individual named in said registration. No registration or the rights, duties and privileges attendant thereto, shall be assigned or transferred to another person, company, partnership or other entity.

**AN101.5 Homeowners as Electrical/Mechanical/Plumbing Contractors.** A permit may be issued for an addition, repair, modification, or reconstruction of an existing electrical, mechanical and/or plumbing system on the premises of a detached single family dwelling, including accessory structures, to the owner or member of his immediate family residing with him under the following conditions:

- (1) The dwelling shall be designed and used solely for living purposes.
- (2) The dwelling shall be occupied by, or vacant and intended for immediate occupancy by, the owner and his immediate family only as verified by occupancy permit or affidavit.
- (3) The permittee shall personally perform all required work.

- (4) Prior to the issuance of a permit under this section, the code official shall require an affidavit or other reasonable proof that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work. This does not authorize a waiver or modification of any provision of this code relating to the materials, design, installation, or practice of electrical/mechanical/plumbing work, or to the preparation and approval of construction documents, or to required fees for permits or inspections.
- (5) A homeowner permit shall not be issued for work from the electrical service entrance to and including the panel box. Such work shall be done only by a licensed electrical contractor.

**AN101.6 Application for Certificate of Registration:** Application for such Certificate of Registration shall be on a form prescribed by the Building Commissioner and shall require the following information:

- (1) Office address and phone number of the applicant
- (2) Payment of a fee of seventy-five dollars (\$75.00)  
**Exception:** A construction business headquartered within the City of Webster Groves which has been issued a business license is credited up to \$75.00 based upon the amount of the business license. [example: If the business license cost is \$35.00 the fee is \$40.00. If the business license cost is \$1000.00 the fee is \$0]
- (3) Name(s), residential address(es) and phone number(s) of the proprietor(s) or partner(s) if the applicant is not a corporation
- (4) Name(s) and residential address(es) and phone number(s) of the officer(s) if the applicant is a corporation
- (5) Photo copy of:
  - (a) the current drivers license of the license holder
  - (b) the current electrical, mechanical or plumbing license of St. Louis City and/or St. Louis County
- (6) Receipt of an original Certificate of Insurance issued to the City of Webster Groves certifying that the applicant has coverage as follows:
  - (a) Workers Compensation (If more than one employee) – State Requirements
  - (b) General Commercial Liability – three hundred thousand dollars (\$300,000.00) per occurrence
  - (c) Products/Completed Operations, Aggregate – three hundred thousand dollars (\$300,000.00)
- (7) Other information as may be required by the Building Commissioner

**AN101.7 Certificate of Registration to be issued, When:** A Certificate of Registration allowing the registered contractor to perform contracting work in the City of Webster Groves, Missouri shall be issued by the Building Commissioner upon verification that the fee and all information required by AN101.6 has been submitted, and that the applicant has not committed any act defined herein as a prohibited act.

**AN101.8 Term of the Certificate of Registration:** The Certificate of Registration shall be valid for a term of one (1) year from the date of issuance, except that the Certificate of Registration shall be revoked at the expiration date of any of the required insurance coverage.

**AN101.9 Prohibited Acts:** The following acts are hereby determined to be “prohibited acts” as that term is used herein:

- (1) Abandonment or willful failure to perform, without justification, any improvement contract or project engaged in or undertaken by a contractor, or willful deviation from or disregard of plans or specifications in any material respect without the consent of the owner and approval of the appropriate regulating agency
- (2) Making any substantial misrepresentation in the solicitation or procurement of an improvement contract, or making any false promise of a character likely to influence, persuade, or induce
- (3) Committing any fraud in the execution of or in the material alteration of any contract, mortgage, promissory note, or other document incident to an improvement transaction
- (4) Preparing or accepting any mortgage, promissory note, or other evidence of indebtedness upon the obligations of an improvement transaction with knowledge that it recites a greater monetary obligation than the agreed consideration for the improvement work
- (5) Violation of any provision this Ordinance or failure to abate violations of this Ordinance
- (6) Failure to notify the Building Commissioner of any change or control in ownership, management, or business name or location
- (7) Conducting a business in any name other than that which is duly registered
- (8) Willful failure to comply with any order, demand, rule, regulation, or requirement made by the Building Commissioner pursuant to the provisions of this Ordinance
- (9) Promise or offer to pay, credit, or allow to a buyer any compensation or reward for the procurement of an improvement contract with others
- (10) Failure to carry insurance as required in this Ordinance
- (11) Engaging in fraud, misrepresentation, bribery, or attempted bribery in the securing of a Certificate of Registration

**AN101.10 Basis for Revocation:** Upon a finding of the Building Commissioner that any registered contractor has committed any act defined herein as a prohibited act, the Building Commissioner may issue a notice of revocation. Such notice shall indicate that unless a hearing is sought as provided below, the Certificate of Registration of such registered contractor shall be revoked within thirty (30) days of the date of such notice.

Upon a finding of the Building Commissioner that any homeowner has committed any act defined herein as a prohibited act, the Building Commissioner may issue a stop work order and require that the homeowner employ a registered contractor to complete the project. Such notice shall indicate that unless a hearing is sought as provided below, the ability of the homeowner to act as a contractor shall be revoked within thirty (30) days of the date of such notice.

Permits issued to a registered contractor prior to the outcome of the hearing may continue. No new permits shall be issued unless the registration is reinstated.

