

## ORDINANCE NO. 21

An ordinance providing for the repeal of any previously adopted ordinance pertaining to the adoption of the International Building Code, International Fire Code, or International Mechanical Code, by the Cottleville Fire Protection District. Additionally, this ordinance shall provide for the adoption of the 2021 International Building Code, First Printing, October 2020; the 2021 International Fire Code, First Printing, November 2020, including Appendix Chapters B, C, and D; and the 2021 International Mechanical Code, First Printing, March 2020; the 2021 International Existing Building Code, First Printing, December 2020 for the Cottleville Community Fire Protection District, of St. Charles County, Missouri.

**WHEREAS**, pursuant to Revised Missouri Statutes Section 67.280, the Cottleville Community Fire Protection District of St. Charles County may adopt or repeal an ordinance which incorporates by reference the provisions of any code or portions of any code, or any amendment thereof, properly identified as to date and source, without setting forth the provisions of such code in full; and

**WHEREAS**, the Board of Directors of the Cottleville Community Fire Protection District deems it in the best interest of the District and the health, safety, and general welfare of its residents to adopt the first printing of each of the 2021 editions of the International Building Code, International Fire Code, International Mechanical Code, and International Existing Building Code, as published by the International Code Council;

**NOW, THEREFORE**, be it ordained by the Board of Directors of the Cottleville Community Fire Protection District of St. Charles County, Missouri as follows:

### **SECTION ONE:**

That the 2021 International Building Code, First Printing, October 2020, as published by the International Code Council, as amended, is hereby adopted as the Building Code of the Cottleville Community Fire Protection District.

- A. The following additions, revisions, insertions, and/or deletions are to made to the 2021 International Building Code, First Printing, October 2020.

**Section [A]101.1 Title.** Replace [NAME OF JURISDICTION] with "The Cottleville Community Fire Protection District".

Add: [A]101.1.1 Wherever "[NAME OF JURISDICTION]" appears in such Code, it shall read "Cottleville Community Fire Protection District".

Add: [A]101.1.2 Wherever "[INSERT NAME OF DEPARTMENT]" appears in such Code, it shall read "Fire Prevention Bureau".

Add: [A]101.1.3 Wherever "*building official*" appears in such Code, it shall be defined as the Fire Marshal of the Cottleville Community Fire Protection District of St. Charles County, Missouri, or their duly authorized representative.

**\*Revision\* Section [A]105.2 Work exempt from permit.**

- Building:** Item 1; change 120 square feet to 250 square feet.  
Item 2; change to read "Fences".  
Item 4; change to read "Retaining walls".  
Item 5; change to read "Water tanks".  
Item 6; change to read "Sidewalks and Driveways".  
Item 9; change to read "Swimming Pools".  
Item 11; change to read "Swings and other playground equipment".

**\*Revision\* Section [A] 109.2 Schedule of permit fees.** Add the following to the end of the section: "The fee schedule shall be reviewed and adjusted during one of the regularly scheduled December Board of Directors meetings. The current fee schedule will be posted on the Fire District's website, and a hard copy will be available in the District offices."

**\*New\* Section [A] 109.3.1 Calculation of fees.** Permit fees for the construction of new buildings, or additions to existing structures, shall be based upon the most recent Building Valuation Data, Square Foot Construction Costs table, published twice yearly by the International Code Council, or the cost of construction provided on the permit application, whichever is greater.

- \*Delete\*** [A] 110.3.1 Footing and foundation inspection.  
[A] 110.3.2 Concrete slab and under-floor inspection.  
[A] 110.3.3 Lowest floor elevation.  
[A] 110.3.7 Weather-exposed balcony and walking surface waterproofing.  
[A] 110.3.9 Energy efficiency inspections.

**\*Revision\* Section [A] 113.1 General.** Add the following to the end of the section: "The Board of Directors of the Cottleville Community Fire Protection District shall serve as the board of appeals."

**\*Delete\* Section [A] 113.3 Qualifications.**

**\*Revision\* Section [A] 114.4 Violation Penalties.** Any person who violates a provision of this code, or fails to comply with any of the requirements thereof, or erects, alters or repairs a building or structure in violation of the *approved construction documents*, or directive of the *fire code official*, or of a *permit* or certificate issued under provisions of the code, shall be guilty of a Class B misdemeanor, punishable by a fine of not more than five hundred dollars, or by imprisonment not exceeding six months, or both fine and imprisonment. Each day that a violation continues after due notice has been served shall be considered a separate offense.

