

AN ORDINANCE AMENDING SECTION 500 OF THE 2021 INTERNATIONAL BUILDING CODE, ARTICLE IX, PRIVATE SEWAGE DISPOSAL CODE FOR THE CITY OF FORISTELL, MISSOURI, AND PROVIDING PENALTIES FOR VIOLATIONS.

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

Section I: That the City of Foristell Municipal Code, shall adopt the 2021 Private Sewage Disposal Code with the following amendments additions, insertions, deletions and changes to read as follows: (added language in bold type, deleted language in stricken type)

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION 101 SCOPE AND GENERAL REQUIREMENTS)

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

101.2 Scope. Septic tank and effluent absorption systems or other treatment tank and effluent disposal systems shall be permitted where a public sewer is not available to the property served. A public sewer shall be considered available when the nearest property line is located within two hundred (200) feet of a public sewer. Unless specifically approved, the *private sewage disposal system* of each building shall be entirely separate from and independent of any other building. The use of a common system or a system on a parcel other than the parcel where the structure is located shall be subject to the full requirements of this code as for systems serving public buildings.

101.3 Public sewer connection. Where public sewers become available to the premises served, only the repair of an existing system will be permitted. If a new system is required to be installed, the use of the private sewage disposal system shall be discontinued ~~within that period of time required by law, but such period shall not exceed 1 year.~~ The building sewer shall be disconnected from the private sewage disposal system and connected to the public sewer.

(SECTION 103 CODE COMPLIANCE AGENCY)

103.1 Creation of enforcement agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Division of Building & Code Enforcement within the Department of Community Development is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

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

(SECTION 106 PERMITS)

106.2.4 Soil data. Soil test reports shall be submitted indicating soil boring and ~~percolation test~~ data related to the undisturbed and finished grade elevations, vertical elevation reference point and horizontal reference point. Surface elevations shall be given for all soil borings. Soil reports shall bear the signature of a soil tester.

106.3.3.1 Reinstatement. A permit that has expired may be reinstated where approved by the building official. The request for reinstatement shall be in writing and justifiable caused demonstrated.

106.4.2 Fee schedule. The fees for private sewage disposal work shall be as indicated in the ~~following schedule~~; set forth by the Ordinances of St. Charles County, Missouri.

~~[JURISDICTION TO INSERT APPROPRIATE SCHEDULE].~~

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

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

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

(SECTION 107 CONSTRUCTION DOCUMENTS)

107.1 Construction documents-General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in ~~two or more sets, or in a digital format where allowed~~ as required by the building official, with sufficient clarity and detail dimensions showing the nature and character of the work to be performed each permit application. Specifications shall include

pumps and controls, dose volume, elevation differences (vertical lift), pipe friction loss, pump performance curve, pump model and pump manufacturer. ~~The code official is permitted to waive the requirements for filling construction documents where the work involved is of a minor nature.~~ The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Where the quality of the materials is essential for conformity to this code, specific information shall be given to establish such quality, and this code shall not be cited, or the term "legal" or its equivalent use as a substitute for specific information.

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

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

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

(SECTION 112 MEANS OF APPEALS)

~~112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official. For the purposes of this code, all appeals shall be in accordance with the procedure established for the Building Code of St. Charles County, Missouri, in Section 113 of 500.100.~~

112.2 Limitations on authority. Delete in its entirety.

112.3 Qualifications. Delete in its entirety.

112.4 Administration. Delete in its entirety.

(SECTION 113 BOARD OF APPEALS)

113.1 Membership of board. The board of appeals shall consist of five members as outlined in Article XV, Chapter 500 of the St. Charles County, MO adopting ordinance appointed by

~~the chief appointing authority as follows: one for 5 years; one for 4 years; one for 3 years; one for 2 years; and one for 1 year. Thereafter, each new member shall serve for 5 years or until a successor has been appointed.~~

(SECTION 114 VIOLATIONS)

