

Sponsored by: Council Committee on Community Development
and Neighborhood Preservation

BILL NO. 4934

ORDINANCE NO. 2024-4872

AN ORDINANCE AMENDING CHAPTER 6 OF THE MUNICIPAL CODE TO ADOPT THE 2021 ICC FAMILY OF CODES, AS MODIFIED, WITH THE EXCEPTION OF THE 2021 INTERNATIONAL ENERGY CODE (Petition of City of Maryland Heights)

WHEREAS, the City of Maryland Heights is authorized to adopt building codes to promote the public health, safety and general welfare of the citizens of the City as provided under Chapter 67 of the Missouri Revised Statutes; and

WHEREAS, it is necessary and appropriate to adopt the 2021 ICC Family of Codes, as modified, with the exception of the 2021 International Energy Code; and

WHEREAS, the previously adopted 2015 International Energy Code will continue to be administered and enforced; and

WHEREAS, the City Council has determined that the proposed amendments to the Municipal Code are appropriate.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARYLAND HEIGHTS, MISSOURI, AS FOLLOWS:

Section 1: Article II, Property Maintenance Code, of Chapter 6, Buildings and Building Regulations, of the City of Maryland Heights Municipal Code is hereby repealed and the following new Article II, Property Maintenance Code, is hereby adopted in lieu thereof:

Sec. 6-26. Adoption of property maintenance code.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Maryland Heights being marked and designated as the International Property Maintenance Code, 2021 Edition, including Appendix chapter A, as published by the International Code Council, is hereby adopted as the property maintenance code of the City of Maryland Heights in the State of Missouri for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said property maintenance code on file in the office of the Building Commissioner of the City of Maryland Heights are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-27 of this article.

Sec. 6-27. Additions, deletions, insertions and changes.

The following sections of the International Property Maintenance Code, 2021 Edition, are hereby revised:

Section 101.1 Title. Insert: City of Maryland Heights

Section 103.5 Fees. Revise to read as follows:

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in Article VII, Section 6-247 of the City of Maryland Heights Municipal Code.

Section 112.4 Failure to comply. Revise to read as follows:

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 condition, shall be subject to penalties as prescribed by law.

Section 202. Insert the following definition:

RETAINING WALL. A structure constructed of natural or manmade inorganic material. Wood tie walls are not permitted. Existing tie walls may be repaired if the extent of the repair does not exceed 20 percent of the length and/or area of the wall. Tie walls requiring more than 20 percent repairs must be replaced with a retaining wall. A wall less than 48 inches in height is considered landscaping.

Section 302.4 Weeds. Insert 8 inches

Section 304.14. Insert the following dates: January 1st to December 31st

Sections 304.18, 304.18.1, 304.18.2, and 304.18.3. Delete in their entirety.

Section 307.1 General. Revise to read as follows:

Every exterior and interior flight of stairs having four or more risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

Exception: Commercial – Handrail shall be installed on both sides of the stairway and both ends shall return per the 2021 IBC.

Section 505.3. Insert the following sentence at end of section: Shut off valves shall be provided in the supply piping at the point of connection for all fixtures with the exception of tubs and showers.

Section 602.3. Insert the following dates: October 15th to April 15th

Section 602.4. Insert the following dates: October 15th to April 15th

Section 605.2 Receptacles. Revise to read as follows:

Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle with ground fault circuit interrupter protection. All receptacles serving the following locations shall have ground fault circuit interrupter protection: kitchen countertops and sinks, unfinished basements, garages, accessory buildings used for storage or work areas, crawl spaces, and outdoor receptacles. All receptacle outlets shall have the appropriate faceplate cover for the location.

Insert new section as follows:

Section 703.1.1 Garage separation. Garages shall be separated from dwelling units in accordance with R302.6 and R302.6.1 of the 2021 International Residential Code as adopted by the City of Maryland Heights.

Sec. 6-28. Inconsistent ordinances repealed.

