

# **ROBERTSON FIRE PROTECTION DISTRICT BUILDING CODE**

## **(Exhibit B to Ordinance No. 2024-01)**

### **SECTION 1. INCONSISTENT ORDINANCES REPEALED.**

Ordinance number 2013-03 of the Robertson Fire Protection District of St. Louis County, Missouri, and all other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

### **SECTION 2. ADOPTION OF BUILDING CODE.**

That a certain document, one (1) copies of which are on file in the office of the Fire Marshal of the Robertson Fire Protection District of St. Louis County, Missouri, being marked and designated as ICC International Building Code, 2021 Edition as published by the International Code Council, Inc., be and is hereby adopted as the Building Code of the Robertson Fire Protection District of St. Louis County, Missouri, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the "ICC, International Building Code", 2021 Edition, are hereby referred to, adopted and made a part hereof, as if more fully set out in this Ordinance together with the additions, insertions, deletions and changes prescribed in Section 4 of this Ordinance, all of which shall be referred to as the "Building Code." The ICC© International Building Code, 2021 Edition may be viewed at "<https://codes.iccsafe.org/content/IBC2021P2>" or purchased from the International Code Council, 200 Massachusetts Ave NW Ste 250, Washington, District of Columbia, 20001, or by calling (888) 422-7233.

### **SECTION 3. JURISDICTIONAL TITLES.**

100.1 Wherever (name of jurisdiction) appears in such Code, it shall read the Robertson Fire Protection District of St. Louis County, Missouri.

100.2 "Code Official" and "Building Official" and "Fire Code Official" wherever it may appear are defined as the Fire Marshal of the Robertson Fire Protection District of St. Louis County, Missouri, or his duly authorized representative.

### **SECTION 4. ADDITIONS, INSERTIONS, MODIFICATIONS AND CHANGES TO THE ICC INTERNATIONAL BUILDING CODE, 2021 EDITION**

#### **CHAPTER 1- SCOPE AND ADMINISTRATION**

##### Section 101.1 Title

(Name of Jurisdiction) - Insert "Robertson Fire Protection District of St Louis County, Missouri"

Section 101.4.1, delete in its entirety and replace with the following;

##### 101.4.1 Gas

The provisions of the St. Louis County and the cities of Hazelwood and Bridgeton Fuel Gas Code shall apply to the installation, alterations, repairs and replacement of plumbing systems, including, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 101.4.2, delete in its entirety and replace with the following;

101.4.2 Mechanical

The provisions of the St. Louis County and city of Hazelwood Mechanical Code shall apply to the installation, alterations, repairs and replacement of plumbing systems, including, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 101.4.3, delete in its entirety and replace with the following;

101.4.3 Plumbing

The provisions of the St. Louis County Plumbing Code shall apply to the installation, alterations, repairs and replacement of plumbing systems, including, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 101.4.6, delete in its entirety and replace with the following;

101.4.6 Energy

The provisions of the St. Louis County and City of Hazelwood Energy Code shall apply to the installation, alterations, repairs and replacement of plumbing systems, including, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 101, add a new subsection to be designated as Section 101.4.8;

101.4.8 Electrical

The provisions of the St. Louis County Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 103.1, delete it in its entirety and replace with the following;

103.1 Creation of Enforcement Agency

Wherever "Building Official" may appear it is defined as the Fire Marshal of Robertson Fire Protection District of St. Louis County, Missouri, or his duly authorized representative. Wherever "Fire Official" may appear it is defined as the Fire Marshal of Robertson Fire Protection District of St Louis County, Missouri, or his duly authorized representative.

Section 104, add a new subsection to be designated as Section 104.12;

104.12 Matters not provided for

Any requirements that are essential for the structural, fire or sanitary safety of an existing or proposed building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the Fire Marshal.

Section 104, add a new subsection to be designated as Section 104.13;

104.13 Rule-making Authority

The Fire Marshal shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable because of local emergency, climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.

Section 105.3 item #4, delete in its entirety and replace with the following

4. Be accompanied by not less than two (2) sets of construction documents, or in a digital format where allowed by the *Fire Marshal*, and other information as required in Section 107.

Section 105, add a new subsection to be designated as Section 105.3.1.1;

105.3.1.1 Qualifications of Contractors and Workers

The Fire Marshal shall not be required to issue a permit unless the contractor and/or workers are qualified to carry out the proposed work in accordance with the requirements of the code. Refusal or inability to comply with code requirements on other work shall be considered as evidence of lack of such qualifications.

Section 107.1, delete in its entirety and replace with the following;

107.1 Submittal Documents

The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by a registered design professional. All construction documents shall be prepared by the appropriate registered design professional consistent with the professional registration laws of the State of Missouri. The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by the registered design professional in accordance with Section 107.1.1

Section 107, Add a new subsection to be designated as Section 107.1.1;

107.1.1 Application of Seals

When construction documents are submitted, the application of seals and signatures on those documents shall be required as follows:

1. All construction documents submitted with an application for a building permit shall bear an original embossed or wet ink seal and original signature on the front sheet of each discipline within each set of construction documents or in a digital format where allowed by the *Fire Marshal*.