114.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair private sewage disposal work in violation of the approved construction documents or directive of the code official, or a permit or certificate issued under the provisions of this code, shall be guilty of a [~~SPECIFY OFFENSE~~] misdemeanor and upon conviction thereof shall be punishable by a fine of not more than [~~AMOUNT~~] five hundred (\$500.00) dollars ~~or imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment.~~ Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(SECTION 115 STOP WORK ORDER)

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

(CHAPTER 3 GENERAL REGULATIONS)

(SECTION 302 SPECIFIC LIMITATIONS)

302.6 Water softener and iron filter backwash. Water softener or iron filter discharge shall be ~~indirectly connected by means of an air gap to the private sewage disposal system or~~ discharge onto the ground surface, provided that a nuisance is not created.

(CHAPTER 4 SITE EVALUATION AND REQUIREMENTS)

(SECTION 403 SOIL BORINGS AND EVALUATION)

403.1 Soil borings and profile descriptions. Soil borings shall be conducted on all sites, regardless of the type of private sewage system planned to serve the parcel. Borings shall extend at least 3 feet (914 mm) below the bottom of the proposed system. Borings shall be of sufficient size and extent to determine the soil characteristics important to an on-site liquid waste disposal system. Borehole data shall be used to determine the suitability of soils at the site with respect to zones of seasonal or permanent soil saturation and the depth to bedrock. ~~Borings shall be conducted prior to percolation tests to determine whether the soils are suitable to warrant such tests and, if suitable, at what depth percolation tests shall be conducted.~~ The use of power augers for soil borings is prohibited. Soil borings shall be conducted and reported in accordance with Sections 403.1.1 through 403.1.5. Where it is not practical to have borings made with a backhoe, such borings shall be augered or dug by hand.

403.1.1 Number. There shall be not less than ~~three~~ two borings per soil absorption site. Where necessary, more soil borings shall be made for an accurate evaluation of a site. Borings shall be constructed to a depth of not less than 3 feet (914 mm) below the proposed depth of the system.

Exception: ~~On new parcels, the requirement of six borings (three for initial area and three for replacement area) shall be reduced to five where the initial and replacement system areas are contiguous and one boring is made on each outer corner of the contiguous area and the fifth boring is made between the system areas [see Appendix A, Figure A-(1)].~~ Three borings are required for repairs of existing private sewage disposal systems, along with one backhoe excavation at a 5-foot depth.

(SECTION 404 PERCOLATION OR PERMEABILITY EVALUATION)

404.1 General. The permeability of the soil in the proposed absorption system shall be determined by ~~percolation tests or~~ permeability evaluation.

404.2 Percolation tests and procedures. Delete in its entirety.

404.2.1 Percolation test hole. Delete in its entirety.

404.2.2 Test procedure, sandy soils. Delete in its entirety.

404.2.3 Test procedure, other soils. Delete in its entirety.

404.2.4 Mechanical test equipment. Delete in its entirety.

(SECTION 406 SITE REQUIREMENTS)

TABLE 406.1
MINIMUM HORIZONTAL SEPARATION DISTANCES
FOR SOIL ABSORPTION SYSTEMS

ELEMENT	DISTANCE (feet)
Cistern	50
Habitable building, below-grade foundation	25
Habitable building, slab-on-grade	15
Lake, high-water mark	50
Lot line (for new construction)	5 30
Lot line (for repairs)	10
Reservoir	50
Roadway ditches	10
Spring	100
Streams or watercourse ^a	50
Swimming pool	15
Uninhabited building	10
Water main	50

Water service	10
Water well	50 100

For SI: 1 foot = 304.8 mm.

a. All natural watercourses depicted on the most current United States Geological Survey (U.S.G.S) 7.5 Minute Series (Topographic) Maps for St. Charles County, Missouri, shall be left in their natural state.

406.3 Percolation rate, trench or bed. Delete in its entirety.

406.4 Percolation rate, seepage pit. Delete in its entirety.

(CHAPTER 5 MATERIALS)

(SECTION 501 GENERAL)

501.2 Minimum standards. Materials shall conform to the standards referenced in this code for the construction, installation, alteration or repair of private sewage disposal systems or parts thereof. All new construction requires NSF Class 1 tanks, unless otherwise determined by Code Official.

