

**BILL NO. 1988**

**ORDINANCE NO. 1988**

An ordinance of the City of Ladue adopting the 2006 edition of the *International Fire Code*, regulating and governing the safe guarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Ladue; providing for the issuance of permits and collection of fees therefor; repealing Ordinance 1912, Article 1, Section 34-21 (a) of the Code of ordinances, and all other ordinances and parts of the ordinances in conflict therewith.

**WHEREAS, THIS BILL HAVING BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL, AND**

**WHEREAS, THIS BILL HAVING BEEN READ BY TITLE TWO TIMES IN OPEN MEETING PRIOR TO ITS PASSAGE.**

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** Amend the Ladue code of ordinances 1912, Chapter 34, Article I. FIRE PROTECTION AND PREVENTION, IN GENERAL, by deleting Sec. 34-21 (a) and adding a new Sec. 34-21 (a):

Sec. 34-21. Adopted; certain ordinances continued.

- (a) Except as otherwise provided in this section, there is hereby adopted as the Fire Prevention Code of the City Ladue the 2006 International Fire Code, third printing, April 2007, as if fully set forth herein regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of City of Ladue are hereby referred to, 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 added, deleted, or revised:

(see exhibit A)

**Section 3.** That the geographic limits referred to in certain sections of the 2006 *International Fire Code* are hereby established as follows:

**Section 3204.3.1.1** (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited): City of Ladue;

**Section 3404.2.9.5.1** (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): City of Ladue;

**Section 3406.2.4.4** (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited): City of Ladue;

**Section 3804.2** (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas): City of Ladue.

**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 City of Ladue hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that anyone or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this ordinance or in the Fire 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 4 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.** This ordinance shall take effect and be in force from and after its adoption and approval of the Mayor on March 1, 2010.

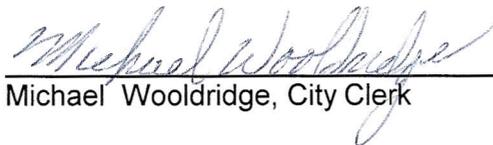
**PASSED THIS 11<sup>th</sup> DAY OF JANUARY 2010.**

  
\_\_\_\_\_  
President, City Council

**APPROVED AND ADOPTED THIS 11<sup>TH</sup> DAY OF JANUARY 2010.**

  
\_\_\_\_\_  
Irene S. Holmes, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Michael Wooldridge, City Clerk



## “EXHIBIT A”

### Section 101 – General

- Section 101.1 is hereby amended as follows:

**101.1 Title.** These regulations shall be known as the *Fire Code* of the City of Ladue, hereinafter referred to as “this code.”

### Section 109 – Violations

- Section 109.3 is hereby amended as follows:

**109.3 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of the city Code of Ordinances, punishable by a fine or not more than \$1,000.00 dollars, by imprisonment not exceeding 90 DAYS, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

### Section 111 – Stop Work Order

- Section 111.4 is hereby amended as follows:

**111.4 Failure to comply** – Any person who shall continue any work 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 liable to a fine not more than \$1,000.00 dollars, by imprisonment not exceeding 90 DAYS, or both such fine and imprisonment.

### Section 506 – Key Boxes

- Section 506.1 is hereby amended as follows:

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The fire department approved key box, the key box shall be a Knox Box, shall contain a full set of master keys, labeled keys, key card, coded key pad, fire alarm control access key, elevator control or similar device to gain necessary access as required by the fire code official. An approved Knox Box will be required for all new construction and existing structures that go through the plan review process, excluding HVAC and Plumbing permits, or building permits with a construction value of less than \$5,000.00, this shall include all residential and commercial structures. The Knox Box shall be installed and operational prior to the issuance of an occupancy permit.

#### 506.1.1 Knox Boxes / Locks / Electronic Openers (Replaces existing 506.1.1 Locks)

1. When a building in the City of Ladue is protected by an automatic fire suppression or standpipe system it shall be equipped with a Knox Box.
2. When a building is protected by an automatic alarm system and/or access to or within the building, or an area within that building, is unduly difficult because of secured openings, and where immediate access is necessary for life saving or firefighting purposes.
3. Any facility, firm, or corporation that handles, uses, or stores hazardous material.
4. All newly constructed commercial and industrial structures shall have the Knox Box installed and operational prior to the issuance of an occupancy permit.

5. Any change of occupancy including renovations or remodel in an assembly, commercial or industrial occupancy requiring a building permit shall require a Knox Box, excluding HVAC and Plumbing permits, or building permits with a construction value of less than \$5,000.00.
6. Properties having mechanical or manual gates that control vehicular and pedestrian access to commercial property or to private streets in subdivisions or other residential developments shall have a Knox Box. All gates limiting access will be required to provide emergency access controls for fire department entry. Electronically operated gates shall be equipped with a gate opener and receiver that is coded and operated by the Ladue Fire Department transmitter.

➤ Insert a new Section 506.1.2 as follows (Replacing existing 506.1.2)

#### **506.1.2 Knox Box Locations**

1. Buildings. The Knox Box may be located on either side of the recognized public entrance on the exterior of the structure and shall be immediately visible to fire personnel. The location shall be approved by the Fire Official.
  - A. The Knox Box shall be located at a height of not less than one (1) foot and no more than six (6) feet above final grade.
  - B. The Knox Box shall be located no more than six (6) to eight (8) feet to either side of the door.
  - C. An alternate location shall be approved by the Fire Official if construction features do not allow for placement near the entrance.
2. Gates. For key or touch pad operated gates the Knox Box shall be located on one of the upright posts in a position selected by the Fire Official.