All other parts of the Municipal Code of the City in conflict with this article are hereby repealed.

Sec. 6-29. Saving clause.

If any section, subsection, sentence, clause or phrase of this article is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this article. The City hereby declares that it would have passed this article, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clause or phrases be declared unconstitutional.

Nothing in this article or in the building code hereby adopted shall be construed to affect any suit or proceeding impending 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 6-28 of this article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this article.

Secs. 6-30 – 6-50. (Reserved)

Section 2: Article III, International Swimming Pool Safety Code, of Chapter 6, Buildings and Building Regulations, of the City of Maryland Heights Municipal Code is hereby repealed and the following new Article III, International Swimming Pool Safety Code, is hereby adopted in lieu thereof:

Sec. 6-51. Adoption of swimming pool safety code.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Maryland Heights being marked and designated as the International Swimming Pool Safety Code, 2021 Edition, as published by the International Code Council, is hereby adopted as the swimming pool safety code of the City of Maryland Heights in the State of Missouri for regulating and governing the construction, alteration, movement, renovation, replacement, repair and maintenance of swimming pools, spas, hot tubs, aquatic features and related equipment as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said pool and spa code on file in the office of the Building Commissioner of the City of Maryland Heights are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-52 of this article.

Sec. 6-52. Exception, additions, deletions, insertions and changes.

The following sections of the International Swimming Pool and Safety Code, 2021 Edition, are hereby revised:

Section 101.1 Title. Insert: City of Maryland Heights

Insert the following new section:

Section 105.5.5.1 Qualifications of contractors and workers. The building official shall not be required to issue a building permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this code. Refusal or inability to comply with code requirements on other work shall be considered as evidence of lack of such qualifications.

Section 105.6.2 Schedule of permit fees. Revise to read as follows:

The construction, alteration, movement, renovation, replacement, repair and maintenance of swimming pools, spas, hot tubs, aquatic features and related equipment systems requiring a permit, shall be assessed a fee for each permit as required, in accordance with the schedule as established by the applicable governing authority.

Section 105.6.3 Fee refunds. Delete in its entirety.

Section 107.4 Violation penalties. Revise to read as follows:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, installs, alters or repairs a pool, spa or water feature in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

Section 107.5 Stop work orders. Revise to read as follows:

Upon notice from the code official, work on any system that is being performed 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 to the owner's authorized agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work 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 condition, shall be subject to penalties as prescribed by law.

Sec. 6-53. Inconsistent ordinances repealed.

All other parts of the Municipal Code of the City in conflict with this article are hereby repealed.

Sec. 6-54. Saving clause.

If any section, subsection, sentence, clause or phrase of this article is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this article. The City hereby declares that it would have passed this article, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clause or phrases be declared unconstitutional.

Nothing in this article or in the building code hereby adopted shall be construed to affect any suit or proceeding impending 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 6-53 of this article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this article.

Secs. 6-55 – 6-99. (Reserved)

Section 3: Article IX, International Building Code, of Chapter 6, Buildings and Building Regulations, of the City of Maryland Heights Municipal Code is hereby repealed and the following new Article IX, International Building Code, is hereby adopted in lieu thereof:

Sec. 6-301. Adoption of building code.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Maryland Heights being marked and designated as the International Building Code, 2021 Edition, including Appendix chapters B, C, E, and F, as published by the International Code Council, is hereby adopted as the building code of the City of Maryland Heights in the State of Missouri for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of buildings and structures, except one- and two-family buildings regulated by the International Residential Code, 2021 Edition, as adopted by this jurisdiction; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said building code on file in the office of the Building Commissioner of the City of Maryland Heights are hereby referred to, adopted, and made a part hereof, as if fully

set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-302 of this article.

Sec. 6-302. Exception, additions, deletions, insertions and changes.