**AN101.11 Hearing for Revocation or Rejection of The Certificate of Registration:** Any contractor or homeowner who shall receive a notice of revocation/stop work order or any contractor whose application for registration has been rejected by the Building Commissioner shall be entitled to a hearing. Such contractor or homeowner shall request such a hearing in writing with the City Manager within thirty (30) days of the date of the notice of such revocation or rejection. Such request shall be accompanied by a fifty dollar (\$50.00) hearing fee. When such a hearing is requested, the City Manager shall set a time and place within thirty (30) days. The City Manager shall conduct the hearing. Any party may be represented by counsel. After hearing all parties and evidence, the City Manager may affirm, reverse, or modify the decision of the Building Commissioner.



**AN101.12 Penalty - Prohibited, Unlawful Acts:** The committing of any of the acts described herein as prohibited acts shall be deemed to be a violation of this Ordinance, subject to the provisions set forth herein.

**AN101.13 Engaging in Business Without a Certificate of Registration:** Any person who shall violate a provision of this ordinance or shall fail to comply with any of the requirements thereof or who shall fail to comply with the directive of the Building Commissioner or of a permit or certificate of registration issued under the provisions of this ordinance, shall be guilty of an ordinance violation.

**20.5800A New Appendix O - International Building Code – Appendix O Fee Structure.**

**APPENDIX O  
FEE STRUCTURE**

**SECTION AO101  
FEE SCHEDULE**

**AO101.1 Fee Schedule:** A fee for each plan examination, construction permit and inspection shall be paid in accordance with the following schedule:

|                         | <b>Plan Review</b> | <b>Permit Fee</b>         | <b>Minimum</b> | <b>Inspections</b> |
|-------------------------|--------------------|---------------------------|----------------|--------------------|
| Building                | \$25               | \$25 + \$5/ \$1,000 value | \$30           | \$25/inspection    |
| Mechanical <sup>1</sup> | Na/\$25            | Per Schedule Ch. 23       | \$30           | \$25/inspection    |
| Electrical <sup>1</sup> | Na/\$25            | Per Schedule Ch. 21       | \$30           | \$25/inspection    |
| Plumbing <sup>1</sup>   | Na/\$25            | Per Schedule Ch. 27       | \$30           | \$25/inspection    |
| Fire                    | \$25               | \$25 + \$5/ \$1,000 value | \$30           | \$25/inspection    |
| Demolition              | na                 | \$80                      | na             | Included in fee    |
| Moving                  | na                 | \$80                      | na             | Included in fee    |
| Appeals                 |                    |                           | \$75           |                    |

1. Mechanical, Electrical & Plumbing will have no Plan Review fee if an installation is replacing an existing identical installation, or if the work is part of an Integrated Permit for which plan review has already been performed; however, commercial installations require Building Commissioner sign-off.

**AO101.1.1 Plan Review Fees:** In addition to any fees set forth in this ordinance, there shall be a non-refundable processing fee of twenty-five dollars (\$25.00) charged for any plumbing, electrical, mechanical or building permit application which requires a plan review.

**AO101.1.2 Building Permit:** The fee to be paid for a permit for the erection, alteration, enlargement, repair, moving or removal of buildings or structures shall be a base fee of twenty-five dollars (\$25.00) plus five dollars (\$5.00) for each one thousand dollars (\$1,000.00) of value of the improvement or fraction thereof.

**AO101.1.3 Inspections:** There shall also be paid for each inspection required by or provided for in this code, the sum of twenty-five dollars (\$25.00). The number of inspections shall be based on the code official's judgement as to the requirements of the work, if not otherwise provided herein.

**AO101.1.4 Additional Inspections:** In addition to the inspections otherwise required, the Code Official is authorized to perform extra inspections or re-inspections which in his judgement are reasonably necessary due to non-compliance with building code requirements, or work not ready or accessible for inspection when requested. Fees for extra inspections shall be twenty-five dollars (\$25.00) per inspection. The additional fee shall be assessed when incurred.

**AO101.1.5 Demolition:** The fee to be paid for a permit for the demolition of a building or structure shall be eighty dollars (\$80.00).

**AO101.1.6 Moving a Building:** The fee to be paid for a permit for the moving of a building or structure shall be eighty dollars (\$80.00).

**AO101.1.7 Appeal:** The fee to file an appeal of the decision of the Code Official shall be seventy-five dollars (\$75.00).

**AO101.1.8 Integrated Permits:** Integrated permits are as follows.

- a. **Building Permit:** The fee for building permits shall be shall be a base fee of twenty-five dollars (\$25.00) plus five dollars (\$5.00) for each one thousand dollars (\$1,000.00) of value of the improvement or fraction thereof.
- b. **Electrical Permit:** The fee for electrical permits shall be paid in accordance with Chapter 21 of the Code of Webster Groves, (Electrical Code).
- c. **Mechanical Permit:** The fee for mechanical permits shall be paid in accordance with Chapter 23 of the Code of Webster Groves, (Mechanical Code).
- d. **Plumbing Permit:** The fee for plumbing permits shall be paid in accordance with Chapter 27 of the Code of Webster Groves, (Plumbing Code).
- e. **Fire Protection Permits:** The fee for fire protection permits shall be a base fee of twenty-five dollars (\$25.00) plus five dollars (\$5.00) for each one thousand dollars (\$1,000.00) of value of the Fire Protection system, or fraction thereof.