Exception: The extension, addition to or relocation of existing pipes with materials of like grade or quality in accordance with Sections 102.6 and 105.

(SECTION 504 TANKS)

504.1.2 Steel tanks. Delete in its entirety.

TABLE 504.1.2 TANK CAPACITY. Delete in its entirety.

(CHAPTER 6 SOIL ABSORPTION SYSTEMS)

(SECTION 602 SIZING SOIL ABSORPTION SYSTEMS)

602.1 General. Effluent from septic tanks and other approved treatment tanks shall be disposed of by soil absorption or an approved manner. Sizing shall be in accordance with this chapter for systems with a daily effluent application of ~~5,000 gallons (18 925 L)~~ 3,000 gallons (11,356 925 L) or less. Two systems of equal size shall be required for systems receiving effluents exceeding ~~5,000 gallons (18 925 L)~~ 3,000 gallons (11,356 L) per day. Each system shall have a minimum capacity of 75 percent of the area required for a single system. An approved means of alternating waste application shall be provided. A dual system shall be considered as one system.

(SECTION 603 RESIDENTIAL SIZING)

603.1 General. ~~The bottom area for seepage trenches or beds or the sidewall area for seepage pits required for a soil absorption system serving residential property shall be determined from Table 603.1 using soil percolation test data and type of construction.~~ 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.

TABLE 603.1 MINIMUM ABSORPTION AREA FOR ONE- AND TWO-FAMILY DWELLINGS Delete in its entirety.

(SECTION 604 OTHER BUILDING SIZING)

604.1 General. ~~The minimum required soil absorption system area for all occupancies, except one- and two-family dwellings, shall be based on building usage, the percolation rate and system design in accordance with Tables 604.1(1) and 604.1(2). The minimum soil absorption area shall be calculated by the following equation: 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.~~

~~$A = U \times CF \times AA$ (Equation 6-1)~~

~~where:~~

~~A = Minimum system absorption area.~~

~~AA = Absorption area from Table 604.1(1).~~

~~CF = Conversion factor from Table 604.1(2).~~

~~U = Number of units.~~

TABLE 604.1(1) MINIMUM ABSORPTION AREA FOR OTHER THAN ONE- AND TWO-FAMILY DWELLINGS Delete in its entirety.

TABLE 604.1(2) CONVERSION FACTOR Delete in its entirety.

604.2 Drain Field Calculations, rounding. Calculation for the length of the drain field shall be rounded up to the next 100 lineal feet.

(CHAPTER 7 PRESSURE DISTRIBUTION SYSTEMS)

(SECTION 706 DOSING)

706.1 General. The dosing frequency shall be not greater than four times daily. A volume per dose shall be established by dividing the daily waste-water flow by the dosing frequency. The dosing volume shall be not less than 10 times the capacity of the distribution pipe volume. Table 706.1 provides the estimated volume for various pipe diameters.

TABLE 706.1
ESTIMATED VOLUME FOR VARIOUS DIAMETER PIPES^a

DIAMETER (inches)	VOLUME (gallons per foot length)
1	0.041
1-1/4	0.064
1-1/2	0.092

2	0.164
3	0.368
4	0.655
5	1.47

a. 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.

(CHAPTER 8 TANKS)

(SECTION 802 SEPTIC TANKS AND OTHER TREATMENT TANKS)

802.1 General. Septic tanks shall be fabricated or constructed of ~~welded steel~~, monolithic concrete, fiberglass or an approved material. Tanks shall be watertight and fabricated to constitute an individual structure, and shall be designed and constructed to withstand anticipated loads. The design of prefabricated septic tanks shall be approved. Plans for site constructed concrete tanks shall be approved prior to construction.