The following sections of the International Building Code, 2021 Edition, are hereby revised:

Section 101.1 Title. Insert: City of Maryland Heights

Section 105.2 Building. Revise #1 to read as follows:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 200 square feet.

Section 105.2 Building. Insert:

14. Modification of an existing automatic fire sprinkler system involving 5 or fewer sprinkler heads.
15. Modification of an existing fire alarm system involving 5 or fewer fire alarm system devices.

Insert the following new section:

Section 105.6.1 Qualifications of contractors and workers. The building official shall not be required to issue a building permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this code. Refusal or inability to comply with code requirements on other work shall be considered as evidence of lack of such qualifications.

Section 109.3 Building permit valuations. Revise to read as follows:

Building permit valuations shall be determined in accordance with Article VIII Chapter 6-273 of the Maryland Heights Municipal Code.

Insert the following new section:

Section 109.7 Penalty fee. The building official is authorized to assess a penalty of up to \$500.00 or 50 percent of the permit fee based on the cost of construction, whichever is greater, for work performed without a valid permit issued by the City of Maryland Heights. The payment of penalty fee shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.

Section 202. Insert the following definition:

RETAINING WALL. A structure constructed of natural or manmade inorganic material. Wood tie walls are not permitted. Existing tie walls may be repaired if the extent of the repair does not exceed 20 percent of the length and/or area of the wall. Tie walls requiring more than 20 percent repairs must be replaced with a retaining wall. A wall less than 48 inches in height is considered landscaping.

Section 903.2.1.3 Group A-3. Insert the following exception:

Exception: Areas used exclusively as participant sports areas.

Section 903.2.1.4 Group A-4. Insert the following exception:

Exception: Areas used exclusively as participant sports areas.

Section 1612.3. Insert: St. Louis County, Missouri, February 4, 2015

Section 1107 Motor-Vehicle – Related Facilities. Delete in its entirety.

Sec. 6-303. Inconsistent ordinances repealed.

All other parts of the Municipal Code of the City in conflict with this article are hereby repealed.

Sec. 6-304. Saving clause.

If any section, subsection, sentence, clause or phrase of this article is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this article. The City hereby declares that it would have passed this article, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clause or phrases be declared unconstitutional.

Nothing in this article or in the building code hereby adopted shall be construed to affect any suit or proceeding impending 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 6-303 of this article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this article.

Secs. 6-305 – 6-330. (Reserved)

Section 4: Article XI, International Residential Code, of Chapter 6, Buildings and Building Regulations, of the City of Maryland Heights Municipal Code is hereby repealed and the following new Article XI, International Residential Code, is hereby adopted in lieu thereof:

Sec. 6-351. Adoption of residential code.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Maryland Heights being marked and designated as the International Residential Code, 2021 Edition, including Appendix chapters AH, AJ, AK, AM, AN, AP and AV as published by the International Code Council, is hereby adopted as the residential code of the City of Maryland Heights in the State of Missouri for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said residential code on file in the office of the Building Commissioner of the City of Maryland Heights are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-352 of this article.

Sec. 6-352. Exception, additions, deletions, insertions and changes.

The following sections of the International Residential Code, 2021 Edition, are hereby revised:

Section R101.1 Title. Insert: City of Maryland Heights

Section R103.1 Creation of enforcement agency. Insert the following sentence at the end of the paragraph:

The building official shall be the Building Commissioner of the City of Maryland Heights.

Section R103.2 Information on construction documents. Insert the following sentence at the end of the paragraph:

The building official shall be the Building Commissioner of the City of Maryland Heights.

Section R103.3 Examination of documents. Insert the following sentence at the end of the paragraph:

The building official shall be the Building Commissioner of the City of Maryland Heights.

Section R104.11 Alternative materials, design and methods of construction, and equipment. Revise to read as follows:

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved.

Insert the following new section:

Section R104.11.2 Special Inspections. The use of alternative materials may require special inspections at the cost of the applicant, owner or authorized agent at the Building Commissioner's discretion.