2. The registered design professional for each discipline shall place their original seal and signature upon the cover sheet of each set of construction documents or in a digital format where allowed by the *Fire Marshal*.

All other sheets of the construction documents, other than specifications or calculations, shall bear the original embossed, wet ink, mechanically reproduced seal of the registered design professional or in a digital format where allowed by the *Fire Marshal*.

Any addendum or modifications submitted for changes to the construction documents shall also bear an original seal and signature by the registered design professional. Such changes shall be clearly indicated.

Section 107.3.1, delete in its entirety and replace with the following;

107.3.1 Approval of Construction Documents

Where the Fire Marshal issues a permit, the construction documents shall be stamped as "Reviewed". One set of construction documents so reviewed shall be retained by the Fire Marshal. One set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Fire Marshal or a duly authorized representative.

Section 109.2, delete in its entirety and replace with the following;

109.2 Schedule of Permit Fees

The fees for services and permit fees for all work done in the Robertson Fire Protection District shall be shown in Table 109.2. The base amount shown is the plan review fee and is not subject to refunds in accordance with Section 109.6

Section 109, add a new table to be designated as Table 109.2

**Table 109.2**

Building Permit-\$100 plus \$4/per \$1000 of construction cost

Addendum Submittal- \$50

Occupancy Permit- \$100

Fire Reports- \$15

Work Performed w/out Permit- Double Permit Fee

Section 109.4, delete in its entirety and replace with the following:

109.4 Work Commencing Before Permit Issuance

Where any work for which a permit is required by this Code is commenced prior to obtaining said permit, the total normal fees as set forth in Section 109.2, shall be doubled, but the payment of said doubled fees shall not relieve any person(s) from fully complying with the requirements of this Code, nor from other penalties prescribed herein.

Section 109, add a new subsection to be designated as Section 109.5.1;

109.5.1 Addendum Submittals

A fee of \$50 will be charged for the plan review of each commercial and industrial addendum.

Section 110, add a new subsection to be designated as Section 110.1.1;

**110.1.1 Inspections Required and Inspection Placard**

When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the available glass in view for recording the balance of inspections required by the Building Code. (failure to maintain this inspection and identification board will not relieve the permittee of responsibility as provided by the Building Code). Upon satisfactory completion of the project, the Fire Marshal or their authorized representative will make their final inspection, and if all requirements of the Building Code are met, including compliance with the codes of the Robertson Fire Protection District, permission of removal of the permit inspection placard will be granted.

Section 110, add a new subsection to be designated as Section 110.1.2;

**110.1.2 Inspection Sequence and Approval**

No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Fire Marshal or their authorized representative. Written approval shall be given only after an inspection has been made of each successive step in the construction and all code requirements or corrections are completed as indicated by each of the required inspections. There shall be a final inspection and approval of all buildings to be completed before occupancy as described in Section 111 of the Building Code. Failure to obtain a final inspection before occupancy will constitute a violation of the Building Code, subject to the penalties as described in Section 114.4. Structural framework of any part of a building or structure shall not be covered or concealed in any manner without first obtaining the approval of the Fire Marshal. The Code Official, upon notification from the permit holder or their agent, in accordance with rules of procedure posted in the office of the Fire Marshal, and described on the permit placard, shall make the following inspections and shall approve that section or portion of the construction as completed, or shall notify the permit holder or their agent that they have failed to comply with the law.

Section 110.3.3, Delete in its entirety

Section 110.3.4, delete in its entirety and replace with the following:

**110.3.4 Framing or Rough-in Inspection**

A framing or rough-in inspection shall be made after all framing, masonry walls, or fireplace vents and chimneys are completed, including the roof structure, fire blocking, wall bracing, sheathing, heating and cooling duct work, or other appurtenances and accessories which may be concealed, and after plumbing, electrical, and mechanical inspections have been posted by those inspection departments. No mechanical, electrical or plumbing systems which are to be concealed shall be covered before this inspection has been made and approved by the Fire Marshal.

Section 110.3.10, delete in its entirety and replace with the following:

110.3.10 Supplemental inspections

In addition to the required inspections hereinbefore specified, the Fire Marshal may make other inspections which in their judgment are reasonably necessary due to unusual construction or circumstances. The Fire Marshal shall have the authority to inspect any construction work to verify compliance with the Building Code and to properly enforce the rules promulgated by this code.

Section 110.3.12, delete in its entirety and replace with the following:

110.3.12 Final and/or Occupancy Inspections

A final inspection shall be made before granting occupancy for either a residential or non-residential occupancy. At the time of this inspection, all other inspections shall have been completed and approved and the structure is safe for occupancy. Temporary occupancy may be granted to the occupant when all life safety, fire protection, and egress items are in place and working properly. Application for both occupancy and temporary occupancy permits shall be applied for prior to any occupancy from the Cities of Bridgeton, Hazelwood and Robertson Fire Protection District.