802.2 Design of septic tanks. ~~Septic tanks shall have not less than two compartments. The inlet compartment shall be not less than two-thirds of the total capacity of the tank, not less than a 500-gallon (1893 L) liquid capacity and not less than 3 feet (914 mm) wide and 5 feet (1524 mm) long. The secondary compartment of a septic tank shall have not less than a capacity of 250 gallons (946 L) and not more than one-third of the total capacity. The secondary compartment of septic tanks having a capacity more than 1,500 gallons (5678 L) shall be not less than 5 feet (1524 mm) long.~~ Septic tanks shall conform to the design standards set out in 19 CSR 20-3.060(4), as currently promulgated or as amended hereafter.

~~The liquid depth shall be not less than 30 inches (762 mm) and a maximum average of 6 feet (1829 mm). The total depth shall be not less than 8 inches (203 mm) greater than the liquid depth.~~

~~Rectangular tanks shall be constructed with the longest dimensions parallel to the direction of the flow.~~

~~Cylindrical tanks shall be not less than 48 inches (1219 mm) in diameter.~~

802.7.1 Sizing of tank. The minimum liquid capacity for one- and two-family dwellings shall be in accordance with Table 802.7.1.

TABLE 802.7.1

SEPTIC TANK CAPACITY FOR ONE- AND TWO-FAMILY DWELLINGS

NUMBER OF BEDROOMS	SEPTIC TANK (gallons)
1 - 3	750 1,000
2	750

3	1,000
4	1,200
5	1,425
6 or more	1,650 footnote a
7	1,875
8	2,100

For SI: 1 gallon = 3.785 L.

a. For six (6) or more bedrooms, the septic tank shall be sized on the basis similar to an establishment as set out in 19 CSR 20-3.060(4)(B)17.

802.7.2 Other buildings. For buildings, the liquid capacity shall be increased above the 750-gallon (2839 L) minimum as established in Table 802.7.1. In buildings with kitchen or laundry waste, the tank capacity shall be increased to receive the anticipated volume for a 24-hour period from the kitchen or laundry or both. The liquid capacities established in ~~Table 802.7.2~~ Table 2A "Quantities of Domestic Sewage Flows" in Section B 19 CSR 20-3.060 do not include employees.

Exception: One- or two-family dwellings.

TABLE 802.7.2 ADDITIONAL CAPACITY FOR OTHER BUILDINGS. Delete in its entirety.

802.8 Installation. Septic and other treatment tanks shall be located with a horizontal distance not less than specified in ~~Table 802.8 between various elements~~ 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. Tanks installed in ground water shall be securely anchored. A 3-inch-thick (76 mm) compacted bedding shall be provided for all septic and other treatment tank installations. The bedding material shall be sand, gravel, granite, limerock or other noncorrosive materials of such size that the material passes through a 0.5-inch (12.7 mm) screen.

TABLE 802.8 MINIMUM HORIZONTAL SEPARATION DISTANCES FOR TREATMENT TANKS.

Delete in its entirety.

802.11.1 Capacity sizing. The working capacity of the dosing or pumping chamber shall be sized to permit automatic discharge of the total daily sewage flow with discharge occurring not more than four times per 24 hours. Minimum capacity of a dosing chamber shall be ~~500 gallons (1893 L)~~ 1,000 gallons (3790 L) and a space shall be provided between the bottom of the pump and floor of the dosing or pumping chamber. A dosing chamber shall have a 1-day holding capacity located above the high-water alarm for one- and two-family dwellings based on ~~400 gallons (379 L)~~ 120 gallons (455 L) per day per bedroom, or in the case of other buildings, in accordance with Section 802.7. ~~Minimum pump chamber sizes are indicated for one- and two-family dwellings in Table 802.11.1.~~ For one- and two-family dwellings, pump chambers shall at a minimum be 1,000-gallon, single compartment, time-dosed tanks. Where the total developed length of distribution piping exceeds 1,000 feet (305 m), the

dosing or pumping chamber shall have two siphons or pumps dosing alternately and serving one-half of the soil absorption system.

TABLE 802.11.1 PUMP CHAMBER SIZES. Delete in its entirety.

TABLE 903.1(3) DESIGN CRITERIA FOR A THREE-BEDROOM HOME FOR A MOUND ON A 0- TO 6-PERCENT SLOPE WITH LOADING RATES OF 450 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL. Delete in its entirety.