**AO101.1.9 Construction Cost Estimates:** The Code Official shall be permitted to estimate the total value of the improvement of a structure, building or project, by multiplying the total floor area of the structure in square feet by an appropriate square foot cost rate. Structures or projects for which it is impractical to estimate the total construction cost by square foot cost method shall be estimated by applying current, commonly accepted unit cost figures to the various components in a commonly accepted manner. In lieu of determining the total improvement value of construction as outlined above, the Code Official may accept a bona fide contract or any affidavit of the owner of the building, structure or project in which the total cost of construction, including site improvements related to the permit is verified by the applicant or the owner.

**AO101.1.10 Minimum Permit:** The minimum permit fee shall be thirty dollars (\$30.00).

**Exception:** Permits for pre-engineered sheds that are one hundred (100) square feet or less in area and ten (10) feet or less in height shall be twenty-five dollars (\$25.00)

**AO101.1.13 Fees Not Provided For:** Any fee not specifically provided for shall be assessed as determined by the Code Official.

**AO101.1.14 General Repair Permit:** The Building Commissioner may issue a general repair permit when there is reason to believe that such a permit would be necessary. The minimum fee for a general repair permit shall be sixty-two dollars (\$62.00).

**AO101.1.15 Payment of Fees:** The total fee for the activity to be performed, including inspection fees, shall be paid prior to issuance of the construction permit.

## **SECTION AO102 VIOLATIONS AND PENALTIES**

**AO102.1 Violations and Penalties:** Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Code Official or of a permit or certificate issued under the provisions of this code, shall be guilty of an ordinance violation, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**AO102.2 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing, or fire protection system before obtaining the necessary permits shall be subject to, in addition to any court imposed fines or costs, a permit fee that is double the total regular calculated permit fee – including inspections.

**Exception:** Work being performed by a homeowner shall be charged for a permit fee based upon the normal permit fee for the construction project, provided:

- a. the work ceases immediately upon issuance of a Stop Work Order, and
- b. a permit application for said work is filed within twenty-four hours of issuance of a Stop Work Order, and
- c. the homeowner has not been previously issued a Stop Work Order for performing construction work without the appropriate permit.

## **SECTION AO104 REFUNDS**

**AO 104.1 Refunds.** Unless provided for in other provisions of this code, written requests for refunds shall be reviewed for merit and issued when deemed appropriate.

### **20.5900A New Appendix P - International Building Code – Appendix P No Permit When Monies Due the City.**

## **APPENDIX P MONIES DUE THE CITY**

### **SECTION AP101 NO PERMIT WHEN MONIES DUE THE CITY**

**AP101.1 No Permit to be Issued When Monies Due the City:** The Code Official shall not issue a permit to any applicant, as defined under 107.3, who owes any tax, fee, bill, debt, or other monetary obligation to the City of Webster Groves until such outstanding tax, fee bill, debt,

monetary obligation or lien is paid to the satisfaction of the City Manager or the City Manager's designee.

**20.6000A New Appendix Q - International Building Code – Appendix Q Exterior Completion.**

**APPENDIX Q  
COMPLETION DEPOSITS**

**SECTION AQ101  
COMPLETION DEPOSITS**

**AQ101.1 Initial Building Permit.** When a new building permit is issued, a Completion Deposit in the amount of \$500.00 plus one half percent (½%) of the improvement value exceeding \$19,999 shall be due at the time of issuance. This amount is in addition to the non-refundable building permit, plan review, and inspection fees. Completion Deposits are refundable to the extent that actual funds have been deposited with the City.

**Exceptions:**

1. Construction activity which is exclusively interior to an existing structure
2. Electrical, mechanical, plumbing and fire protection permits
3. Projects with an improvement value of less than \$20,000

**AQ101.1.1 Project Completion.** All work covered by an Initial Building Permit shall be completed within 12 months of the date of issue for single family residential projects and 24 months for any other projects. Should the project not be completed within the time set forth, the Initial Building Permit shall be deemed expired, and the Completion Deposit shall be forfeited and placed in the general fund of the City of Webster Groves. One extension may be granted by the Building Commissioner for cause. Said extension shall not exceed 3 months.

**AQ101.1.2 Deposit Refund.** Cash Completion Deposits shall be refunded upon certification by the Building Commissioner that the applicant has completed the work to the satisfaction of the City prior to expiration of the Initial Building Permit. Final inspection and approval of the project shall be the evidence that the project is completed. Deposits, regardless of who paid them initially, shall be refunded to the person who was the owner of the property at the time the permit was issued. Unless a deed can be produced to demonstrate otherwise, the owner of the property shall be the person listed as owner on the application for building permit.

**AQ101.1.3 Date of Issue.** The Date of Issue shall be the earlier of either:

- a. the date that the building permit and inspection fees, and Completion Deposit (if any) are paid to the City, and the Initial Building Permit is issued; or
- b. the date that the City authorizes in writing that construction may commence in advance of issuance of an Initial Building Permit.

**AQ101.2 Renewal of Permit.** When a building permit has expired, all work except that authorized by the Building Commissioner which is necessary to protect the safety and welfare of the community, shall cease and may not resume until a Renewal Building Permit has been

applied for and issued. A refundable Completion Deposit in the amount of \$500.00 or ten percent (10%) of the improvement value, whichever is greater, up to a maximum Completion Deposit of \$50,000.00, shall be due at the time the Renewal Building Permit is issued. This amount is in addition to the non-refundable building permit renewal and inspection fees.

