

An Ordinance of the West Overland EMS & Fire Protection District, St. Louis County, Missouri adopting the **2021 Edition of the International Building Code**, 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 to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the West Overland EMS & Fire Protection District of St. Louis County providing for the issuance of permits and collection of fees therefore; Repealing Ordinance 2014-95 of the West Overland EMS & Fire Protection District of St. Louis County and all other Ordinances and parts of the Ordinances in conflict therewith.

BE IT ORDERED BY THE BOARD OF DIRECTORS OF THE WEST OVERLAND EMS & FIRE PROTECTION DISTRICT OF ST. LOUIS COUNTY, AS FOLLOWS:

**Section 1.** That a certain document, three (3) copies of which are on file in the office of the District Clerk of West Overland EMS & Fire Protection District of St. Louis County, being marked and designated as the **International Building Code 2021 Edition**, including all Appendix Chapters (see International Building Code Section 101.2.1 2009 edition) as published by the International Code Council, as amended by the St. Louis County Council in Ordinance #24444, Section 1115.010 through 1115.3800 adopted November 1, 2010 and signed by the County Executive on November 1, 2010 adopting the International Building Code, be and is hereby adopted as the Building Code of West Overland EMS & Fire Protection District of St. Louis County, 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 to ensure that structures are safe, sanitary and fit for occupancy and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such 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 Building Code on file in the office of West Overland EMS & Fire Protection District of St. Louis County are hereby adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 2.** The following sections are hereby revised:

Section 101.1	West Overland EMS & Fire Protection District of St. Louis County
Section 1612.3	West Overland EMS & Fire Protection District of St. Louis County
Section 1612.3	As established by the St. Louis County Council in Ordinance #24444
Section 3410.2	The effective date of this Ordinance, February 1, 2025

**Section 3.** INCONSISTENT ORDINANCES REPEALED. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** That if any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The West Overland EMS & Fire Protection District of St. Louis County hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this Ordinance 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 2 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**Section 6.** That this Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect February 1, 2025.

**Section 7. Fees**

<u>Permit Type</u>	<u>Permit Fee</u>
Occupancy Permit	\$75
Commercial Building Permit	\$75 + \$6/1000 over \$5,000
Demolition Permit	\$75 + \$6/1000 over \$5,000
Underground Fire Main	\$75 + \$6/1000 over \$5,000
Fire Sprinkler System	\$100 + \$3/1000
Fire Alarm System	\$100 + \$3/1000
Fire Suppression System	\$100 + \$3/1000
Range Hood Suppression System	\$100 + \$3/1000
New Site Plan Review	\$100
Extra Inspection Fees	\$75
Residential Building Permit	\$75 + \$5/1000 over \$5,000
Commercial Fines (max \$750)	\$100-\$200-\$300-\$400-\$500

**Section 8.** Explanation of Permit Fee

The regular permit fee shall include the application process, plan review and documents, one rough inspection, one rough re-inspection, one pre-final inspection, and one final inspection.

**Section 9.** This Ordinance #2025-\_\_\_\_, The Building Code, having been duly considered and voted upon, is hereby enacted as an Ordinance of West Overland EMS & Fire Protection District of St. Louis County on this 22<sup>th</sup> day of January 2025.

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Christine Corcoran, Chairman

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Courtney Mullins, Treasurer

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Debora Dean, Secretary

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District Clerk