TABLE 903.1(4) DESIGN CRITERIA FOR A FOUR-BEDROOM HOME FOR A MOUND ON A 0- TO 6-PERCENT SLOPE WITH LOADING RATES OF 600 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL. Delete in its entirety.

TABLE 903.1(5) DESIGN CRITERIA FOR A ONE-BEDROOM HOME FOR A MOUND ON A 0- TO 12-PERCENT SLOPE WITH LOADING RATES OF 150 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL OVER BEDROCK. Delete in its entirety.

TABLE 903.1(6) DESIGN CRITERIA FOR A TWO-BEDROOM HOME FOR A MOUND ON A 0- TO 12-PERCENT SLOPE WITH LOADING RATES OF 300 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL OVER BEDROCK. Delete in its entirety.

TABLE 903.1(7) DESIGN CRITERIA FOR A THREE-BEDROOM HOME FOR A MOUND ON A 0- TO 12-PERCENT SLOPE WITH LOADING RATES OF 450 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL OVER BEDROCK. Delete in its entirety.

TABLE 903.1(8) DESIGN CRITERIA FOR A FOUR-BEDROOM HOME FOR A MOUND ON A 0- TO 12-PERCENT SLOPE WITH LOADING RATES OF 600 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL OVER BEDROCK. Delete in its entirety.

TABLE 903.1(9) DESIGN CRITERIA FOR A ONE-BEDROOM HOME FOR A MOUND ON A 0- TO 12-PERCENT SLOPE WITH LOADING RATES OF 150 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL WITH A HIGH WATER TABLE. Delete in its entirety.

TABLE 903.1(10) DESIGN CRITERIA FOR A TWO-BEDROOM HOME FOR A MOUND ON A 0- TO 12-PERCENT SLOPE WITH LOADING RATES OF 300 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL WITH A HIGH WATER TABLE. Delete in its entirety.

TABLE 903.1(11) DESIGN CRITERIA FOR A THREE-BEDROOM HOME FOR A MOUND ON A 0- TO 12-PERCENT SLOPE WITH LOADING RATES OF 450 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL WITH A HIGH WATER TABLE. Delete in its entirety.

TABLE 903.1(12) DESIGN CRITERIA FOR A FOUR-BEDROOM HOME FOR A MOUND ON A 0- TO 12-PERCENT SLOPE WITH LOADING RATES OF 600 GALLONS PER DAY FOR SLOWLY PERMEABLE SOIL WITH A HIGH WATER TABLE. Delete in its entirety.

TABLE 903.5.5 DOWNSLOPE AND UPSLOPE WIDTH CORRECTIONS FOR MOUNDS ON SLOPING SITES. Delete in its entirety.

TABLE 903.6 INFILTRATIVE CAPACITY OF NATURAL SOIL. Delete in its entirety.

I. Section 500.310, Private Sewage Disposal Permitting.

A. 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 and with the other standards enumerated in Section 626.020, Ordinances of St. Charles County, Missouri. 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 and 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 Director of the St. Charles County Division of Building and Code Enforcement 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 Director of the St. Charles County Division of Building and Code Enforcement and complying substantially with forms authorized by St. Charles County Ordinance No. 93-44. The Director shall release escrow funds only when the private sewage disposal system and/or private well are brought into compliance with applicable codes.

A twenty dollar (\$20.00) fee shall be assessed by the St. Charles County Division of Building and Code Enforcement for its review of the inspection report and all the actions it will have to take and paperwork it will have to process to determine that the subject system complies with this code, and such fee shall be paid to the St. Charles County Division of Building and Code Enforcement at the time St. Charles County Division of Building and Code Enforcement receives the inspection report and prior to it taking any action or processing any paperwork.