**Exception:** Any homeowner who was issued an Initial Building Permit and has acted as the general contractor for construction work at his or her place of residence, as provided for in other sections of this Code, may employ a contractor who is registered with the City of Webster Groves to complete the work covered in the Initial Building Permit. The Renewal Building Permit so issued will be subject to the Completion Deposit provisions of AQ101.1

**AQ101.2.1 Project Completion.** All work covered by the Renewal Building Permit shall be completed within 12 months of the date of issue for single family residential projects and 24 months for any other projects. Should the project not be completed within the time set forth, Renewal Building Permit shall be deemed expired, and the completion deposit shall be forfeited and placed in the general fund of the City of Webster Groves.

**AQ101.2.2 Deposit Refund.** Cash Completion Deposits shall be refunded upon certification by the Building Commissioner that the applicant has completed the work to the satisfaction of the City prior to expiration of the Renewal Building Permit. Final inspection and approval of the project shall be the evidence that the project is completed. Deposits, regardless of who paid them initially, shall be refunded to the person who was the owner of the property at the time the permit was issued. Unless a deed can be produced to demonstrate otherwise, the owner of the property shall be the person listed as owner on the application for building permit.

**AQ101.3 Completion Deposit Form.** A Completion Deposit may be in the form of a cash payment, or a performance bond issued by a bonding company with the City of Webster Groves named as the beneficiary.

## **SECTION AQ102 PERMIT SUSPENSION AND RENEWAL**

**AQ102.1 Suspension of permit:** Any permit issued shall become invalid if the authorized work is not commenced within six months after the date of issuance or if the authorized work is suspended or abandoned for a period of six months. Suspension or abandonment shall be evidenced by the fact that no inspection has been requested, conducted and approved within 6 months of the last recorded inspection.

**AQ102.2 Expiration of permit, and exterior completion deadline:** For purposes of this section AQ102 et seq., the following terms shall have the following meaning:

“**Improvement**” – Any work requiring a building permit.

“**Improvement, Major**” – Any work requiring a building permit with an improvement value of 1 million dollars (\$1,000,000.00) or more.

**AQ102.3 Permit refund:** No refund of permit or inspection fees shall be made.

**AQ102.4 Permit Void:** Any permit issued shall become void and invalid if the authorized work on the building is not completed within twelve (12) months from the Date of Issuance for improvements or twenty-four (24) months for major improvements.

**AQ102.5 Permit Renewal:** Once a building permit becomes void and invalid, a permit renewal shall be required, and all work shall cease until a renewal permit is issued. The permit renewal fee shall be equal to one hundred percent (100%) of the original permit fees plus original inspection fees. The renewal shall extend the permit for twelve (12) months from the date of issuance of the renewal permit in the case of an improvement, and for twenty-four (24) months in the case of a major improvement. This renewal fee is nonrefundable.

**AQ102.6 Appeal:** Any person directly affected by the provisions of Appendix AQ101 or 102 et seq. may appeal to the Building Commissioner, provided that a written letter of appeal is filed not less than 20 days after date on the Notice of Expiration. The appeal shall be based on an extraordinary or exceptional situation, condition or hardship that is not self-imposed.

**20.6100A New Appendix R - International Building Code – Appendix R Exterior Properties.**

**APPENDIX R  
EXTERIOR PROPERTIES**

**SECTION AR101  
DRIVEWAYS**

**AR101.1 Maximum slope.** The maximum slope of a driveway shall be fifteen percent (15%).

**AR101.2 Scraping the bottom of the vehicle.** Driveways shall be designed so that at any point along the driveway, including the apron, the bottom of a vehicle with a minimum ground clearance of six (6) inches measured at any point on the vehicle does not scrape the driveway.

**AR101.3 Storm water runoff.** Driveways shall be designed so that storm water is not directed onto adjacent properties or to any structure on the property.

**AR101.4 Driveway surfaces.** Driveway surfaces shall be concrete, bituminous or similar materials.

**Exception:**

1. An existing gravel driveway may continue to be used provided the driveway is not enlarged.
2. Any gravel from any driveway that causes a nuisance by flowing onto adjoining property or the street shall be surfaced as provided above.

**AR101.4.1 Concrete driveway surfaces:** Concrete driveways shall be a minimum of 3½ inches thick.

**AR101.4.2 Bituminous (Asphalt) driveway surfaces:** Bituminous (Asphalt) driveways shall be a minimum of 3 inches thick.

**Exception:** Bituminous (Asphalt) driveways may be reduced to 2½ inches when placed over a minimum 4 inch rock base.

**AR101.4.3 Variation:** The Building Commissioner may approve variations from the above upon finding that the proposed installation will adequately address issues including, but not limited to storm water runoff and the general welfare of the community. Driveway surfaces made of materials including but not limited to rock, chat and/or stone shall not be used unless the rock, chat, and/or stone is part of an engineered grid system where the grid is the structural portion of the driveway and the stone is used only for filler or drainage purposes.

**AR101.5 Driveway approaches.** Driveway approaches shall be installed according to St. Louis County Department of Highways and Traffic design criteria.

**AR101.6 Driveway width.** The minimum clear width of a residential driveway shall be ten (10) feet.

**AR101.7 Driveway setback.** The driveway may be located at the property line provided a minimum four (4) inch curb or similar method of storm water diversion is installed to cause storm water to flow away from adjoining property.

**Exception:** Shared driveways.

**AR101.8 Driveway obstructions.**

**AR101.8.1 Height.** A clear height of projections over the driveway shall be a minimum of seven and one half (7½) feet.