Section 111, add a new subsection to be designated as Section 111.1.1;

111.1.1 Occupancy prohibited without approval

A building, structure or portion thereof, shall not be used or occupied, in whole or in part, without approval of the Fire Marshal. This shall apply to new buildings, buildings undergoing alteration, modification or repair and buildings or tenant spaces undergoing re-occupancy. All fire protection devices and equipment protecting the building, structure or portion to be occupied shall be tested and approved by the code official charged with enforcing this code. All portions of the means of egress for the building, structure or portion to be occupied shall be unobstructed and available for immediate use.

Section 111.4, delete in its entirety and replace with the following:

111.4 Revocation

The certificate of Use and Occupancy shall always be subject to this Code. Non-compliance with the regulations of this Code shall be deemed a violation subject to the penalties set forth herein, and in addition, the Fire Marshal shall be empowered to revoke the occupancy permit, or permits, issued for the building in question, until such time as the violations are corrected. All costs involved in this procedure shall be addressed against the owner. The issuance of any occupancy permit shall not relieve the owner or tenant from compliance with all regulations of the Code and other applicable regulations.

Section 111, add a new subsection to be designated as Section 111.5;

111.5 Certificate required

Failure of the owner or tenant of a building to obtain the certificate of occupancy and to pay the fees set forth shall be deemed a violation and shall subject said owner or tenant to the penalties as prescribed by this code.

Section 111, add a new subsection to be designated as Section 111.5.1;

111.5.1 Fee required

The fee for a Certificate of Occupancy shall be as stated in Table 109.2.

Section 113.1 through 113.3, delete in its entirety and replace with the following:

113.1 Appeals

An owner, lessee, agent, operator or occupant aggrieved by an order pursuant to this order, may file an appeal to the Board of Directors of the Robertson Fire Protection District within ten (10) days from the service of any order, and the Board of Directors shall fix a time and place not less than five (5) days or more than ten (10) days thereafter when and where such an appeal may be heard by it. Such appeal shall stay the execution of such order until it has been heard and reviewed, vacated or confirmed by the Board. In computing the number of days, Saturdays, Sundays and legal holidays shall be excluded. The Board of Directors shall, at such hearings, affirm, modify, revoke or vacate such order. In conducting and holding the hearing, The Board of Directors shall follow the procedures set forth in §536 RSMo. for "contested" matters. Unless revoked or vacated, such order shall then be complied with nothing herein contained shall be deemed to deny the right of any person, firm, corporation, co-partnership or voluntary association to appeal from an order of a decision of the Board of Directors to a court of competent jurisdiction. Appeals from final decisions of the Board shall be to the appropriate Circuit Court, pursuant to the provisions of §536.100 RSMo. Such appeals shall stay the execution of such order until it has been heard and reviewed, vacated or confirmed by the Court.

Section 114.4, delete in its entirety and replace with the following:

114.4 Violation Penalties

Persons who shall violate any provision of this Ordinance, 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 the approved construction documents or directive of the Fire Marshal, or of a permit or certificate issued under the provisions of this Ordinance, or shall start any work requiring a permit without first obtaining a permit therefor, or who shall continue any work in or about a structure after having been served a stop-work order, except for such work which that person has been directed to perform to remove a violation or unsafe condition, or any owner or tenant of a building, or premises or any other person who commits, takes part or assists in any violation of this Code or who maintains any building or premises in which such may cause to be instituted in the name of the District, a civil action for injunction or other appropriate relief to secure a compliance with the provisions of this Code. Injunctive or other appropriate relief shall not be denied on the grounds that an adequate remedy at law exists through the imposition of criminal sanctions.

Section 114, add a new subsection to be designated as Section 114.5;

114.5 Unlawful continuance

Any person who shall continue any work in or about the structure 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 conditions, shall be liable to penalties as specified in Section 114.4 of this Ordinance.

Section 114, add a new subsection to be designated as Section 114.6;

114.6 Civil action

Notwithstanding the provisions hereof, the Fire Marshal, with the approval of the Board of Directors, may cause to be instituted in the name of the District, a civil action for injunction or other appropriate relief to secure a compliance with the provisions of this Code. Injunctive or other appropriate relief shall not be denied on the grounds that an adequate remedy at law exists through the imposition of criminal sanctions.

## CHAPTER 2- DEFINITIONS

Section 202, Insert new definitions:

**MOBILE FOOD UNIT.** An enclosed vehicle-mounted food service establishment designated to be readily movable from which food is composed, compounded, processed or prepared and from which food is vended, sold or given away.