**\*Revision\* Section [A] 115.4.1 Failure to comply.** Any person who shall continue to work after a stop work order has been served, except to complete such work as directed by the fire code official to remove a violation or unsafe condition, shall be subject to a fine of not more than \$500 per day.

**CHAPTER 11 ACCESSIBILITY:** Delete in its entirety.

**CHAPTER 12 INTERIOR ENVIRONMENT:** Delete in its entirety, exclusive of Section 1209.

**CHAPTER 13 ENERGY EFFICIENCY:** Delete in its entirety.

**CHAPTER 14 EXTERIOR WALLS:**

- Delete** 1402.2 Weather protection.
- 1402.3 Structural.
- 1402.5 Water-resistive barriers.
- 1402.6 Flood resistance.
- 1402.7 Flood resistance for coastal high-hazard areas and coastal A zones.

**CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES:** Retain only the following:

- Section 1501 GENERAL (all)
- Section 1503 WEATHER PROTECTION
  - 1503.1 General
  - 1503.3 Parapet walls
    - 1503.3.1 Fire-resistance-rated parapet walls.
    - 1503.3.2 Other parapet walls
- Section 1505 FIRE CLASSIFICATION (all)
- Section 1511 ROOFTOP STRUCTURES (all)

**CHAPTER 16 STRUCTURAL DESIGN:** Delete in its entirety.

**CHAPTER 17 SPECIAL INSPECTIONS AND TESTS:** Retain only the following:

- Section 1701 GENERAL (all)
- Section 1702 NEW MATERIALS (all)
- Section 1703 APPROVALS (all)
- Section 1704 SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATION (all)
- Section 1705 REQUIRED SPECIAL INSPECTIONS
  - 1705.1 General
    - 1705.1.1 Special Cases
    - 1705.15 Sprayed fire-resistant materials (all)
    - 1705.16 Mastic and intumescent fire-resistant coatings.
    - 1705.18 Fire-resistant penetrations and joints.
- Section 1707 ALTERNATIVE TEST PROCEDURE (all)

**CHAPTER 18 SOILS AND FOUNDATIONS:** Delete in its entirety.

**CHAPTER 19 CONCRETE:** Delete in its entirety.

**CHAPTER 20 ALUMINUM:** Delete in its entirety.

**CHAPTER 21 MASONRY:** Retain only the following:

- Section 2101 GENERAL (all)
- Section 2110 GLASS UNIT MASONRY (all)
- Section 2111 MASONRY FIREPLACES (all)
- Section 2112 MASONRY HEATERS (all)
- Section 2113 MASONRY CHIMNEYS (all)

**CHAPTER 22 STEEL:** Delete in its entirety.

**CHAPTER 23 WOOD:** Retain only the following:

Section 2301 GENERAL (all)

Section 2303 MINIMUM STANDARDS AND QUALITY (all)

Section 2304.11 Heavy timber construction, and all subsections

**CHAPTER 24 GLASS AND GLAZING:** Retain only the following:

Section 2401 GENERAL (all)

Section 2402 GLAZING REPLACEMENT (all)

Section 2405 SLOPED GLAZING AND SKYLIGHTS: 2405.1 Scope; and 2405.4 Framing

Section 2407 GLASS IN HANDRAILS AND GUARDS (all)

Section 2409 GLASS IN WALKWAYS, ELEVATOR HOISTWAYS AND ELEVATOR CARS (all)

**CHAPTER 25 GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND PLASTER:** Retain only the following:

Section 2501 GENERAL (all)

Section 2502 PERFORMANCE (all)

Section 2503 INSPECTION (all)

Section 2506 GYPSUM BOARD AND GYPSUM PANEL PRODUCT MATERIALS (all)

Section 2507 LATHING AND PLASTERING (all)

Section 2508 GYPSUM CONSTRUCTION (all)

**CHAPTER 29 PLUMBING SYSTEMS:** Delete in its entirety.

**CHAPTER 31 SPECIAL CONSTRUCTION:** Delete the following:

Section 3107 SIGNS (all)

Section 3108 TELECOMMUNICATION AND BROADCAST TOWERS (all)

Section 3109 SWIMMING POOLS, SPAS AND HOT TUBS (all)

**CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION:** Delete the following sections:

Section 3301.2 Storage and placement, and all subsections.