**AR101.8.2 Width.** Obstructions including, but not limited to, gas meters, electric meters, and mechanical condensing units shall be located a minimum of three (3) feet from the edge of the driveway or adequately protected.

## APPENDIX S

Intentionally left blank

## APPENDIX T

Intentionally left blank

## 20.6400A New Appendix U - International Building Code – Appendix U Erosion Control.

### APPENDIX U EROSION CONTROL

#### SECTION AU101 GENERAL

**AU101.1 Erosion Control:** It shall be unlawful to cause or permit to cause any activity that results in an erosive condition either on the property or on adjoining property. All public and private property shall be completely protected from damage caused by the removal or lack of vegetation, grass or other erosive conditions.

**AU101.1.1 During construction:** Adjoining public and private property shall be protected from erosion by the use of bales, fences, basins or other accepted practices for controlling erosion during construction.

**AU101.2 Grading:** Prior to the issuance of the Certificate of Occupancy, all properties shall be graded so as not cause erosive conditions.

**AU101.3 Vegetation:** Prior to the issuance of the Certificate of Occupancy, all properties shall be vegetated so as not cause erosive conditions.

**Exception:** The city may issue a temporary certificate of occupancy pending completion within a reasonable time after occupancy. An affidavit signed by a responsible party shall be required.

**AU101.4 Maintenance:** All properties shall be properly vegetated and shall be maintained as such so as not to negatively impact adjoining public and private properties.

**20.6500A New Appendix V - International Residential Code – Appendix V Hours of Construction.**

**APPENDIX V  
HOURS OF CONSTRUCTION**

**SECTION AV101  
HOURS OF CONSTRUCTION**

**AV101.1 Definitions:**

Construction: Any activity related to the improvement of a property including but not limited to the mobilization of equipment, starting of generators, delivery of materials, grading, erection of a structure whether in whole or in part.

Legal Holiday: New Years Day, Presidents Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve, Christmas Day

**AV101.2 Construction – Permission Required:** No person, firm or corporation shall, without the permission of the City Manager or his duly authorized representative, engage in any construction activity or any facet thereof, within the City of Webster Groves, except during the hours of 7:00 AM to 9:00 PM, local time, Mondays through Saturdays and 9:00 AM to 9:00 PM, local time, on Sundays and legal holidays.

**20.6600A New Appendix W - International Building Code – Appendix W Site Work.**

**APPENDIX W  
SITE PLAN**

**SECTION AW101  
SITE PLAN**

**AW101.1 Application:** The provisions of this appendix shall control the design, construction and maintenance of one- and two-family dwelling sites.



**AW101.2 Contents of site plan:** A site plan shall contain the information necessary to determine compliance with the ordinances of the City of Webster Groves. That information shall include but not be limited to the following:

1. 11 x 17 paper – 1 inch equals 20 feet or 1 inch equals 30 feet scale
2. topographic grades shown in 2 foot increments
3. site plan drawn to scale and showing scale
4. property address
5. lot number
6. block number (if any)
7. plat number
8. subdivision number
9. recorded subdivision name
10. name of front street (include right of way width)
11. name of other adjacent streets where applicable (include right of way width)
12. north direction arrow
13. the seal of a registered design professional authorized by the state of Missouri to practice land surveying
14. arrows indicating the direction of slope and/or drainage
15. an accurate boundary line survey
16. dimension and location of all New construction
17. dimension and location of all existing construction
18. dimension and location of structures that are to be demolished
19. dimension of front building line
20. location of accessory structures including but not limited to fences, steps, patios, pools, garages, out buildings, driveways, side walks, coach walks, retaining walls, decks
21. distances of building lines from lot lines from lot lines
22. lot lines
23. bearings of lot lines
24. established street grades
25. existing grades on the lot
26. proposed finished grades
27. the location of all easements both public and private (including but not limited to utilities, drainage and roadways)
28. location and type of siltation control devices
29. top of foundation
30. bottom of foundation
31. floodway line
32. floodway fringe line
33. lowest floor elevation
34. NOTE: The lowest floor, including basement, is to be elevated at least one foot above base flood elevation – based on 100 year flood. As-built site plan is to be submitted prior to occupancy
35. location of on-site sewage disposal system – where applicable
36. elevations of lot corners
37. tree preservation plan [one-and two-family residences and new primary non-residential buildings only]

**20.6700A New Appendix X - International Building Code – Appendix X Generators.**

**APPENDIX X  
Supplemental Generator Regulations**

**SECTION AX101  
SUPPLEMENTAL GENERATOR REGULATIONS**

**AX101.1 Definitions:**

**Permanent generator:** a generator that is permanently interconnected with the electric components of the building and intended to provide temporary power in the event of a primary power outage. A permanent generator may be served by the natural gas system of the building.

**Portable generator:** a generator that intended to be moved from place to place and remains in service for no longer than the duration of the power outage.

**Primary fuel source:** The main fuel source of the building including but not limited to a natural gas system.

**Primary power source:** The main power source of the building including but not limited to an electrical system.

**Secondary fuel source:** A non -primary fuel source of the building including but not limited to liquid petroleum gas, gasoline, and kerosene.

**AX101.2 General:**

**AX101.2.1 Power source:**

Generators, whether permanent or portable, shall only be used as a secondary source of power to any residential structure.

**AX101.2.2 Partial power:** A generator may provide power to all or part of the structure.

**AX101.2.3 Sizing:** Generators shall be properly sized for the electrical devices served.

**AX101.2.4 Propane gas [Liquid Petroleum Gas (LPG)]:** When liquefied petroleum gas is used as a fuel source, tanks shall be located underground as provided for in Chapter 22 Article 1 of the Code of Webster Groves (The Fire Code) or screened from public view.

