

ORDINANCE NO. 6926

AN ORDINANCE ADOPTING THE INTERNATIONAL CODE COUNCIL® 2015 INTERNATIONAL CODES® INTERNATIONAL MECHANICAL CODE® AND REPEALING SECTION 515.010 AND SECTION 515.040 OF CHAPTER 515 OF TITLE V: BUILDING CONSTRUCTION OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS AND ENACTING A NEW SECTION 515.010 AND A NEW SECTION 515.040, INCLUDING APPENDICES A AND B, AS AMENDED, IN LIEU THEREOF

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, does hereby find and determine that the International Code Council®, Inc. has published the 2015 International Codes®/International Mechanical Code®; and

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, deems it to be in the best interest of the City and its citizenry, and pursuant to its general police powers and in order to promote the health, safety, and general welfare of its citizens, that it adopt said 2015 International Codes®/International Mechanical Code®, as the Mechanical Code of the City of St. Peters, and to repeal Section 515.010 Mechanical Code – Adopted. and Section 515.040 Mechanical Code – Amendments. of Chapter 515 of Title V: Building Construction of the Municipal Code of the City of St. Peters and enacting a new Section 515.010 and a new Section 515.040 in lieu thereof.

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

SECTION 1. The Board of Aldermen of the City of St. Peters, Missouri, does hereby adopt the 2015 International Codes®/International Mechanical Code® as published by the International Code Council®, as amended, including Appendices A and B, as amended.

SECTION 2. That the Board of Aldermen of the City of St. Peters, Missouri, does hereby repeal Section 515.010 Mechanical Code – Adopted. of Chapter 515 Mechanical Code of Title V: Building and Construction of the Municipal Code of the City of St. Peters, Missouri, in its entirety, and enact a new Section 515.010 Mechanical Code – Adopted. of said Chapter 515 of said Title V, in lieu thereof, to wit:

Section 515.010 Mechanical Code – Adopted.

The 2015 International Mechanical Code®, as published by the International Code Council®, Inc., as amended, is hereby adopted as the Mechanical Code of the City; and all of the regulations, provisions, penalties, conditions, and terms of the 2015 International

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Mechanical Code® are hereby referred to, adopted and made part thereof, as if fully set out in this Chapter, with additions, insertions, deletions, and changes prescribed in this Chapter.

SECTION 3. The Board of Aldermen of the City of St. Peters, Missouri, does hereby repeal Section 515.040 Mechanical Code – Amendments. of Chapter 515 Mechanical Code of Title V: Building and Construction of the Municipal Code of the City of St. Peters, Missouri, in its entirety, and enact a new Section 515.040 Mechanical Code – Amendments. of said Chapter 515 of said Title V, in lieu thereof, to wit:

Section 515.040 Mechanical Code — Amendments.

A. The Code adopted in Section 515.010 is amended as follows:

1. *101.1. Delete.*

2. *106.4 Permit issuance.* The application, construction documents and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the proposed work conforms to the requirements of this code and all laws and ordinances applicable thereto, and that the fees specified in Section 106.5 have been paid, a permit shall be issued to the applicant. The code official may issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application.

3. *106.5.2 Fee schedule.* (See Appendix A of Title V of the Municipal Code of St. Peters).

4. *106.5.3 Amount due or refunds.* The Code Official shall authorize the refunding of money. The collection of fees due to the City and the refunding of money shall be as follows.

1) Refund the full amount of any fee paid hereunder which was erroneously paid or collected.

2) Refund ninety percent (90%) or collect ten percent (10%) of the permit fee when no work has been done on the site and no plan review is required, or considered a "same as" permit.

3) Refund eighty percent (80%) or collect twenty percent (20%) of the permit fee when no work has been done on the site and application required a plan review to process a permit.

4) No refund if permit has been voided; if work has been stopped; or if any work has been done at the site.

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The Code Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

5. *106.6 Licensing.* Any contractor wishing to enter into the mechanical contracting business within the City of St. Peters, Missouri, shall first be duly examined and successfully passed and licensed by St. Charles County, Missouri.