Section 3303 DEMOLITION: delete all but 3303.3 Means of egress and 3303.7 Fire safety during demolition.

Section 3304 SITE WORK (all)

Section 3305 SANITARY (all)

Section 3306 PROTECTION OF PEDESTRIANS (all)

Section 3307 PROTECTION OF ADJOINING PROPERTY (all)

## **SECTION TWO:**

That the 2021 International Fire Code, First Printing, November 2020, as published by the International Code Council, as amended, is hereby adopted as the Fire Code of the Cottleville Community Fire Protection District.

- A. The following additions, revisions, insertions, and/or deletions are to be made to the 2021 International Fire Code, First Printing, November 2020.

**Section [A] 101.1 Title.** Replace “[Name of Jurisdiction]” with “Cottleville Community Fire Protection District of St. Charles County, Missouri”.

**Section [A] 103.1 Creation of agency.** Replace “[INSERT NAME OF DEPARTMENT]” with “fire prevention bureau of the Cottleville Community Fire Protection District”. Also, replace “fire code official” with “fire marshal”.

**\*Add\* Section [A] 103.1.1** Wherever “*fire code official*” appears in such Code, it shall be defined as fire marshal of the Cottleville Community Fire Protection District of St. Charles County, Missouri.

**\*Revise\* Section [A]103.3 Occupancy prohibited before approval.** Add the following to end of the section: “Violation of this section shall result in an additional fee of one hundred dollars. This fee will be waived if an application for occupancy is received by the *fire code official* within fourteen calendar days of the time when the fire department representative notified the occupant, employee, or building owner. If an application has not been received within the allotted time, the *fire code official* is authorized to assess an additional one hundred dollars for each day beyond the fourteen day deadline that passes until an application is received.”

**\*Add\* Section 105.5.32.1 Mobile Food Preparation Vehicles Event.** A separate Mobile Food Preparation Vehicles Event permit shall be issued when the requirements of Section 319.2.1 are met.

**\*Revision\* Section [A] 105.5.49 Temporary membrane structures and tents.** An operational permit is required to operate an air-supported temporary membrane structure, a temporary *special event structure*, a tent having an area in excess of 900 square feet, or any tent with cooking.

### **Exceptions:**

1. Tents used exclusively for recreational camping purposes.
2. Tents open on all sides, which comply with all of the following:
  - 2.1 Individual tents having a maximum size of 900 square feet.
  - 2.2 The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet shall not exceed 900 square feet.
  - 2.3 A minimum clearance of 12 feet to structures and other tents shall be provided.

**\*Revision\* Section [A] 105.6.18 Private fire mains and fire hydrants.** A construction permit is required for the installation or modification of private fire mains and private fire hydrants. Maintenance performed in accordance with this code is not considered to be a modification, and does not need a permit.

**\*Revision\* Section [A] 105.6.24 Temporary membrane structures and tents.** A construction permit is required to erect an air-supported temporary membrane structure, a temporary stage canopy, or a tent having an area in excess of 900 square feet.

**Exceptions:**

1. Tents used exclusively for recreational camping purposes.
2. Funeral tents and curtains, or extensions attached thereto, when used for funeral services.
3. Tents and awnings open on all sides, which comply with all of the following:
  - 3.1 Individual tents having a maximum size of 900 square feet.
  - 3.2 The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet shall not exceed 900 square feet.
  - 3.3 A minimum clearance of 12 feet to structures and other tents shall be provided.

**\*Revision\* Section [A] 109.3 Recordkeeping.** A record of periodic inspections, tests, servicing, and other operations and maintenance shall be maintained on the premises, or other *approved* location, for not less than three years, or a different period of time where specified in this code or referenced standards. Records shall be made available for inspection by the *fire code official*, and a copy of the records shall be provided to the *fire code official* within thirty days of the inspection, test, service, or maintenance taking place.

The *fire code official* is authorized to prescribe the form and format of such recordkeeping. The *fire code official* is authorized to require certain required records be filed with the *fire code official*.

