

St. Louis County
OUTLINE OF MORE SIGNIFICANT CHANGES TO NEW CODES

International Building Code (IBC)

- Enhanced egress, structural, fire safety, and fire fighting requirements for high-rise structures as a result of 911 World Trade Center collapse such as:
 - o Enhanced emergency responder radio coverage must be provided
 - o Fire service access elevator must be provided in buildings over 120 ft tall
 - o Requires additional stairway and exit & elevator enclosures to be more resistant to impact for buildings over 420 feet (approx. 35 stories)
- Elevator lobby enclosures at each floor level in buildings greater than three stories in height has been expanded to sprinklered buildings
- Enhanced sprinkler requirements such as:
 - o A-2 use group (restaurants, night clubs): Sprinklers required at 5,000 square feet (sq ft) or 100 occupants. Previously required at 5,000 sq ft or 300 occupants.
 - o E use group (educational): Sprinklers required at 12,000 sq ft. Previously required at 20,000 sq ft.
 - o M use groups (mercantile): Sprinklers required where upholstered furniture is displayed or sold regardless of the size of Group M fire area
- Panic hardware required at 50 occupants for A (assembly) and E (educational) use groups. Previously required at 100 occupants.

International Residential Code (IRC)

- Improvements to home safety such as:
 - o All basements and habitable attics in a new single family dwelling must have an emergency escape window (e.g., children's sleep-over party in the basement).
 - o Carbon monoxide alarms are required in new construction and retrofit in existing buildings when a permit is required. Detectors/alarms would be located outside of bedrooms.
 - o Entrapment protection must be provided for swimming pool and spa suction outlets. (For example, pool drains would have a secure grate/device installed to protect children from becoming stuck against the drain due to a vacuum effect of the drain.)
- Foundation/basement wall reinforcement modified to retain current construction practices.
- In new one- and two-family homes, a homebuyer must be offered the option for installation of a residential sprinkler system. In townhouses of more than four units, sprinklers will be mandatory beginning January 1, 2012.

International Existing Building Code (IEBC)

- Chapter 3, Prescriptive Compliance Method, was added to the International Existing Building Code to model similar requirements currently found in the International Building Code. These Compliance Alternatives (i.e., building evaluation point system assessing point values to various safety features/systems) are intended to maintain or increase safety in existing buildings undergoing renovations.

International Mechanical Code (IMC)

- Administrative/Licensing changes including:
 - o Mechanical Code Review Committee (MCRC) membership has been restored to its prior make-up of 5 members, rather than the current 8 (with 3 vacancies) to correspond to the number and membership make-up of other Code Committees
 - o New contractor licensing requirements for residential single family and low-rise multifamily dwellings & provisions for grandfathering, for a limited period of time, licensing of Financial Responsibility Registered contractors & their workman who have installing and/or replacing HVAC equipment under permit.
 - o New requirement for renewal of Financial Responsibility Registered Contractors every 3 years and rules for suspending or removal of Registration
 - o Allows requirement of permits for temporary equipment & systems similar to building code permit requirements for temporary structures
- Technical changes including:
 - o Outside air requirements changed to coincide with ASHRAE to improve interior building air/health environment.
 - o Kitchen exhaust hoods may be activated by heat sensors to eliminate a significant problem occurring in many commercial kitchens causing standing pilot lights to have to be relit after kitchen exhaust hoods are shut down.

National Electrical Code (NEC)

- Administrative/Licensing changes including:
 - o Consumer protection provision added to assist residential property owners who had electrical work performed by an unlicensed contractor. Allows, under certain restricted conditions, a licensed electrical contractor to secure an electrical permit to abate a violation issued relating to unlicensed electrical work, and correct non-compliant work without the requirement to automatically remove all electrical work done by an unlicensed contractor.
 - o The Board of Electrical Examiners can assess a fine up to \$1000 to an unlicensed contractor performing electrical work in St. Louis County. This provides the County with the ability to pursue action against unlicensed contractors working in our jurisdiction.
 - o Creates a late fee to be assessed on licenses that are renewed past the date of annual renewal similar to that contained in the Plumbing Code adopting ordinance