6. *106.6.1 Supervisor.* Any firm or corporation in the business of installing mechanical work shall employ a duly licensed supervisor, under the provisions of this code, who shall be responsible for installations made by said firm or corporation.

7. *106.6.2 Use of license by other.* No person having obtained a license under the provisions of this code shall allow their license to be used by another person, either for the purpose of obtaining permits, or for doing business or work under the license.

Persons excepted from licensing requirement:

- 1) Homeowner in an existing building owned and occupied by them as their place of residence;
- 2) Person doing work in an existing structure owned and occupied by them as their farm;
- 3) Person or public entity servicing or repairing its own HVACR system with its own personnel specifically trained for such service or repair;
- 4) Person who is an HVACR employee employed by a licensed HVACR contractor.

8. *108.1.1 Change in use/occupancy.* It shall be unlawful to make a change in the use/occupancy of any structure which will subject the structure to any provisions of this Chapter applicable to the new use/occupancy without approval by the Code Official. The certificate of occupancy shall be administered in Chapter 505, Building Code.

9. *108.4 Violation, penalties.* Any person, firm or corporation who shall violate any provision of this Chapter, or who shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter or repair a structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Chapter, or shall start any work requiring a permit without first obtaining a permit, or who shall continue any work in or about a structure after having been served a stop work order, except for such work that person, firm, or corporation has been directed to perform to remove a violation of this code, or who

maintains any building or premises in which such violation shall exist shall be guilty of an offense. Each day that a violation continues shall be deemed a separate offense.

10. *108.5 Stop work order.* Upon notice from the Code Official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or the owner's agent or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Any person who removes the stop work order or continues to work, except such work as that person has been directed to perform by the Code Official to remove a violation or unsafe condition, shall be guilty of an offense.

11. *109.1 Application for appeal.* A person shall have the right to appeal a decision of the Code Official to the Board of Appeals as established in Chapter **410** of the Municipal Code of the City of St. Peters. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form in obtained from the Code Official within twenty (20) days after the notice was served.

12. *109.1.1* (unchanged).

13. *109.2* Delete.

14. *109.2.2* Delete.

15. *109.2.3* Delete.

16. *109.2.4* Delete.

17. *109.2.5* Delete.

18. *109.2.6* Delete.

19. *109.3* Delete.

20. *903.5 Required fire separation enclosures.* All pre-fabricated metal chimneys shall be enclosed in a shaft with one (1) layer of five-eighth (5/8) inch type "X" gypsum board from the fireplace connector to the underside of the roof sheathing securely attached to the framing material. This shall work as a shaft and not require firestops at floor or ceiling lines. When the chimney is located on the exterior of the structure, it need only be separated by lining the exterior wall adjacent to the shaft by one (1) layer of five-eighth (5/8) inch type "X" gypsum board. All joints are to be tight within one-eighth (5/8)

of an inch or taped with joint compound. Required clearances shall be maintained between chimney and the gypsum board per chimney manufacturer's specifications.

21. Appendix B. (Refer to Appendix A of Title V of the Municipal Code of St. Peters).

SECTION 4. Savings Clause.

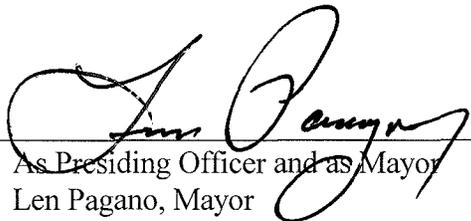
Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 5. Severability Clause.

If any term, condition, or provision of this Ordinance or of the 2015 International Codes®/International Mechanical Code®, or if the Amendments to the 2015 International Codes®/International Mechanical Code®, shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 6. This Ordinance shall be in force and take effect from and after the date of its final passage and approval.

Read two (2) times, passed, and approved this 8th day of March, 2018.


As Presiding Officer and as Mayor
Len Pagano, Mayor

Attest: 
Patricia E. Smith, City Clerk

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