**\*Add\* Section [A] 109.3.1 Records submission.** When required inspection, testing, servicing, or maintenance occurs on any new or existing fire protection system, all documentation shall be submitted to the *fire code official* via the *approved* third-party inspection reporting system. Submitting parties are responsible for any fees associated with the submission of reports via the third-party reporting system. Failure to submit applicable documentation via the *approved* third-party reporting system is a violation of the provisions of this section.

**\*Revision\* Section [A] 111.1 Board of appeals established.** Add the following to the end of the section: "The Board of Directors of the Cottleville Community Fire Protection District shall serve as the board of appeals."

**\*Delete\* Section [A] 113.3 Qualifications.**

**Section [A] 112.4 Violation penalties.** Replace "[SPECIFY OFFENSE]" with "Class B Misdemeanor".  
Replace "[AMOUNT]" with "five hundred".  
Replace "[NUMBER OF DAYS]" with "six months".

**Section 307.2 Permit required.** Replace "a bonfire." with "any open burning larger than 3' in diameter and 2' in height."

**\*Add\* Section 307.2.2 Permitted materials.** Materials permitted to be burned include yard waste, such as trees, tree leaves, brush, and other vegetation, as well as untreated lumber. Yard waste must be generated on the property of the approved burn location.

**\*Add\* Section 307.6 Open burning size limitation.** Open burning for land clearing purposes without an air curtain shall be limited to 6'x6'x6'. Allowances for larger burns will be considered by the *fire code official*, provided extra precautions are provided, and duration of burning is of concern.

**\*Revision\* Section 319.2 Permit required.** Any mobile food preparation vehicle shall require an operational permit from the *fire code official* for each deployment or location prior to placing the vehicle in its proposed set-up location.

**Exceptions:**

1. A permit is not required from the *fire code official* if the vehicle has a current annual fire safety inspection sticker and certification from the City of St. Louis displayed on the vehicle, although the *fire code official* shall have the authority to conduct an inspection on any food preparation vehicle set up for operation within their jurisdiction to ensure compliance with this code.
2. Mobile food preparation vehicles operating under and in compliance with a permit obtained under Section 319.2.1.

**\*Add\* Section 319.2.1 Event permit required.** An Event Permit is required from the *fire code official* for any location where three or more mobile food preparation vehicles will be set up, or in operation at any one time on the same property, or at the same venue. The event permit may be issued annually for recurring situations with approval of the *fire code official*.

**\*Add\* Section 319.2.2 Separation between vehicles.** There shall be a minimum of ten feet of clear space between any mobile food preparation vehicles, as measured from the furthest extent of the vehicle, or anything tethered to the vehicle, except for a connection to a public utility (water, power, etc.)

**\*Add\* Section 319.2.3 Separation from structures.** There shall be a minimum of twenty feet between any mobile food preparation vehicle and any structure, as measured from the furthest extent of the vehicle, or anything tethered to it (except a connection to a public utility) to the outermost edge of the building roof overhang projected in a vertical plane, directly down to the ground surface.

**\*Add\* Section 319.2.4 Failure to obtain a permit.** The *fire code official* shall have the authority to suspend or revoke the occupancy permit for any commercial occupancy that hosts, or otherwise allows an unpermitted mobile food preparation vehicle to operate on its property in violation of Section 319.2.

**\*Revision\* Section 503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 26 feet, exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13'-6".

**\*Revision\* Section 503.2.4 Turning radius.** The required turning radius of a fire apparatus road shall be at least 37' curb to curb, and 46' wall to wall.

**\*Add\* Section 503.2.5.1 Cul-de-sacs.** Cul-de-sacs constructed on public or private residential streets shall be without an island, median, or other obstruction in the center.

**\*Revision\* Section 503.3 Marking.** Where required by the *fire code official*, approved signs or other approved notices or markings that include the words “NO PARKING—FIRE LANE” shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times, and be replaced or repaired when necessary to provide adequate visibility. In addition to meeting the requirements of Section D103.6, *fire lanes* shall be marked as follows.

1. Curbs shall be painted red along the entire distance of the *fire lane*. Minimum 4” white letters, with 1” stroke stating “NO PARKING—FIRE LANE” shall be stenciled on the curb at 25’ intervals.
2. Rolled curbs, or surfaces without curbs, shall have a red 6” wide stripe painted on the rolled curb or edge of pavement, extending the length of the designated *fire lane*. The surface adjacent to the strip shall be marked with block lettering a minimum of 18” in height, and with a minimum 3” brush stroke reading “NO PARKING—FIRE LANE”. Lettering shall be in white and spaced at no more than 50’ intervals.