- Technical changes including:
 - o Except for one- and two- family dwellings, a means to disconnect the ungrounded conductors of a multi-wire circuit simultaneously is required. This change will reduce the potential for electrocution when servicing equipment fed by multi-wire circuits.
 - o Requires an intersystem bonding terminal for the grounding of communications systems. This will provide a location where installations of cable tv or a satellite dish can be grounded to the grounding electrode system.
 - o Requires a communications outlet to be installed in dwelling units. This is mostly a matter of convenience and will make the installation of a land line easier if the owner should want one.

Uniform Plumbing Code (UPC)

- Administrative/Licensing changes including:
 - o New requirements for Apprenticeship training and related Journeyman Licenses.
 - o Licensee must surrender license ID card upon suspension or revocation of license.

- The Board of Plumbing Examiners can assess a fine up to \$1000 to an unlicensed contractor performing plumbing work in St. Louis County. This provides the County with the ability to pursue action against unlicensed contractors or worker working in our jurisdiction.
 - Permits Required for 1) Industrial waste sewer to site pretreatment, and 2) Installation of drain, waste and vent piping to laboratory equipment
 - Submitted plans to show upstream and downstream elevations of sewers so as to determine the type of sewer lateral to be installed. Gravity, gravity with backwater valve, or a pumped system (“strapped plumbing” in residential-MSD term)
 - Plans for medical facilities or restaurants, with over 10 fixtures, must be prepared by Registered Design Professional. Previously, there have been improper design issues with these facilities.
 - Requires drainlayer licensees to be certified by the Missouri Department of Health and Seniors Services to obtain a permit for septic system installations.
 - Under the permit obtained by a licensed drainlayer, language was added so that employees of the licensee would be required to participate in the installation. Corrects a lack of proper supervision which was unclear under previous codes.
 - Clarification added to Master Plumber license qualifications.
 - Added acceptable alternate license qualifications for Master Sprinklerfitter license under the Plumbing Code. Clarified the general experience requirements for license
 - Grease Interceptors – Requirements for registration, maintenance & inspection - depends on future MSD requirements.
 - Clarified requirements for the installation and testing of backflow devices
 - Use and re-use of non-potable water (gray water and reclaimed water) within or upon a premise. A major GREEN provision.
- Technical changes including:
- More attention to fats, oil & grease (FOG) removal to prevent sewer back-up and blockages
 - Clarified allowance for fixture and fixture fittings for disabled persons, use of unisex toilet facilities, with regard to overall requirements for required fixtures.
 - Requires parity for toilets for women, including provision to meet state statutory requirements. This parallels a provision currently under discussion in the U S Congress

- Limitations on hot water temperatures to prevent scalding
- Water hammer location and arrestor size clarification for specific uses
- Listing of design and installation criteria for one- and two-family residential dwellings fire sprinkler systems, if the homebuyer elects the option

International Property Maintenance Code (IPMC)

- Revised bedroom area criteria for the purposes of determining occupancy load.
 - Every bedroom occupied by one person shall contain at least 70 sq ft of floor area, and every bedroom occupied by more than one person shall contain at least 50 sq ft of floor area for each occupant thereof.

- Added language to plumbing facilities and fixture requirements that no accordion type plastic, or other flexible material, is allowable on any drains or traps. Supply lines composition to the hot and cold water valves at the sink must be of metal or metal braid, not plastic.
- Added language to fire safety requirements
 - Opening protectives (fire doors) must be maintained. Door closers at individual units at apartment complexes will be required where it is determined that they were a part of the original, approved equipment and where they had been required previously.
- Added the following requirements to define overcrowding: Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5

TABLE 404.5 MINIMUM AREA REQUIREMENTS

SPACE	MINIMUM AREA (SQ FT)		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room	No requirements	120	150
Dining room	No requirements	80	100
Kitchen	50	50	60
Bedrooms	Shall comply with Section 404.4		