

Proposed Changes to the 2009 International Property Maintenance Code

101.1 *Title:* These regulations shall be known as the Property Maintenance Code of the City of St. Clair, Missouri, hereinafter referred to as “this code”.

Add New Subsection

103.4.1 *Occupancy Permit Required:* It shall be unlawful for any person to or any owner or agent thereof to permit the occupancy of any building or addition thereto, or any thereof, for any purpose until a certificate of occupancy has been issued by the Building Commissioner or designated person. Every owner, agent or manager of any building, or addition thereto, shall inform the Building Commissioner whenever any portion of said building or any dwelling unit therein becomes vacant and request an inspection thereof under the provisions of this code.

103.5 *Fees:* The fees for activities and services performed by the City of St. Clair in carrying out its responsibilities under this code shall be paid in accordance with the schedule of fees as provided in Ordinance No. 1602 of the Code of Ordinances of the City of St. Clair.

106.4 *Violation Penalties:* Any person who shall violate a provision of this Code shall, upon the conviction thereof, be subject to any penalties as Provided in Chapter 12 ½ Housing – Article III – Administration - Sections 12 ½ - 39 thru 12 ½ - 41 of the Code of Ordinance of the City of St. Clair.

Add New Subsection

108.2.2 *Requirements for securing:* Every unsecured opening in a vacant structure shall be completely covered with one-half (1/2) inch exterior grade plywood shall be painted in a color matching the building color. The use of other materials for securing structures must first be approved by the Code Official or his/her designee.

111.2 *Membership of Board of Appeals:* The Board of Appeals shall consist of the Board of Alderman.

2.02 *Mold and Mildew:* [Add the following definition:]

Any visible or otherwise demonstratable growth of microscopic organism or fungi that feeds on damp conditions in the interior of a

residential building to cause a health hazard or damage to the structure thereof, excluding the presence of mold or mildew which is minor in nature caused by inappropriate housekeeping practices or the improper use of natural or mechanical ventilation.

Unsanitary: [Add the following definition:]

A building which is not clean. A building that has an accumulation of debris or filth or rubbish or garbage or vermin or mold or mildew or offensive material.

302.4 **Weeds:** Insert the words “ seven (7) inches (175mm) “.

Add New Subsection

302.7.1 **Fences:** All fences shall be maintained in good repair and free of growth of trees, brush and weeds.

Add New Subsection

303.1.1 **Swimming Pools and Hot Tubs:** Swimming pools, hot tubs, or similar water containing equipment shall not be drained, or backwashed, in such a manner to allow the water discharge onto adjacent property(s).

304.3 **Premises Identification:** Delete the last sentence. Add the following: Letters and numbers shall be a minimum of three (3) inches in height for residential, and six (6) inches in height for commercial, and a strike of one-half (1/2) inches wide.

304.14 **Insect Screens:** Insert dates April fifteenth (15th) to November fifteenth (15th) as the required time period to have Insect Screens in place:

During the period from April fifteenth (15th) to November fifteenth (15th), every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any area products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than sixteen (16) mesh per inch and every swinging door shall have a self-closing device in good working condition. Exception : Screen doors shall not be required where other approved means, such as air curtains, or insect repellent fans, are employed.

307.1

General: Change (4) risers to (3) risers requiring a handrail on one side of the stairway:

Every exterior and interior flight of stairs having more than three (3) or more risers shall have a handrail on one (1) side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than thirty (30) inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than thirty (30) inches (762 mm) high or more than forty two (42) inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than thirty (30) inches (762mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Add New Section

404.8

Basements: No room(s) in any basement shall be used for habitable purposes unless the room(s) meet the requirements set forth herein:

1. The room(s) shall be dampproof and waterproof.
2. The room(s) shall have a minimum ceiling height of seven (7) feet.
3. The room(s) shall have natural light and ventilation in accordance with the code set forth herein: Sections (402 and 403)
4. Basement bedrooms shall have a minimum of one (1) window to be useable for an emergency egress in accordance with Section 702.4 of this code and shall be provided with a direct and unobstructed route to a main stairway.

507.1

Storm Drainage: Delete section and replace with:

Drainage of roofs and paved areas, yards and courts, and other spaces on the premises shall discharge into the City's storm sewer or street and shall not be discharged into any sanitary sewer system or in any manner that creates a public nuisance by discharging onto adjacent property(s).

602.3

Heat Supply: Insert dates October (1st) to May fifteenth (15th)

Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October first (1st) to May fifteenth (15th) to maintain a

temperature of not less than 68 F (20 C) in all habitable rooms, bathrooms and toilet rooms.

602.4

Occupiable work spaces: Insert dates October first (1st) to May fifteenth (15th)

Indoor occupiable work spaces shall be supplied with heat during the period from October first (1st) to May fifteenth (15th) to maintain a temperature of not less than sixty five degrees Fahrenheit (65F) eighteen degrees Celsius (18C) during all working hours.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

Add New Section

703.3

Garage(s): Private garages in “R-1”, “R-2”, “R-4 and “I-1” occupancies shall be separated from the interior spaces and attic by a minimum of five-eighths (5/8) inch fire-rated gypsum board or equivalent.

The door(s) between the garage and the interior spaces shall be a minimum of a solid wood door not less than one and three-eighths (1 3/8 “) inch (35mm) in thickness or solid or honeycomb core steel door not less than one and three-eighths (1 3/8) inches (35mm) thick or a twenty (20) minute fire- rated door.

Add New Subsection

704.2.1

Locations: It shall be the duty of the owner/occupant of every existing single-family, two-family, multi-family and manufactured home to install and maintain approved smoke detectors in the following locations:

1. In the hallway, or in the immediate vicinity of bedrooms;
2. In all bedrooms; and
3. On each story or level within the dwelling unit, including basements.
4. In other locations required by the Code Official.

Add New Section

705

Carbon Monoxide Detectors.

705.1 *Required* : Every dwelling unit that relies on fuel gas or combustible liquid or wood burning appliances for heat, ventilation or hot water, or has a garage attached to the dwelling unit, shall be equipped with at least one (1) approved carbon monoxide detector alarm in operating condition within fifteen (15) feet of every room used for sleeping purposes.

705.1.1 *Responsibility* : It is the responsibility of the owner of the dwelling unit to supply and install all required carbon monoxide detector(s) to the manufacturer's specification. It is the responsibility of the occupant of the dwelling unit to test and provide general maintenance for the detector(s) and to notify the owner or authorized agent of the owner in writing of any deficiencies that the occupant cannot correct. The occupant shall provide the owner or owner authorized agent with access to the dwelling unit to correct any deficiencies in the carbon monoxide detector that has been reported.

705.1.2 *Type of alarm*: The carbon monoxide detector(s) required being either battery operating, AC plug-in with battery back-up, or wired into the structure's AC power with battery back-up.

Appendix A *Boarding Standard*