**\*Add\* Section 503.6.1 Electronically operated security gates.** Electronically operated security gates may be installed across any fire apparatus access route, and meet the following conditions.

1. Must set at least fifty feet off any cross street, unless approved by *fire code official*.
2. Shall open to a clear width of twenty feet, or the width of the pavement.
3. Must utilize an approved gate and key switch.
4. When opened for an emergency, the gate shall remain open until the fire department returns the gate to normal operation.
5. In the event of power failure, the gate must be able to be opened manually.
6. The operating mechanism must have the capability to be manually released in the event of failure of the opener, not due to power failure.

**\*Add\* Section 503.6.2 Manually operated security gates.** Manually operated security gates may be installed across fire apparatus access routes in the following circumstances.

1. Private roadways which are not maintained or owned by any county, city, town, village, or other municipality.
2. Any non-primary point of ingress or egress of the property being enclosed, provided it also considered a private roadway.

The following conditions must be met for installation of any manually operated security gate.

1. Must set at least fifty feet off any cross street, unless approved by *fire code official*.
2. Shall open to a clear width of twenty feet, or the width of the pavement.
3. Must use an approved padlock.

**\*Revision\* Section 505.1 Address identification.** Replace “4 inches” with “6 inches”, and “½ inch” with “1 inch”.

**\*Revision\* Section 506.1 Where required.** Insert as the second sentence of the paragraph: “Key boxes shall be required for buildings equipped with a fire alarm system or fire sprinkler system.”



**\*Revision\* Section 506.1.2 Key boxes for fire service elevator keys.** Key boxes shall be provided for fire service elevator keys, and shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system used by the fire district, and *approved by the fire code official*.
2. The front cover shall be permanently labeled "Elevator Keys".
3. The key box shall be mounted at each elevator bank, at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted between 5'-0" and 5'-6", measured to the top of the box, in a location approved by the *fire code official*.

This section is applicable only to elevators installed after December 11, 2023.

**\*Revision\* Section 507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.8.

**\*Revision\* Section 507.5.1 Where required.** Add Exception 3, which shall read "No fire hydrant will be required for a single-family dwelling, or development of up to three single-family dwellings constructed along an existing public street, with no access to a public water system."

**\*Revision\* Section 507.5.1.1 Hydrant for standpipe systems.** Revise to "Hydrant for standpipe and automatic sprinkler systems. Buildings equipped with an *automatic sprinkler system* installed in accordance with Section 903, or a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 150' of the fire department connections."

**\*Revision\* Section 507.5.2 Inspection, testing, and maintenance.** The utility company, private fire hydrant owner, or District shall make, or cause to be made, not less than annually, an inspection for proper operation of each fire hydrant within the boundaries of said District. Fire hydrant systems shall be maintained in an operational condition at all times, and shall be repaired when defective. The District shall convey, via e-mail or written notification, any defect or deficiency found during inspections of fire hydrants to the appropriate responsible party. Any defective, non-operational, or deficient fire hydrant that is not repaired within seven days of receipt of District notification shall be in violation of this ordinance.

Each water utility, person, business, corporation, or entity responsible for the operation and maintenance of a fire hydrant within the boundaries of the Cottleville Community Fire Protection District, shall immediately notify the *fire code official* when a fire hydrant is non-operational.

**\*Add\* Section 507.5.3.1 Private fire hydrants.** Private fire hydrants are required to be painted entirely red, specifically, PPG Brilliant Red, or an equivalent.

**\*Add\* Section 507.5.4.1 Parking near hydrants.** When fire hydrants are located where potential vehicle parking or standing is possible, those activities shall be restricted for ten feet in all directions of the fire hydrant.

**\*Add\* Section 507.5.4.2 Parking near fire department connections.** Parking and standing of vehicles shall be restricted for five feet in all directions of a fire department connection.

**\*Revision\* Section 507.5.5 Clear space around hydrants.** There shall be no obstructions (plants, decorative grasses, bushes, mailboxes, etc.) within six feet of any fire hydrant, in all directions.