## CHAPTER 3- USE AND OCCUPANCY CLASSIFICATION

Section 308.3, delete in its entirety and replace with the following:

308.3 Group I-2

This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care for persons who are not capable of self-preservation. This group shall include, but not be limited to, the following:

Child care facilities  
Detoxification facilities  
Hospitals  
Mental hospitals  
Nursing homes

A family day care home shall be classified as Group R-3 or shall comply with the International Residential Code in accordance with Section 101.2.

## CHAPTER 4- SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

Section 429, add a new section to contain the following;

Section 429 Rapid Entry System

429.1 General

When access to or within a new or existing occupancy is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire fighting purposes, the Fire Marshal or his designee shall require a rapid entry system approved by the Fire Marshal to be installed in an accessible location. This box shall contain keys to gain necessary access as required by the Fire Official.

429.2 Required Locations

The Fire Marshal shall require a rapid entry system on the following Use Groups or Occupancy types and/or with the following conditions:

1. Any building that has the following fire protection systems and/or fire detection systems:
  - Fire Suppression Systems
  - Fire Sprinkler Systems
  - Water Spray Fixed Systems
  - Carbon Dioxide Extinguishing System
  - Foam Extinguishing System
  - Halogenated Extinguishing System
  - Clean Agent Fire Extinguishing System
  - Standpipe System
  - Fire Alarm System
  - Automatic Fire Detection Systems
  
2. Multiple occupancies with common areas within fire areas.
  - Exceptions:
    - In all buildings or structures of Use Group R-1, R-2 and R-3 when dwelling units have an exit directly to the exterior.

#### 429.3 Information Required

The Rapid Entry System shall include the following information:

1. Master Key for all doors or keys to open all doors in building and elevator override keys where applicable.

#### 429.4 Location and Identification

The Rapid Entry System shall be installed at a location and shall be identified in a manner described by the Fire Official.

#### 429.5 Update and Notification

The owner, manager or operator of the facility or occupancy shall update the appropriate documents and keys on an annual basis or more frequently when deemed necessary by the Fire Official.

#### 429.6 Time Frame

The Rapid Entry System shall be required on all new structures and prior to occupancies. The Rapid Entry System shall be required on present structures where deemed necessary by the Fire Official.

### **CHAPTER 5- GENERAL BUILDING HEIGHTS AND AREAS**

Section 502.1, delete in its entirety and replace with the following:

#### 502.1 Address Identification

New and existing buildings shall have approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address identification on glass shall be white in

color. Building address numbers shall be Arabic numbers format. Suite or sub-address identification shall be Arabic number or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response, this will include but is not limited to every multi-unit building in the Fire District to affix address numbers, at least four (4) inches high, on or near the rear entrance of each unit. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained at all times.

Section 502, add a new subsection to be designated as Section 502.1.1;

502.1.1 Address Identification- Remote Exits

Address identification shall be provided at all remote exit doors in all occupancies.

**Exception:** Detached structures constructed in accordance with the International Residential Code.

## CHAPTER 7- FIRE AND SMOKE PROTECTION FEATURES

Section 708, add a new subsection to be designated as Section 708.1.1;

708.1.1 Tenant Separation Walls

Walls separating tenant spaces in any commercial building shall be fire partitions with a fire resistance rating of no less than 1 hour. The walls shall be continuous from the floor to the underside of the floor, roof slab or deck and shall be securely attached thereto. These walls shall be continuous through all concealed spaces such as the space above a suspended ceiling. The wall shall be draft and fire stopped and sealed at all penetrations joints and rated openings. A wall is not required between any tenant space and a mall, except for occupancy separations required elsewhere in this building code.

**Exceptions:**

1. Tenant Separation Walls are not required in Occupancy Classifications Group B or Group M when the multi-tenant building is fully equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1.
2. Tenant Separation Walls are not required when a multi-tenant building subdivides the tenant space such that all of the follow conditions are true:
  - a. Any two adjacent tenant spaces are less than five-hundred (500) square feet each.
  - b. The total square foot area of any floor space of the building is less than four thousand (4000) square feet.
  - c. The tenant spaces share common bathrooms, vending and ancillary areas accessed from a common corridor.
  - d. No food preparation areas within any tenant space.

## CHAPTER 9- FIRE PROTECTION SYSTEMS

Section 902.1.2, delete in its entirety and replace with the following:

Section 902.1.2 Marking on access doors

Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled "FACP" with red reflective lettering on a white background. Minimum size of lettering shall be 6" with minimum stroke of ½ "

Section 903.2.8, delete in its entirety and replace with the following:

Section 903.2.8 Use Group R-1, R-2

An Automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a R-1 or R-2 fire area.

Section 903.4.1, delete in its entirety and replace with the following:

903.4.1 Monitoring

Alarm, supervisory and trouble signals shall be distinctly different and shall be monitored in accordance with Section 907.6 and shall sound an audible signal at a constantly attended location.