**AX101.2.5 Extension cords:** Extension cords shall be properly sized for the devices served.

**AX101.2.6 Article 445:** Generators and their associated wiring and equipment shall also comply with the applicable provisions of Article 445 of the electrical code.

**AX101.3 Portable generator:** No portable generator shall be connected to a permanent fuel source or interconnected with a primary power source.

**AX101.4 Permanent generator:**

**AX102.3.1 Concrete pad:** A permanent generator shall be installed on a concrete pad or similar hard surface.

**AX102.3.2 Primary fuel and power source:** A permanent generator can be interconnected with the primary power source of the structure. The fuel source of a permanent generator can be a primary or secondary fuel source. Connection to the primary fuel source shall only be permitted when the permanent generator is interconnected with the primary power source.

#### **AX101.5 Permit:**

**AX101.5.1** A permit shall be required as follows for the installation of a permanent generator.

**AX101.5.1.1 Electrical permit:** An electrical permit shall be required when a generator is permanently connected to the primary electrical power source of the structure.

**AX101.5.1.2 Mechanical permit:** A mechanical permit shall be required when a generator is permanently connected to the primary fuel source of the structure.

**AX101.5.1.3 Permit application:** The application for a permit to install a permanent generator shall include documentation that the permanent generator will not cause a noise in excess of 70 decibels (dB) as measured at any height along the property line. Documentation may include but not be limited to engineering studies based on distances from property lines or the location and type of sound barriers.

**AX101.5.2** A permit is not required for a portable generator provided that the installation, maintenance and use of a portable generator or its appurtenances shall comply with the provisions of AX101.6, AX101.7 and AX101.8.

#### **AX101.6 Separation distances:**

##### **AX101.6.1 Generators – Locations permitted:**

Generators may be located only on those portions of a lot where accessory structures are permitted by the Zoning Code.

##### **AX101.6.2 Exhaust – distance from property line and building:**

**AX101.6.2.1** Exhaust discharge points shall be located a minimum of 10 feet from any property line

**AX101.6.2.2** Exhaust discharge points shall be located a minimum of 10 feet from any habitable building, unless installed in a manner consistent with the manufacturer's instructions which allow a lesser distance from a habitable building.

**AX101.7 Enclosures:** No generator shall be installed in a manner that creates a health or fire hazard or any other nuisance.

**AX101.7.1 Garages, basements, fenced areas:** No generator shall be located within an enclosed structure. An enclosed structure shall include, but not be limited to, a house,

basement, garage (attached or detached), or a fenced area that does not provide an adequate means for dispersing the exhaust.

**AX101.7.2 Carports and gazebos:** A generator may be located under an unenclosed structure including but not limited to a carport or gazebo, provided that an adequate means for dispersing the exhaust is provided and the required clearance to combustibles are met.

**20.6800A Amendments to Appendix Y - International Building Code – Appendix Y Construction Sites.**

**APPENDIX Y  
CONSTRUCTION SITES**

**SECTION AY101  
PURPOSE**

**AY101.1 PURPOSE** – The purpose of this provision is to ensure construction sites are maintained in a condition that provides for the general health, safety and welfare of the public by regulating, controlling, preventing, reducing and eliminating the dumping or depositing of garbage, litter, debris or waste material at construction sites or buildings under construction and areas adjacent thereto; requiring builders and/or owners to restore building sites upon completion of construction; preventing, reducing and eliminating the dumping or depositing of debris, dust, sand or mud on streets; preventing, reducing and eliminating erosion during and after the construction process; and generally ensuring that good construction practices are in place.

**SECTION AY102  
DEFINITIONS**

**AY102.1 DEFINITIONS –**

Only for the purpose of the requirements contained in this Appendix Y, the following terms shall have the definitions assigned herein:

- a. Contractor – Any person or corporation responsible for construction activity including the property owner.
- b. Dumpster – Any receptacle used for the temporary storage of waste.
- c. Equipment – Includes but is not limited to hoists, vehicles, trailers [equipment, storage (PODs), and personnel], backhoes, bobcats, concrete forms and, in general, equipment used for construction or demolition projects.
- d. Materials – Includes but is not limited to studs, joists, drywall and, in general, materials used for construction.
- e. Public property – Includes but is not limited to streets, highways, sidewalks, tree lawns, public and private rights-of-way.
- f. Sites – Includes but is not limited to locations where construction and demolition activities are present.
- g. Spoilage – Includes but is not limited to mud, dirt, rock, gravel and sand.
- h. Waste – Includes but is not limited to construction waste, rubbish, garbage, litter and yard waste.

## **SECTION AY103 DUMPSTERS**

### **AY103.1 DUMPSTERS –**

**AY103.1.1 Dumpsters required upon sites.** All sites upon which construction or demolition activities will generate any waste shall be equipped with adequate and suitable dumpsters for the deposit of such waste. All waste generated by construction or demolition activities shall be deposited into the required dumpsters and shall not be allowed to accumulate upon the site.

**AY103.1.2 Size of dumpsters.** Dumpsters shall be of sufficient size and dimensions to adequately contain all waste at the site.

**AY103.1.3 Unrelated waste.** Each site shall be provided with its own dumpsters. Only waste material that is related to the site shall be deposited in the in the dumpsters.