**\*Add\* Section 507.5.7 Fire hydrant classification.** Fire hydrants installed after the effective date of this ordinance shall be classified as follows:

Class AA: mains of 14", or larger

Class A: mains of 12"

Class B: mains of 8" and 10"

Class C: mains of 6", or smaller

**\*Add\* Section 507.5.8 Public fire hydrant painting.** Public fire hydrants shall have the barrels and caps painted entirely yellow, unless specified in a city ordinance. Bonnets shall be painted as follows:

Class AA: Blue

Class A: Green

Class B: Orange

Class C: Red

**\*Add\* Section 507.6 Tampering with a fire hydrant.** It shall be unlawful for any person to use or operate a fire hydrant for any purpose other than the suppression of a fire. This provision does not apply to employees of a municipality or village, firefighters, or employees of a water utility while performing normal duties associated with their job. Other approval for operation of a fire hydrant may be granted by the water utility.

**\*Add\* Section 507.7 Fire hydrant requirements.** All fire hydrants shall:

1. have two 2-1/2" outlets;
2. have one 4-1/2" outlet, set at 18"-24" from finished grade to center of outlet;
3. have a 5-1/4" valve;
4. have a 6" barrel;
5. be of break-away design;
6. be frost-free;
7. have chains on caps; and
8. have left-hand National Standard Threads (NST) on all outlets.

**\*Add\* Section 507.7.1 Fire hydrant control valve.** Each fire hydrant shall be provided with a control valve in the hydrant connection, such that the hydrant can be removed from service without shutting off the water supply to other fire hydrants.

**\*Add\* Section 604.2.1 Elevator emergency operations testing.** All elevators that are equipped with emergency elevator operations in accordance with ASME A14.1, listed in Chapter 45, shall be tested at least once each year in all phases of emergency functions. An approved elevator service company shall conduct tests. Records of all inspections, tests, and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years.

**\*Add\* Section 901.6.3.2 Records to fire code official.** Within thirty days of the completion of required system inspections, tests, and maintenance, an electronic copy of the report shall be forwarded to the *fire code official*. Submission of these reports shall be in compliance with Section [A] 109.3.1.

**\*Add\* Section 903.7 Water supply control valves.** All *automatic sprinkler systems*, except *limited area sprinkler systems*, shall be provided with a post indicator valve, which shall control the water supply to all *automatic sprinkler systems* in that building. Installation of the post indicator valve shall not have the capability to shut the water supply to any fire hydrants.

**Exception:** A non-indicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench may be approved for NFPA 13R systems, with approval of the fire code official.

**\*Add\* Section 904.4.4 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 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.

**\*Add\* Section 907.11 FALSE FIRE ALARMS**

**\*Add\* Section 907.11.1 Definitions**

**\*Add\* Section 907.11.1.1 Alarm system.** For the purposes of Section 907.11 only, "alarm system" is defined as any mechanical or electrical device which is designed to be actuated manually or automatically upon the detection of fire or smoke in the protected structure, through the emission of a sound, or transmission of a signal or message.

**\*Add\* Section 907.11.1.2 False Alarm.** For the purposes of Section 907.11 only, "false alarm" is any activation of an alarm system, intentionally or by inadvertence, negligence, or unintentional act to which results in a fire district response, including activation caused by the malfunction of the alarm system, except that the following shall not be considered a false alarm.

1. When the fire code official determines that an alarm has been caused by the malfunction of the indicators at St. Charles County Department of Dispatch and Alarm Center.
2. When the *fire code official* determines that an alarm has been caused by damage, testing, or repairs of telephone equipment or lines by the telephone company.
3. When an alarm is intentionally caused by an occupant acting under the reasonable belief that a need exists to call the fire district.
4. When an alarm is followed by a call to St. Charles County Department of Dispatch and Alarm Center canceling the alarm by giving proper information prior to the arrival of fire apparatus as to the source of the alarm.

**\*Add\* Section 907.11.2** Every responsible party either owning or occupying a premises within the boundaries of the Cottleville Community Fire Protection District, in or on which premises is installed an automatic fire alarm, fire detection, or automatic fire sprinkler system, shall maintain such system in such operable condition that the alarm system shall not transmit false alarms resulting in fire apparatus response.