Section R105.2 Permits. Delete Building Exemptions 3 and 8 and replace with the following:

3. Retaining walls that are not over 4 feet in height measured from finished grade to the top of the wall, unless supporting a surcharge.

8. Swings and other playground equipment accessory to a One- or Two-Family Dwelling.

Insert the following new section:

Section R105.6.1 Qualifications of contractors and workers. The building official shall not be required to issue a building permit unless the contractor and workers are qualified to carry out the proposed work in accordance with the requirements of this code. Refusal or inability to comply with code requirements on other work shall be considered as evidence of lack of such qualifications.

Section R106.3.1 Approval of construction documents. Revise to read as follows:

Approval of construction documents. Where the building official issues a permit, the construction documents shall be approved in writing or by a stamp that states "REVIEWED FOR CODE COMPLIANCE." One set of construction documents so reviewed shall be retained by the building official. The other sets may be kept at the site of work or made available at the time of inspection and shall be open to inspection by the building official or a duly authorized representative.

Section 108.3. Building Permit Valuations. Revise to read as follows:

Building permit valuations shall be determined in accordance with Article VIII Chapter 6-273 of the Maryland Heights Municipal Code.

Insert the following new section:

Section R108.7 Penalty fee. The building official is authorized to assess a penalty of up to \$500.00 or 50 percent of the permit fee based on the cost of construction, whichever is greater, for work performed without a valid permit issued by the City of Maryland Heights. The payment of penalty fee shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.

Section R202. Insert the following definition:

RETAINING WALL. A structure designed to support soil laterally so that it can be retained at different levels on the two sides constructed of natural or manmade inorganic material. Wood tie walls are not permitted. Existing tie walls may be repaired if the extent of the repair does not exceed 20 percent of the length and/or area of the wall. Tie walls requiring more than 20 percent repairs must be replaced with a retaining wall. A wall less than 48 inches in height is considered landscaping.

Table R301.2 Climatic and Geographic Design Criteria. Revise to read as follows:

Table R301.2
Climatic and Geographic Design Criteria

Ground Snow Load ^a	Wind Design				Seismic Design Category ^f	Subject to Damage From			Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Wind- borne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c				
20	115 (51)	NO	NO	NO	C	SEVERE	30	NO	YES	TBD	1000	55.2

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with 30 inches, the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(2).] Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.

h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, the jurisdiction shall fill in this part of the table with “YES.”

- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
- o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figures R301.2(3) and R301.2(4).

Section R302.1 Exterior walls. Insert the following exception:

- 6. Uncovered decks

Table R302.1(1) Exterior walls. Insert the following:

Decks with a minimum fire separation distance greater than 5 feet. If separation distance is less than 5 feet, fire retardant treated lumber must be used.

Section R302.5.1 Opening protection. Delete the following at the end of the section: equipped with a self-closing device

Section R303.5.2 Exhaust openings. Revise to read as follows:

Exhaust air shall not be directed below 80 inches onto public walkways.

Insert the following new section:

Section R302.6.1 Fire separation continuity. The wall adjacent to the residence shall be protected for its entire length for all dwelling-garage separations as indicated in Table R302.6. The entire ceiling of a garage with habitable space above shall be protected with not less than 5/8 – inch Type X gypsum board or equivalent.

Section R303.8 Exterior stairway illumination. Revise to read as follows:

Exterior stairways shall be provided with an artificial light source. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

Section R309.5 Fire sprinklers. Revise to read as follows:

Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.

Insert the following new section:

Section R309.6 Private garage separation. Private garages shall be separated as indicated in Sections R302.6 and R302.6.1.

R311.3 Floors and landings at exterior doors. Revise to read as follows:

There shall be a landing or floor at each required egress exterior door. The width of each landing shall not be less than the door served. Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not to exceed 1/4 unit vertical in 12 units horizontal (2 percent).