~~B. An owner of any property served by a private sewage disposal system shall be required to provide a maintenance affidavit related to the maintenance and condition of private sewage disposal systems.~~

~~1. Timeframes. Evidence and affidavit of maintenance shall be submitted to the Division of Building and Code Enforcement at no less than the following frequency:~~

~~a. Conventional Systems—Evidence shall be provided at a minimum of every five (5) years.~~

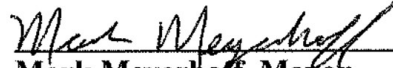
~~b. Alternative Systems—Evidence shall be provided yearly.~~

~~2. Change Of Ownership Inspection. The inspection required at the time of sale, as indicated in Section 500.310(A), shall be consider to meet the requirements of the maintenance affidavit if the inspection is approved and no modifications to the private sewage disposal system are required for it to properly operate.~~

~~3. New, Modified, And Repaired Systems. Private sewage disposal systems that are newly installed, modified, or repaired, and the work was completed under permit with St. Charles County, Missouri, and all inspections approved, shall be considered to meet the requirements of the maintenance affidavit.~~

- ~~4.— Notice. The Division of Building and Code Enforcement shall provide notice to the owners of Private Sewage Disposal Systems indicating the requirement of an inspection and submittal of a maintenance affidavit. Except where the system is already known to not be properly working, a minimum notice of ninety (90) days shall be provided to the property owner to allow them adequate time to obtain a contractor to complete the inspection to submit the maintenance affidavit.~~
- ~~5.— Maintenance Inspection. Private sewage disposal system owners shall utilize an On-Site Wastewater Treatment System Installer licensed with St. Charles County, Missouri, to perform a maintenance inspection.~~
- ~~6.— Defect. Defects discovered during the maintenance inspection shall be corrected including obtaining any required permits and inspections.~~
- ~~7.— Submittal. If no defects are discovered during the maintenance inspection or after minor repairs are made to correct the system, the On-Site Wastewater Treatment System Installer shall submit the maintenance affidavit.~~
- ~~8.— Format. Evidence and affidavit of maintenance shall be submitted in a format as required by the Building Official.~~
- ~~9.— Fee. In order to recover the administrative cost associated with this Section, a fee of fifteen dollars (\$15.00) dollars shall be charged for each maintenance agreement and be paid at the time of submittal.~~
- ~~10.— Review. The Building Official or his/her designee shall review all affidavits and approve the submittal based on the provided information. In such case as questions arise to the legitimacy or details related to the private sewage disposal system complying with Federal, State, or local requirements, the Building Official may request access to inspect the system for compliance. The Building Official shall have all remedies allowed by law when access is denied.~~
- ~~11.— Auditing. The Building Official or his/her designee shall randomly audit the maintenance inspections to ensure the results of the inspection comply with the all Federal, State, and local requirements. Discrepancies in the inspections will be reviewed with the contractor.~~
- ~~12.— Approval. The following criteria shall be considered to comply with the requirements of this Section and shall result in a subsequent document submitted to the system property address indicating approval and stating the next required maintenance affidavit date:
 - ~~a.— Approved newly installed, modified, or repaired systems, completed under permit and with an approved final,~~
 - ~~b.— Approved change of ownership inspections as required in Section 500.310(A),~~
 - ~~c.— Approved maintenance affidavits indicating a maintenance inspection was conducted, any minor repairs were made, and no violations of the Private Sewage Disposal Code exist.~~~~

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF FORISTELL, MISSOURI THIS 3rd DAY OF JUNE 2024.




Mark Meyerhoff, Mayor

Attest:



Sandra L. Stokes, City Clerk

APPROVED BY THE MAYOR OF THE CITY OF FORISTELL, MISSOURI THIS 3rd DAY OF JUNE 2024.



Mark Meyerhoff, Mayor

Attest:



Sandra L. Stokes, City Clerk

CITY OF FORISTELL



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To Whom It May Concern:

This is to certify that the following Ordinance No. 905, an Ordinance amending of the 2021 International Building Code, Article IX, Private Sewage Disposal Code as adopted by the Board of Alderman and signed by the Mayor on June 3, 2024, is a full, true, and complete copy of the original as recorded in the office of the City Clerk of the City of Foristell, Missouri.

IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of said City of Foristell, Missouri, this 4th day of June 2024.


Sandra L. Stokes, City Clerk