**Exceptions:**

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

Section 903.4.2, delete in its entirety and replace with as 903.4.2 as follows:

Section 903.4.2 Alarms

Approved audible and visual alarm devices shall be connected to every automatic sprinkler system. Such alarm devices shall be activated by any water flow and shall be located on the exterior and interior of the building at locations approved by the Fire Marshal or his designee.

Section 903.5, Add a new subsection to be designated as 903.5.1 as follows:

903.5.1 Water flow tests

Water flow tests for automatic sprinkler systems shall be conducted between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. Tests shall be within the last twelve (12) months.

Section 903.5, Add a new subsection to be designated as 903.5.2 as follows:

903.5.2 Water flow safety factor

A safety factor shall be applied to all flow tests for automatic sprinkler systems. A parallel curve shall be drawn to the actual flow test curve that has been reduced by 20% of the static pressure. An automatic sprinkler system design shall not exceed the 20% curve.

Section 903.5, Add a new subsection to be designated as 903.5.3 as follows:

903.5.3 Annual inspection reporting

All fire protection systems, which require an annual or semi-annual inspection under the respective NFPA Code or Standard, shall submit such reports to the Fire Marshal within thirty (30) days of the inspection in an Adobe PDF electronic format or via USPS or other means.

Section 903, add a new Section to be designated as 903.6 as follows:

Section 903.6 Post Indicator Valves or Other Approved System

All sprinkler systems, except limited area sprinkler systems, shall be provided with a post indicator valve or other approved system that shall control the water supply to all automatic fire sprinkler systems in the building.

Section 904, add a new Section to be designated as 904.4.1.1 as follows:

904.4.1.1 Acceptance tests

All alternative automatic fire-extinguishing systems shall be tested in accordance with this section. A completed system shall be tested by a discharge of expellant gas through the piping and nozzles. Observations for gas leakage and for continuity of piping with free unobstructed flow shall be made. Observations shall be made of the flow of expellant gas through all nozzles. The identification of devices with proper designations and instructions shall be checked. All dry-chemical and wet-chemical extinguishing systems shall also be tested by a discharge of the extinguishing agent. Discharge quantities shall be in accordance with the manufacturer's installation information. After testing, all piping and nozzles shall be blown clean using compressed air or nitrogen, and the system shall be properly charged and placed in the normal "set" condition.

Section 907, add a new Section to be designated as 907.1.4 as follows:

907.1.4 Device Labeling

The loop and device address shall be placed on each addressable device or module in an approved manner.

Section 907, add a new Section to be designated as 907.1.5 as follows:

907.1.5 Multiple Fire Alarm Systems

Multiple fire alarm systems within a single protected premise, building or complex are not permitted, unless specifically authorized by the Fire Marshal.

Section 907, add a new Section to be designated as 907.5.3 as follows:

907.5.3 Notification at Fire Department Connection

An approved exterior audible and visual fire alarm notification appliance shall be installed above all fire department connections. This device shall activate upon a water flow fire alarm signal only. This device shall be visible from the closest fire apparatus access road and installed at twelve feet above ground level or other approved location.

Section 907, add a new Section to be designated as 907.5.3.1 as follows:

**907.5.3.1 Fire Department Connection Signage**

A permanent sign bearing the letters "FDC" in red reflective lettering on white background shall be maintained at the Fire Department Connection in an *approved* location. This sign shall be a minimum of 12" x 18".

Section 907.6.3, Modify Exceptions as follows. Insert:

**Exception #1** – Delete in its entirety.

**Exception #2** - Fire alarm systems that only include manual fire alarm boxes, water-flow initiating devices and not more than 6 additional alarm-initiating devices.

**Exception #3** - Special initiating devices that do not support individual device identification. Such initiating devices shall be approved by the Fire Marshal.

Section 907.6.6, delete in its entirety and replace with the following:

**907.6.6 Monitoring** Where required by this chapter or by the International Fire Code, an approved supervising station in accordance with NFPA 72 shall monitor fire alarm systems. A (UL) Underwriters Laboratories Certificate (UULFX) or (FM) Factory Mutual Placard, in accordance with NFPA 72, shall be issued by the UL Listed or FM Approved prime contractor for all newly installed fire alarm systems in commercial occupancies. This regulation shall apply to all fire alarm systems that are newly installed in commercial and industrial occupancies for which permits are required by the Robertson Fire Protection District. Any existing fire alarm system in a commercial occupancy wherein the fire alarm control panel and alarm system components are to be replaced shall be considered newly installed for the purposes of this section. Also, any existing fire alarm system where four (4) or more "nuisance" alarms (determined to be from a system malfunction) occur in a one (1) month period shall be subject to the same certification requirement as a new fire alarm system or replacement of an existing fire alarm system. The Fire Prevention Division shall maintain a listing of local UL Listed or FM Approved prime contractors. Central station service in full compliance with NFPA 72 shall be maintained at the protected property, so long as the requirement for the fire alarm system exists.