Exceptions:

1. Exterior balconies less than 60 square feet (5.6 m²) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.
2. Non-required means of egress doors with no landing, for future deck/balcony shall be protected with a mechanical fastened 36 inch tall guard rail if/when the door sill height exceeds 23 1/4 inches above grade.

Section R311.3.2 Exterior landing. Insert the following exceptions:

1. A top landing is not required where a stairway of four or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.
2. Doors, with no landing, for future deck/balcony shall be protected by an approved guard if the door threshold is more than 3 risers (or 23 1/4") above grade.
3. Exterior balconies less than 60 square feet and only accessible from a door are permitted to have a landing less than 36 inches measured in the direction of travel.

Section R313.1 Townhouse automatic fire sprinkler systems. Insert the following at the end of the section: in accordance with Section 67.281 of the Missouri Revised Statutes.

Section R313.2 One- and two-family dwellings automatic fire systems. Revise to read as follows:

A builder of a single-family dwelling or residence or multi-unit dwellings of 4 or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to

purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system

Table R402.1.2 Insulation and fenestration requirements by component. Revise to read as follows:

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13+5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.35	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13+5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20+5 or 13+10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20+5 or 13+10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19

Section R1005.7 Factory-built chimney offsets. Insert the following exception:

Exception: When chimneys are installed per manufacturer's installation instructions.

Section R1006.2 Exterior air intake. Revise to read as follows:

The exterior air intake shall be capable of supplying combustion air from the exterior of the dwelling or from spaces within the dwelling ventilated with outdoor air such as nonmechanically ventilated crawl or attic spaces. The exterior air intake shall not be located within the garage or basement of the dwelling. The exterior air intake, for other than listed factory-built fireplaces, shall not be located at an elevation higher than the firebox. The exterior air intake shall be covered with a corrosion-resistant screen of 1/4-inch (6.4 mm) mesh.

Chapter 11 of the 2021 IRC shall be revised as follows:

All sections of Chapter 11 of the 2021 International Residential Code and referenced 2021 International Energy Conservation Code are to be deleted. Chapter 11 shall reference the 2015 International Residential Code and 2015 International Energy Code and their amended sections as listed per City ordinance.

Section M1301.2 Identification. Revise to read as follows:

Each ten-foot length of pipe and tubing and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.

Section M1305.1.2.1 Electrical requirements. Insert the following exception:

Exception: Lamp guards are not required on exposed lamps in basements.

Section M1307.2 Anchorage of appliances. Delete: and in townhouses in Seismic Design Category C.

Section M1502.4.2 Duct installation. Revise to read as follows:

Exhaust ducts shall be supported at intervals not to exceed 12 feet (3,658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 and shall be mechanically fastened, i.e., foil tape or equivalent. Ducts shall not be joined with screws or similar fasteners that protrude more than 1/8 inch (3.2 mm) into the inside of the duct.

Section M1503.6 Makeup air required. Revise to read as follows:

Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

Section N1103.4.1 Protection of piping insulation. Delete in its entirety.

Section N1103.3.5 Building cavities (mandatory). Insert the following exception:

Exception: Building framing cavities may be used as return air ducts when cavities are not part of the building thermal envelope.

Section P2603.5.1 Sewer depth. Insert 36 in two locations of this section.

Section P2801.8 Water heater seismic bracing. Delete: and in townhouses in Seismic Design Category C.

P2904.1.1 Required sprinkler locations. Revise to read as follows:

Sprinklers shall be installed to protect all areas of dwelling units in accordance with Section 67.281 of the Missouri Revised Statutes.

Sections E3606.5 through E3606.5.3 Surge protection. Delete in their entirety.

Section E3902.2 Garage and accessory building receptacles. Revise to read as follows:

125-volt, single-phase, 15-ampere or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(A) (2)]

Exception: Garage door opener receptacles not installed in a readily accessible location and a simplex receptacle.