#### **Section 508 – Fire Protection Water Supplies**

➤ Section 508.5.3 is hereby amended as follows:

**508.5.3 Private fire service mains and water tanks.** Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals.

1. Private fire hydrants (all types): Inspection annually and after each operation by a third party (fire systems or sprinkler company), flow test and maintenance annually.

#### **Section 604 – Emergency and Standby Power Systems**

➤ Insert a new Section 604.1.2 as follows (Replacing existing 604.1.2)

**604.1.2.** Stationary emergency and standby generators along with all electric panels in the home shall be tagged with an official Fire Department identification tag indicating a secondary power source in the event of loss of power.

➤ Insert a new Section 604.1.3 as follows:

**604.1.3.** Stationary emergency and standby generators shall be installed in accordance with the following guidelines.

1. A permit must be obtained from the City of Ladue prior to the installation.
2. An electrical permit must be obtained from St. Louis County prior to the installation.
3. Proposed location on the lot must be provided.
  - a. A copy of the survey of the property is needed so that it can be determined that the proposed

location complies with the following.

- The Local Zoning Ordinance
  - The Local Building and Fire Code
  - The Manufacturers installation instructions
4. A copy of the Manufacturers installation instructions must be submitted with the permit application.
  5. The generator location is very important to minimize fire and exhaust gas hazards.
    - a. The generator must have at least 5 ft. clearance to combustible materials on all sides, including overhead.
    - b. The generator must be located so that exhaust gases will not collect adjacent to, enter into or be drawn into an occupied building. Minimum clearance of 10 ft. is required from the generator's exhaust point to any of the homes window or doors.
    - c. The unit must be installed level and not where any water may accumulate.
    - d. The unit must not be located where water could flood or spray the unit. Sump pump discharge area, downspout discharge or similar issues must be considered.
    - e. The unit must not be located over buried utility services.
      - f. The unit must not block access to other utility equipment such as electric service, telephone equipment, Gas Meters, etc.
      - g. The unit must be placed so there are no obstructions such as grass or landscaping.
      - h. Depending on the size and location of the generator, the City may require solid fencing or landscaping to screen the generator from public view.
  6. For natural gas emergency generators all gas piping (its size and type), pressure regulators, drip legs, trace wire, and shut-off valves shall be installed in accordance with the International Fuel Gas Code. The gas line serving the natural gas generator shall be connected ahead of the homes main shut-off (if provided) and after the gas utility company's meter. The gas line shall be marked as supplying an emergency generator shut-off valve. The gas shut-off serving the emergency generator shall be located outdoors within 6 feet of the generator.
  7. For liquid fuel powered emergency generators, if a storage tanks are used, a permit application must include the following information.
    - a. Site plan indicating the location of the tank (above or below ground).
    - b. Indicate storage capacity of the tank and the material to be stored therein.
    - c. Specifications for compliance with NFPA 30 (Flammable and Combustible Liquids Code).
    - d. A permanent label must be affixed to the tank describing the material within the tank.
    - f. Vent lines must be indicated.
    - g. Seismic bracing may be required.
  8. Once the unit is installed, the installation must be inspected by the City of Ladue. The city will require final inspection by St. Louis County, and for gas powered generators, verification that Laclede Gas Company has inspected the existing gas meter and determined is size to be adequate OR that a larger gas meter / regulator has been installed before a final inspection is approved by the city for this generator installation.

## **Section 907 – Fire Alarm and Detection Systems**

- Section 907.2.10.1 is hereby amended as follows:

**907.2.10.1 Group R-1.** Single – or multiple station smoke alarms shall be installed in all of the following locations in Group R-1.

4. In media or theater rooms and in immediate area outside of room.

- Section 907.2.1.2 is hereby amended as follows:

**907.2.10.1.2 Groups R-2, R-3, R-4 and I-1.** Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

4. In media or theater rooms and in immediate area outside of room.

**Section 1026 – Emergency Escape and Rescue**

- Section 1026.1, Exception #4 is hereby replaced with the following:

**1026.1 General.** In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue in Group R and I-1 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

4. Unfinished basement spaces being converted to habitable space other than sleeping rooms when smoke detectors, in addition to those required by Section 907.2.10.1.1, are installed in each room/space of the basement. The smoke detectors shall be interconnected, hard wired and equipped with battery back-up. Power source shall be per Section 907.2.10.2.

**Section 35 – Flammable Gases**

- Section 3503.1.3.2 is hereby amended as follows:

**3503.1.3.2 Shutoff at point of use.** A manual or automatic shutoff valve shall be installed on the supply piping in an adjoining cabinet or drawer base at either side at the point of use for all cooking stoves and cook tops. Shutoffs may not be under or behind the cook stove nor located in the basement under the appliance.

**3503.1.3.3 Shutoff valve in fireplace.** Gas operated fireplaces and built-in outdoor grills shall have a keyed or valve shutoff located outside of the firebox in either the floor or wall not further than 6 feet from the firebox or appliance.

**Appendix D – Fire Apparatus Access Roads****Section D103 – Minimum Specifications**

- Section D103.5, # 5 is hereby amended as follows:

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. The fire department shall require an electronic receiver to be installed on the gate that will allow the fire department's universal transmitter to open the gate. Emergency opening devices shall be approved by the fire code official.

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