**Exception.** Monitoring by an approved central station is not required for:

1. Single and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

4. Fire alarm systems monitored by a proprietary monitoring system in accordance with NFPA 72 Chapter 26 for which a UL Certificate (UUKA) or FM or other approved documentation has been issued, as approved by the Fire Marshal.

Section 912, add a new Section to be designated as 912.4.4 as follows:

912.4.4 Vehicle Parking Restrictions

When fire department connections are located in an area where vehicles may be parked or standing, said parking or standing shall be restricted for ten (10) feet in each direction from the fire department connection. Objects or vehicles causing the obstruction are subject to removal or towing by a local towing service in accordance with Section 304.158 R.S.Mo. or local municipal ordinance.

Section 919, add a new section to contain the following:

Section 919 - Fire Hydrants

919.1 New Subdivisions

No person shall commence construction of any new building or structure of any kind in any subdivision within the District, unless such person shall have first submitted to the Fire Marshal a plat of the aforesaid subdivision, indicating the proposed installation of the fire hydrants within such subdivision and receive approval by the Fire Marshal and furthermore shall have said public fire hydrants operable with the start of construction.

919.2 New Structures

No person shall commence construction of any new structure, or building, or addition to any structure or building, within or upon any real property within the District, unless such person shall first have submitted to the Fire Marshal a plat or drawing of the property whereon is located such building, structure or addition, which plat or drawing has indicated thereon the nearest existing fire hydrant. If there is not an existing fire hydrant within such distance as is approved by the Fire Marshal, then also the proposed installation of a new fire hydrant or hydrants, and unless, also, the particular locations proposed for such fire hydrants and the number of fire hydrants to be installed if any, shall be approved by the Fire Marshal.

919.3 Installation of other new fire hydrants

No person shall install or cause to be installed any fire hydrant within the District, unless the location thereof and the design and type of the hydrant, including the threads and outlets thereof, shall first have been approved by the Fire Marshal.

919.4 Use Groups R-3 and R-4

There shall be no more than six (6) dwelling units constructed prior to the installation of a public water system with fire hydrants as set forth

herein so as to be accessible for Fire District use in the event of a fire emergency.

919.5 Other Use Groups

In all other Use Groups, public water systems with fire hydrants shall be installed with the commencement of construction.

919.6 Fire hydrant placement

Fire hydrants shall be placed within the guidelines of Section 917.6.1 through 917.6.8.

919.6.1 Water supply required

In Use Groups R-3 and R-4 single family developments, when the density is one (1) dwelling unit per ten-thousand (10,000) square feet of developed property or less, and there are five (5) or more dwelling units in a single development.

919.6.2 Other occupancy group developments

In all other Use Groups, fire hydrant spacing shall not exceed three hundred (300) feet from hydrant to hydrant, or as special site conditions may dictate. No part of a building shall be more than three hundred (300) feet from a fire hydrant. Local conditions may be such that this distance may vary as much as one hundred (100) feet in either direction, if otherwise approved by the Fire Marshal.

919.6.3 Area to be provided with fire hydrants

Fire hydrants and water mains shall be placed along the full length of the property to be developed that abuts an existing and/or proposed improved public way. Variances may be required by the water agency because of water quality considerations.

919.6.4 Fire hydrant spacing

Spacing of fire hydrants along a public way shall be regulated by the occupancy classification of the development that abuts the existing and/or proposed public way.

919.6.5 Private hydrants

The commencement of construction in any development by any such person within the Fire District shall be deemed to be a guarantee by such person to the Fire District that such person will cause the fire hydrants to be installed according to the aforesaid plat, as approved by the Fire Marshal. In areas of commercial construction, private fire hydrants shall be installed at a spacing of six hundred (600) feet of separation from hydrant to hydrant. Local conditions may be such that this distance may vary as much as one hundred (100) feet in either direction, if otherwise approved by the Fire Marshal.

919.6.6 No parking area at fire hydrants

Where fire hydrants are required to be installed in areas where vehicles would be parked or standing, said vehicle parking or standing shall be restricted for ten (10) feet in each direction from the fire hydrant.

919.6.7 Unacceptable locations for fire hydrants

Fire hydrants shall not be permitted in the locations indicated in Section 917.6.7.1.

919.6.7.1 Prohibited locations

A fire hydrant shall not be placed at any location where the fire hydrant could be damaged by vehicular traffic.

919.6.8 Relocation of fire hydrants

Relocation of fire hydrants requested or required by a property owner and/or developer shall be relocated as specified by the water agency's policies, procedures and relocation has been approved by the fire code official.

919.7 Fire hydrant installation

All fire hydrants shall be installed in accordance with Sections 917.7.1 through 917.7.3.

919.7.1 Fire hydrant set back distance

All fire hydrants shall be set back from the curb or edge of pavement. The setback shall not exceed twelve (12) feet.