Section E3902.5 Unfinished basement receptacles. Revise to read as follows:

125-volt, single-phase, 15-ampere and 20-ampere receptacles installed in unfinished basements shall have ground-fault circuit-interrupter protection for personnel. For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and similar areas. [210.8(A) (5)]

Exceptions:

1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system. Receptacles installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9. [210.8(A)(5) Exception].

2. Fastened in place appliances or simplex receptacle designated for refrigerators/freezers.

3. Sump pump: sump pump receptacles must be a single dedicated outlet (not a duplex) and only when a sump pump has been installed.

Section E3902.6 Kitchen receptacles. Insert the following exception:

Exception: Fastened in place appliances or outlets designated for refrigerators/freezers.

Section E3902.9 Laundry areas. Insert the following exception:

Exception: AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system where the branch circuit is installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the requirements of Section E3908.9, with metal boxes, conduit bodies and enclosures.

Exception: AFCI protection shall not be required for kitchen countertop receptacles, laundry receptacles and/or other already required GFCI protected outlets.

Sec. 6-353. Inconsistent ordinances repealed.

All other parts of the Municipal Code of the City in conflict with this article are hereby repealed.

Sec. 6-354. Saving clause.

If any section, subsection, sentence, clause or phrase of this article is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this article. The City hereby declares that it would have passed this article, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clause or phrases be declared unconstitutional.

Nothing in this article or in the building code hereby adopted shall be construed to affect any suit or proceeding impending 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 6-353 of this article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this article.

Secs. 6-355 – 6-370. (Reserved)

Section 5: Article XII, International Existing Building Code, of Chapter 6, Buildings and Building Regulations, of the City of Maryland Heights Municipal Code is hereby repealed and the following new Article XII, International Existing Building Code, is hereby adopted in lieu thereof:

Sec. 6-371. Adoption of existing building code.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Maryland Heights being marked and designated as the International Existing Building Code, 2021 Edition, as published by the International Code Council, is hereby adopted as the existing building code of the City of Maryland Heights in the State of Missouri for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings including historic buildings; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said existing building code on file in the office of the Building Commissioner of the City of Maryland Heights are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in Section 6-372 of this article.

Sec. 6-372. Additions, deletions, insertions and changes.

The following sections of the International Existing Building Code, 2021 Edition, are hereby revised:

Section 101.1 Title. Insert: City of Maryland Heights

Section 1401.2 Conformance. Insert: December 19, 1951

Sec. 6-373. Inconsistent ordinances repealed.

All other parts of the Municipal Code of the City in conflict with this article are hereby repealed.

Sec. 6-374. - Saving clause.

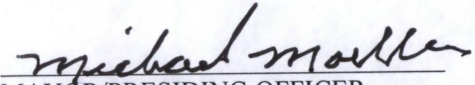
If any section, subsection, sentence, clause or phrase of this article is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this article. The City hereby declares that it would have passed this article, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clause or phrases be declared unconstitutional.

Nothing in this article or in the building code hereby adopted shall be construed to affect any suit or proceeding impending 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 6-373 of this article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this article.

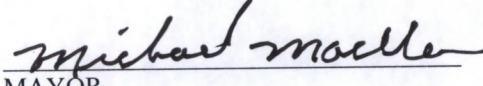
Secs. 6-374 – 6-390. (Reserved)

Section 6: This ordinance shall be in full force and effect within ninety (90) days after its passage and approval.

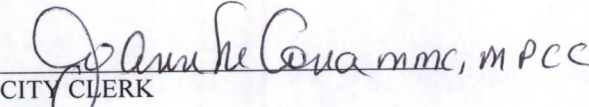
PASSED BY THE CITY COUNCIL THIS 16TH DAY OF MAY 2024.


MAYOR/PRESIDING OFFICER

APPROVED BY THE MAYOR THIS 16th DAY OF MAY 2024.


MAYOR

ATTEST:


CITY CLERK