**AY103.1.4 Covers required.** All dumpsters located on the site or on public property shall be equipped with a cover of sufficient size so as to cover the entire dumpster and attached in such a way so as to prevent the cover from blowing off due to wind or other elements. Dumpsters shall be covered when no construction activity is present.

**Exception.** Empty dumpsters.

**AY103.1.5 Containers to be emptied periodically.** Dumpsters shall be emptied at periodic intervals to prevent overloading, the scattering of materials contained therein, noxious odors and/or other nuisances.

**AY103.1.6 Placement upon construction site.** Dumpsters shall be located completely on the site rather than on streets, highways or public property. When it is not practical to place dumpsters on the site, a permit shall be obtained from the Director of Public Works prior to the placement of the dumpster on public property.

**AY103.1.7 Dumpsters on public property overnight.** When it is necessary to leave a dumpster overnight and unattended, barricades with flashing lights shall be placed one at each side of the dumpster so that the lights are visible to oncoming traffic.

## **SECTION AY104 WASTE**

### **AY104.1 WASTE –**

**AY104.1.1 Waste to be placed in dumpsters.** All waste shall be placed within approved dumpsters. Dumpsters shall not be overloaded.

**Exception.** Waste that is removed daily.

**AY104.1.2 Yard waste.** Yard waste shall not be commingled with other waste.

**AY104.1.3 Cleanliness of site.** The site shall be maintained free of all waste.

**AY104.1.4 Failure to maintain site free of waste.** If the contractor fails to maintain the site free of waste to the satisfaction of the City, the City may declare the site to be a public nuisance. Failure to maintain a site free of waste shall constitute a public nuisance pursuant to Section 31.010 of the Code of Webster Groves. The Contractor shall be subject to penalties under the provisions of this Code, and the City may also pursue abatement of the nuisance in accordance with Chapter 31 of the Code of Webster Groves.

## **SECTION AY105 MUD ON STREETS**

### **AY105.1 MUD ON STREETS –**

**AY105.1.1 Spoilage on street.** When construction practices or spillage from a site causes any spoils to spill on a public or private road, sidewalk or public property, such nuisance shall be removed by street cleaning (not flushing) before the end of each working day.

**AY105.1.2 Failure to clean street/sidewalk.** If the contractor fails to clean the street and/or sidewalk to the satisfaction of the City, the City may declare the site a public nuisance. Failure to clean a street or sidewalk shall constitute a public nuisance pursuant to Section 31.010 of the Code of Webster Groves. The Contractor shall be subject to penalties under the provisions of this Code, and the City may also pursue abatement of the nuisance in accordance with Chapter 31 of the Code of Webster Groves.

## **SECTION AY106 PUBLIC PROPERTY**

### **AY106.1 PUBLIC PROPERTY –**

**AY106.1.1 Use of public property –** The use of public property for the storage of equipment, materials and spoilage is prohibited.

**Exception.** Uses approved by the Director of Public Works.

**AY106.1.2 Maintain streets and sidewalks free of obstructions.** All streets and sidewalks located on sites and on public property shall be maintained free from obstructions.

**Exception.** Uses approved by the Director of Public Works.

**AY106.1.3 Damage to streets and sidewalks.** Should damage occur to utilities and/or public property including but not limited to streets, curbs, gutters, tree lawns, sidewalks and utilities (overhead and underground), damage shall be repaired or replaced immediately.

**Exception.** Damage that has not created an eminent danger may be delayed. However, all damage shall be repaired or replaced prior to the completion of the project.

**AY106.1.4 Repairs to meet city specifications.** All repairs to and replacements of utilities and work on public property shall be completed in accordance with standard engineering practices and the standards and specifications of the City of Webster Groves.

**AY106.1.5 Failure to repair damage.** Failure to repair damage shall constitute a public nuisance pursuant to section 31.010 of the Code of Webster Groves. Failure to repair damage to a street or sidewalk shall constitute a public nuisance pursuant to Section 31.010 of the Code of Webster Groves. The Contractor shall be subject to penalties under the provisions of this Code, and the City may also pursue abatement of the nuisance in accordance with Chapter 31 of the Code of Webster Groves.

## **SECTION AY107 EROSION CONTROL**

### **AY107.1 EROSION CONTROL –**

**AY107.1.1 Best management practices.** All control measures required to comply with this chapter shall meet the design criteria, standards and specifications for the control measures based on accepted design criteria, standards and specifications identified in the “Model Best Management Practices (BMP) for Land Disturbance – Sediment and Erosion Control”.

**AY107.1.2 Maintenance of erosion control measures.** All filter fences, hay (straw) bales, sedimentation basins and other control measures necessary to meet the requirements of this provision shall be maintained by the contractor during the entire period of the land disturbance and land development of the site in a satisfactory manner to ensure adequate performance and to prevent nuisance conditions. These erosion control measures shall be removed by the contractor upon stabilization of the area.

**AY107.1.3 Protection of storm drains and catch basins.** All storm drain inlets and catch basins shall be protected with straw bales, filter fabric, or equivalent barrier meeting the accepted design criteria, standards and specifications contained in the “Model Best Management Practices (BMP) for Land Disturbance – Sediment and Erosion Control” as may be amended from time to time.

**AY107.1.4 Silt fences –** All construction fences, silt fences and containment fences located upon sites shall be placed upon the site and not upon existing or proposed sidewalks on the construction site or public property. Access to the public property and on the public property must be maintained in good condition during the period of construction or demolition. All sediment or silt from sites must be contained on the site by construction fences, silt fences and containment fences, and sediment or silt from sites shall not be allowed to collect on any street or highway or within the storm water system or on public property.