919.7.2 Fire hydrant connection height

Fire hydrants shall be installed no less than twenty-four (24) inches and no more than thirty-six (36) inches above finished grade, measured from the center of the steamer connection.

919.7.3 Fire hydrant type

All fire hydrants shall be approved by the American Water Works Association (AWWA) and/or Missouri American Water Company.

919.8 Obstructions

There shall be no obstructions, plantings, bushes, trees, signs, light standards, etc., within six (6) feet of any fire hydrant in all directions.

919.9 Color coding of public fire hydrants

All public fire hydrant barrels are to be painted yellow. All public fire hydrant bonnets are to be painted as follows:

**COLOR WATER MAIN SIZE**

Green Twelve (12) inch and larger

Orange Eight (8) and ten (10) inch

Red Six (6) inch and smaller

919.10 Color coding of private fire hydrants

All private fire hydrants shall be painted red, including the bonnet.

919.11 Minimum fire flow - single fire hydrant

The minimum fire flow from a single fire hydrant in any occupancy group shall be fifteen-hundred (1500) gallons per minute at twenty (20)psi residual pressure unless the new hydrant is ordered on a pre-existing main.

919.12 Minimum fire flow - next two fire hydrants

The minimum fire flow from the next two fire hydrants in any occupancy group shall be a cumulative fifteen-hundred (1500) gallons per minute at twenty (20) psi residual pressure.

919.13 Access

The commencement of construction of any such new subdivision, or new building, or structure or addition by any person, within the District, shall be deemed to be the granting of permission by such person for entry upon such property by the Missouri American Water Company, or other water supplier, for the installation of any such aforesaid fire hydrants and the water main leading thereto, and also to the District and to the members or staff and its equipment, for access to such fire hydrant, or hydrants, which may be located upon any such property, for any purpose whatever within the functions of the District, in considerations of issue of building permit.

Section 920, add a new section to contain the following:

Section 920 - Fire Service Mains and Appurtenances

920.1 General

This section covers the application, installation, inspections and testing for fire service mains and appurtenance and their components for new and existing buildings and structures.

920.2 Where required

An approved Fire Service Mains and Appurtenances shall be installed in accordance with the provisions of this code and NFPA 24. The Fire Service Mains and Appurtenances shall be designed and installed to support the fire flow requirements of the Standpipe System and Automatic Sprinkler Systems of the building or structure being protected.

920.3 Construction documents

Construction documents for Fire Service Mains and Appurtenances shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the International Building Code, NFPA 24 and relevant laws, ordinances, rules and regulations, as determined by the building official.

#### 920.3.1 Required

Construction documents shall be drawn to an indicated scale on sheets of uniform size, with a plan of each floor as applicable, and shall include the following items that pertain to the design of the system:

1. Name of owner.
2. Location, including street address.
3. Point of compass.
4. A graphic representation of the scale used on all plans.
5. Name and address of contractor.
6. Size and location of all water supplies.
7. Size and location of standpipe risers, hose outlets, hand hose, monitor nozzles, and related equipment.
8. The following items that pertain to private fire service mains:
  - a) Type of pipe being installed. (Shall meet requirements of NFPA 24)
  - b) Size.
  - c) Length.
  - d) Location.
  - e) Weight.
  - f) Material.
  - g) Point of connection to city main.
  - h) Sizes, types, and locations of valves, valve indicators, regulators, meters, and valve pits.
  - i) Depth at which the top of the pipe is laid below grade.
  - j) Method of restraint. (Shall meet requirements of NFPA 24)
9. The following items that pertain to hydrants:
  - a) Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
  - b) Thread size and coupling adapter specifications if different from NFPA 1963
  - c) Whether hose houses and equipment are to be provided, and by whom
  - d) Static and residual hydrants used in flow
  - e) Method of restraint (Shall meet requirements of NFPA 24)
  - f) Meet requirements of Section 912 of this Code.
10. Size, location, and piping arrangement of Fire Department Connections
11. Location and piping arrangement for Post Indicator Valve. All Post Indicator Valves shall be OSHA safety red in color. Post Indicator Valves shall have address identification signs permanently affixed to body of post to identify the address in which the valve serves.

#### 920.3.2 Manufacturer's Installation Instructions

The Construction Documentation submittals shall include the manufacturer's installation instructions for all pipe used or American Water Works Association (AWWA) installation documentation and any specially listed equipment, including descriptions, applications, and limitations for any devices, piping, or fittings.

#### 920.4 Qualified Installer

Installation work shall be performed by fully experienced and responsible persons. The construction application and installation shall be by a Licensed Master Pipe Fitter, Master Plumber or Master Sprinkler Fitter with St. Louis County, Missouri.