**\*Add\* Section 907.11.2.1** It shall be unlawful for any owner or occupant to reduce the effectiveness of the required or installed protection, except that this shall not prohibit the owner or occupant from temporarily reducing or discontinuing the protection where necessary to make tests, repairs, alterations, or additions. The *fire code official* shall be notified prior to commencement of such tests, repairs, alterations, or additions, and of their completion, and shall be advised of the extent of any such work for additional requirements. Whenever an alarm system is to be shut off for repairs, it shall be the owner's or occupant's responsibility to determine that the service contractor performing such repairs has notified the fire district of the pending interruption prior to such action. If the system is monitored by a central station supervising station, they shall be notified prior to taking the alarm system out of service. If a fire district response results from the shut off, and the fire district and central station supervising company were not notified prior to the shut off, a fine of one hundred dollars will be assessed to the building owner for each alarm received.

**\*Add\* Section 907.11.2.2** Should an alarm system transmit a false fire alarm to the Cottleville Community Fire Protection District, either directly or through a central dispatching service, or should inspection of such system by any member of the Fire District reveal that a system is in a state of maintenance or disrepair that the system is likely to transmit a false alarm, or is incapable of transmitting an alarm at all, the owner or occupant of the premises shall take such remedial action as necessary, and shall make or cause to make such adjustments and repairs to the alarm system that the fire code official shall order, to abate the conditions causing the transmission, or likelihood of transmission of false fire alarms.

**\*Add\* Section 907.11.2.3** Any person, firm, corporation, or other entity given an order by the fire code official, pursuant to Section 907.11.2.2, herein, shall comply within twenty-four hours after such order has been given. Any person, firm, corporation, or other entity who shall fail to comply within twenty-four hours after such order has been given shall be fined one hundred dollars for each and every day that such violation shall occur, or continue to occur.

**\*Add\* Section 907.11.3 Service charges.** All false alarms resulting with a fire apparatus response shall result in the following service charges to the alarm system's owner, or occupant.

1. A warning for the first false alarm for a device, or devices in the general area, in a calendar year.
2. \$50.00 for the second false alarm, for the same device, or devices in the general area, in a calendar year.
3. \$100.00 for the third false alarm, for the same device, or devices in the general area, in a calendar year.
4. \$200.00 for the fourth and any subsequent false alarm, of the same device, or devices in the general area, in a calendar year.

Upon determination of the *fire code official* that a false alarm has occurred, the District shall send a notice to the alarm user, notifying the alarm user of the determination, and directing payment of the appropriate service charge within thirty calendar days.

Willful refusal to pay any such service charge within thirty days of notice shall constitute a violation, but in prosecution of any violation, the Fire District shall prove, in addition to the willful refusal to pay, that the service charge was properly imposed.

**\*Revision\* Section 3103.2 Approval required.** *Tents and membrane structures* having an area in excess of 900 square feet shall not be erected, operated, or maintained for any purpose without first obtaining a permit and approval from the *fire code official*.

**Exceptions:**

1. Tents used exclusively for recreational camping purposes.
2. Funeral tents and curtains, or extensions attached thereto, when used for funeral services.
3. Tents and awnings open on all sides, which comply with all of the following:
  - 3.1 Individual tents having a maximum size of 900 square feet.
  - 3.2 The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet shall not exceed 900 square feet.
  - 3.3 A minimum clearance of 12 feet to structures and other tents shall be provided.

**\*Delete\* APPENDIX A**

**APPENDIX B: FIRE-FLOW REQUIREMENTS FOR BUILDINGS.** This appendix is hereby adopted.

**APPENDIX C: FIRE HYDRANT LOCATIONS AND DISTRIBUTION.** This appendix is hereby adopted.

**APPENDIX D: FIRE APPARATUS ACCESS ROADS.** This appendix is hereby adopted.

**\*Revision\* D103.3 Turning radius.** The minimum turning radius of a fire apparatus road shall be at least 37' curb to curb, and 46' wall to wall.

**\*Revision\* D107.1 One- or two-family dwelling residential developments.** Developments of one- or two-family dwellings, where the number of *dwelling units* exceeds 100, shall be provided with separate and *approved* fire apparatus access roads.