## **SECTION AY108 STOCKPILE OF SPOILAGE AND MATERIALS**

### **AY108.1 STOCKPILE OF SPOILAGE AND MATERIALS –**

**AY108.1.1 Onsite spoilage and materials storage.** Spoilage and materials remaining for more than 30 days shall be stabilized by mulching, vegetative cover, tarps or other means to prevent erosion.

**AY108.1.2 Staging and storage of materials.** All spoilage and materials staging areas must be located on the site. No spoilage or materials staging areas or a portion thereof shall be permitted upon any street, highway or public property.

**AY108.1.3 Timing.** Spoilage and materials shall not be stored on the site unless intended for on-site use within a reasonable time. No spoilage or material other than that which is intended for use on the site shall be stored on-site.

## **SECTION AY109 TOILET FACILITIES**

### **AY109.1 TOILET FACILITIES –**

**AY109.1.1 When required.** Portable toilets shall be provided when adequate toilet facilities are not provided on site and within 300 feet of the work area.

**AY109.1.2 Location of portable toilets.** Portable toilets shall be located on the site and not on public property. Portable toilets shall be located a minimum of 15 feet from all curb lines, ten feet from side property lines, and at such locations so as to minimize adverse aesthetic conditions. The doors shall not face any street or adjacent side property line.

**AY109.1.3 Servicing.** Portable toilets shall be serviced at regular intervals.

**AY109.1.4 Portable toilets to be locked after hours.** All portable toilets must be locked and secured from tipping over when no construction or demolition activity is present.

## **SECTION AY110**

Intentionally left blank.

## **SECTION AY111 PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT**

### **AY111.1 PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT–**

**AY111.1.1 Overnight parking/storage of vehicles and equipment on streets.** No construction vehicles or equipment shall be located on the rights-of-way overnight.

**Exception:** Those uses permitted by the Director of Public Works.

**AY111.1.2 Adequate area for construction vehicles and equipment.** Each site shall provide sufficient areas on site for all construction vehicles and equipment.

**AY111.1.3 On-site Storage of vehicles and equipment.** Construction vehicles and equipment shall not be stored on the site unless they are being used or intended for



immediate use and are needed for the project. Construction vehicles and equipment should not be staged more than 48 hours before their intended use.

## **SECTION AY112 ABATEMENT OF NUISANCE**

**AY112.1 NOTIFICATION** – Any site determined by the Building Commissioner or his representative to be a public nuisance shall be posted with a written notice describing the nature of the nuisance, the Code section, and a deadline not less than 48 hours nor more than 96 hours from the date of posting when the stated nuisance shall be abated.

**AY112.2 CITY ABATEMENT** – In the event a duly noticed nuisance is not abated prior to the prescribed deadline, the City may abate same, and the cost thereof shall be levied as a special tax in the manner provided for in Chapter 31 of the Code of Webster Groves.

## **SECTION AY113 TRAILERS**

**AY113.1 CONSTRUCTION TRAILERS PARKED ON PUBLIC PROPERTY** – Trailers that are used for the storage of construction or demolition tools, supplies or materials to be used in connection with construction or demolition activities upon a single family residential site shall not exceed 1000 cubic feet of enclosed or 150 square feet if open. All construction trailers shall, to the extent possible, be located on the site rather than on public property. In such cases where the only practical location for such trailers is on public property, the trailer shall be located immediately in front of and adjacent to the site. The trailer shall be located on public property only during the times when the particular contractor utilizing the trailer actually is engaged in construction or demolition activities on the site.

## **SECTION AY114 ATTRACTIVE NUISANCE**

**AY114.1 ATTRACTIVE NUISANCE** – Sites shall be maintained so that they do not create an attractive nuisance.

## **SECTION AY115 PROTECTION FOR EXCAVATIONS**

**AY115.1 EXCAVATION PROTECTION** –

**AY115.1.1 Excavation protection.** Construction fences or similar barrier shall be required for the protection of the public. When an on-site excavation that is 4 feet deep or greater is left open for more than 10 calendar days, the contractor shall provide a construction fence that is not less than 4 feet high protecting the excavation.

**AY115.1.2 Site protection.** When an excavation is made on public property or within 10 feet of the public property, the excavation shall be protected by a construction fence or similar barrier that is not less than 4 feet high or by an adequate cover.

**AY115.1.3 Maintenance of protection.** All protection shall be maintained in good condition during the period of construction or demolition.

**AY115.1.4 Excavations in public right-of-way left open overnight.** When it is necessary to leave an excavation in a public right-of-way open overnight and unattended, barricades with flashing lights shall be placed one at each side of the excavation so that the lights are visible to oncoming traffic. This is in addition to the aforementioned protection.

#### **SECTION AY116 NOISE**

**AY116.1 NOISE** – It shall be unlawful of any person to operate any equipment on any construction site if the operation of that device emits noise measured at the lot line of the construction site in excess of 86 DBA.

#### **SECTION AY117 TREE PRESERVATION**

**AY117.1 TREE PRESERVATION** – Trees on, and adjacent to, construction sites shall be protected from damage in accordance with a tree preservation plan, prepared in accordance with the provisions of Chapter 10 of the City Code, Article IV. Tree and Landscape Ordinance, and approved by the City.

#### **APPENDIX Z**

Intentionally left blank