#### 920.5 Inspections

The following inspection shall be conducted during the installation of Fire Main Services and Appurtenance:

1. Pipe / trench inspection. This inspection can be conducted while pipe is being installed into trench. No back fill shall be introduced into trench until inspection unless previous approved by the Fire Marshal.
2. Proper fill and tamping of fill around pipe. (Per manufacturer's installation instructions or AWWA installation documents. No rocks per NFPA 24.)
3. Thrust block pre-pour inspection.
4. Thrust block pour inspection.
5. Hydrostatic testing. (Per NFPA 24).
6. Flush Inspection. Flush flow shall be through a minimum four inch opening with proper hose or pipe attached. Hose or pipe shall be restrained to prevent injury and or damage. A catch or filter system shall be attached to the end of the hose to prevent debris from causing injury or damage.

#### 920.6 Final authority

The Fire Marshal shall always be consulted before the installation, upgrading or remodeling of private fire service mains.

### **CHAPTER 10- MEANS OF EGRESS**

Section 1008.3, delete in its entirety and replace with the following:

#### 1008.3 Emergency power for illumination

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. All circuits which provide power for emergency means of egress shall be identified in each electrical panel.

Section 1008.3.3, add to contain the following:

6. Mechanical rooms and rooms containing roof access ladders
7. Commercial kitchens
8. Room or areas of Occupancy Group H and in any room or area that utilizes hazardous materials or hazardous processes

Section 1010, add a new Section to be designated as 1010.1.8 as follows:

#### 1010.1.8 Electromagnetically locked egress doors

Doors in the means of egress that are not otherwise required to have panic hardware in buildings with an occupancy in Group A, B, E, I-1, 1-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, M, I-1, I-2, R-1

or R-2 shall be permitted to be electromagnetically locked if equipped with listed and labeled hardware that incorporates a built-in switch and meet the requirements below:

1. The listed and labeled hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.
2. The listed and labeled hardware is capable of being operated with one hand.
3. Operation of the listed and labeled hardware releases to the electromagnetic lock and unlocks the door immediately.
4. Loss of power to the listed and labeled hardware automatically unlocks the door.
5. Where listed and labeled panic or fire exit hardware is required by Section 1010.1.10, operation of the panic or fire exit hardware also releases the electromagnetic lock.
6. The locking system units shall be listed in accordance with UL 294.
7. Activation of the building fire alarm system or building automatic sprinkler system shall release the electromagnetic lock and unlocks the door immediately.

Section 1010.2.4, Modify as follows:

Item #3 – Delete in its entirety.

Section 1010, add a new Section to be designated as 1010.3.2.1 as follows:

**1010.3.2.1 Power-operated sliding door lock**

Sliding doors which use a manual lock to prevent the door from opening manually shall have the following:

1. The locking device is readily distinguishable as locked. The locking device shall be able to be unlocked by a quarter turn bold operation without a key or special knowledge.
2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background.

Section 1013.1, delete in its entirety and replace with the following:

**1013.1 Where required**

All required means of egress shall be indicated with approved RED LETTERED signs reading "Exit", visible from the exit access and, where necessary, supplemented by directional signs in the exit access corridors indicating the direction and way of egress. All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible. Sign placement shall be such that an "Exit" sign or directional sign shall be visible at any point within the exit access, but not to exceed one hundred (100) feet.

**Exception #2-** Delete in its entirety

Section 1013.3, delete in its entirety and replace with the following:

**1013.3 Illumination**

Exit signs shall be electrically powered internally illuminated. All replacement and new exit signs shall be illuminated with Light Emitting Diode (LED) technology. Exit signs that are externally illuminated shall only be installed upon approval of the Fire Marshal. All circuits which provide power for exit signs shall be identified in each electrical panel.

Section 1013, add a new Section to be designated as 1013.3.1 as follows:

**1013.3.1 Power Source**

Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Chapter 27. Group I-2, Condition 2 exit sign illumination shall not be provided by unit equipment batteries only.

Section 1013.6, Delete in its entirety.

**SECTION 5. SAVINGS CLAUSE**

That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding pending in any Court, or any rights acquired or liability incurred, or any cause or causes of action acquired or existing under any act or Ordinance hereby repealed, as cited in Section 1; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**SECTION 6. VALIDITY**

If any Section, subsection, provision, sentence, clause or phrase of this Ordinance or of the ICC®, International Building Code, 2021 Edition, is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or of said Code, and the Robertson Fire Protection District of St. Louis County, Missouri, hereby declares that it would have passed the same, even though such portions so held to be unconstitutional had not been included therein.

**SECTION 7. VIOLATION PENALTIES**

Any person, firm or corporation who shall violate any provision of this Ordinance, or who shall fail to comply with any of the requirements thereof, or who shall fail to comply with any order issued pursuant to any Section thereof, shall be guilty of a Class B misdemeanor pursuant to §321.600(12) and §557.021 R.S.Mo. and punishable as provided by law. Each day that a violation exists or continues to exist shall be deemed a separate offense.

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Jennifer Guyton, Director/Chairman

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Steve Field, Director/Treasurer

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Maggie Sieve, Director/Secretary