**Exceptions:**

1. Where there are more than 100 *dwelling units* on a single public or private fire apparatus access road, and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

**\*Delete\* APPENDIX E**

**\*Delete\* APPENDIX F**

**\*Delete\* APPENDIX G**

**\*Delete\* APPENDIX H**

**\*Delete\* APPENDIX I**

**\*Delete\* APPENDIX J**

**\*Delete\* APPENDIX K**

**\*Delete\* APPENDIX L**

**\*Delete\* APPENDIX M**

**\*Delete\* APPENDIX N**

**SECTION THREE:**

That the 2021 International Mechanical Code, First Printing, March 2020, as published by the International Code Council, as amended, is hereby adopted as the Mechanical Code of the Cottleville Community Fire Protection District.

- A. The following additions, revisions, insertions, and/or deletions are to be made to the 2021 International Mechanical Code, First Printing, March 2020.

**Section [A] 101.1 Title.** Replace “[Name of Jurisdiction]” with “Cottleville Community Fire Protection District of St. Charles County, Missouri”.

**Section [A] 103.1 Creation of agency.** Replace “[NAME OF DEPARTMENT]” with “fire prevention bureau of the Cottleville Community Fire Protection District”. Also, replace “code official” with “fire marshal”.

**\*Add\* Section [A] 103.1.1** Wherever “*code official*” appears in such Code, it shall be defined as fire marshal of the Cottleville Community Fire Protection District of St. Charles County, Missouri.

**Retain only Chapters 1 and 2 in their entirety, along with Sections 504, 506, 507, 509, 606, 607, and any other section specifically cited in the International Building Code, International Fire Code, or International Existing Building Code. All other chapters and sections shall be deleted.**

**SECTION FOUR:**

That the 2021 International Existing Building Code, First Printing, December 2020, as published by the International Code Council, as amended, is hereby adopted as the Existing Building Code of the Cottleville Community Fire Protection District.

- A. The following additions, revisions, insertions, and/or deletions are to be made to the 2021 International Existing Building Code, First Printing, December 2020.

**Section [A] 101.1 Title.** Replace “[Name of Jurisdiction]” with “Cottleville Community Fire Protection District of St. Charles County, Missouri”.

**Section [A] 103.1 Creation of agency.** Replace “[NAME OF DEPARTMENT]” with “fire prevention bureau of the Cottleville Community Fire Protection District”. Also, replace “code official” with “fire marshal”.

**\*Add\* Section [A] 103.1.1** Wherever “code official” appears in such Code, it shall be defined as fire marshal of the Cottleville Community Fire Protection District of St. Charles County, Missouri.


**SECTION FIVE: VALIDITY.** The Board of Directors of the Cottleville Community Fire Protection District of St. Charles County, Missouri, hereby declares that should any section, paragraph, sentence, or word of this Ordinance or of the Code hereby adopted be declared for any reason to be invalid, it is the intent of this Board of Directors that it would have passed all other portions of this Ordinance independent of the elimination here of any portion as may be declared invalid.

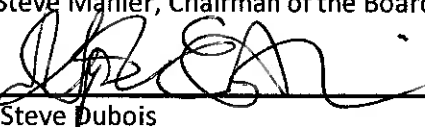
**SECTION SIX: SAVINGS.** Except as specifically set forth herein, nothing contained in this Ordinance shall in any manner deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other Ordinance of the District, or the requirements thereof, whether or not relating to, or in any manner connected with the subject matter hereof.

**SECTION SEVEN: SEVERABILITY.** If any term, condition, or provision of this Ordinance shall, to any extent be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects, and continue to be effective, and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the District, and shall thereafter be binding.

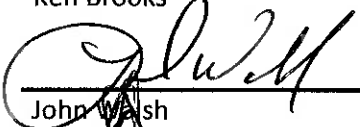
**SECTION EIGHT:**

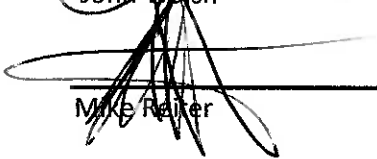
This Ordinance No. 21, having been duly considered and voted upon by the Board of Directors of the Cottleville Community Fire Protection District, was duly enacted as an Ordinance of said District on December 11, 2023

  
\_\_\_\_\_  
Steve Mahler, Chairman of the Board of Directors  
Date 12/11/23

  
\_\_\_\_\_  
Steve Dubois  
Date 12/11/23

  
\_\_\_\_\_  
Ken Brooks  
Date 12/11/23

  
\_\_\_\_\_  
John Walsh  
Date 12/11/23

  
\_\_\_\_\_  
Mike Reiter  
Date 12/11/23