

AN ORDINANCE AMENDING BUILDING AND PLUMBING REGULATIONS

WHEREAS, the City has deemed it necessary and appropriate to adopt certain building and plumbing regulation amendments and revisions thereto.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF EUREKA, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1:

Section 5-3.8(a) of the Municipal Code of the City of Eureka, Missouri, is hereby repealed in its entirety, and new Section 5-3.8(a) is hereby enacted in lieu thereof and shall read as follows:

(a) It shall be unlawful to construct, enlarge, alter or demolish a structure or change the nature or type of occupancy of a building or structure requiring greater strength, exitway or sanitary provisions or to change to a prohibited use or to install or alter any equipment for which provision is made or the installation of which is regulated by code, ordinance or regulation, without first filing an application with the building official in writing and obtaining the required permit therefor; except, that ordinary repairs, as defined in Section 105.2 of the International Building Code and Section R105.2 of the International Residential Code, which do not involve any violation of the codes shall be exempt from this provision.

SECTION 2:

Section 5-3.9(b) of the Municipal Code of the City of Eureka, Missouri, is hereby repealed in its entirety, and new Section 5-3.9(b) is hereby enacted in lieu thereof and shall read as follows:

(b) *By Whom Made.* Application for a permit shall be made by the owner or lessee of the building or structure or agent of either or by the licensed engineer or architect employed in connection with the proposed work. If the application is made by a person other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or the qualified person making the application that the proposed work is authorized by the owner in fee and that the applicant is authorized to make such application. The full names and addresses of the owner, lessee, applicant and of the responsible officers, if the owner or lessee is a corporate body, shall be stated in the application. All applications for a permit shall be accompanied by a copy of a valid State issued identification card.

SECTION 3

Sections 5-3.15 and 5-3.16 of the Municipal Code of the City of Eureka, Missouri, are hereby repealed in their entirety, a new Section 5-3.15 is hereby enacted in lieu thereof and shall read as follows, and Section 5-3.16 is hereby reserved for future use:

Section 5-3.15. Permit Fees.

The building permit fee for new construction, additions, alterations and remodeling shall be based on the value of construction in accordance with the following:

\$500.00 to \$25,000.00	\$50.00
each additional \$1,000.00 or fraction thereof	\$ 3.00

The value of construction shall be determined by the Building Commissioner, based on any or all of the following:

- (a) The estimated construction cost provided by the applicant;
- (b) Valuation tables provided by the International Code Council with modifiers to the St. Louis area;
- (c) Cost for similar construction projects; or
- (d) Cost estimates on a component basis developed by the Building Commissioner. Valuation information shall be provided to the applicant and be reasonably, yet realistically, determined.

SECTION 4:

Section 5-3.17 of the Municipal Code of the City of Eureka, Missouri, is hereby repealed in its entirety, and new Section 5-3.17 is hereby enacted in lieu thereof and shall read as follows:

5-3.17. Demolition Permits

On change of ownership excepting newly constructed structures for which an occupancy permit has been issued upon completion of construction of a structure and issued within a thirty (30) day period prior to ownership change, it shall be unlawful for any person to hereafter occupy or any owner or agent thereof to permit the occupancy of any building or addition thereto, or part thereof, for any purpose until a Certificate of Exterior Appearance Compliance has been issued by the Building Department. The Certificate of Exterior Appearance Compliance shall state that the premises complies with all provisions of this Article.

Where there is a change in ownership of a building, the seller or the seller's agent shall complete the Application for Certificate of Exterior Appearance and shall pay an inspection fee of ten dollars (\$10.00). All applications for an Exterior Appearance Inspection shall be accompanied by a copy of a valid State issued identification card.

The Certificate of Exterior Appearance compliance shall remain in effect for a period of six (6) months from the date of issuance.

SECTION 5:

Section 16-6 of the Municipal Code of the City of Eureka, Missouri, is hereby repealed in its entirety, and new Section 16-6 is hereby enacted in lieu thereof and shall read as follows:

16-6. County Rules and Regulations Adopted.

The rules and regulations governing plumbing installations, drains, drain laying and plumbing devices in the City shall be the rules and regulations promulgated and adopted by the County, pursuant to the laws of the County and the State, with the exception of the following water service line sizing criteria:

The following criteria will be used in sizing water service lines serving single-family dwellings:

1" service line - up to 3½ 4½ bath (27 g.p.m. maximum)

1½" service line - more than 6 4½ baths.

Roughed-in fixtures shall be included in the count.

Additional consideration must be given to high-flow fittings, fixtures and systems such as roman type tub fillers, pressure canister water closets and lawn irrigation systems. Manufacturers' and designers' calculated demand should be determined and added to the demand of the water supply system. If this total demand exceeds the maximum g.p.m. demand indicated above for any specific installation, the service line size must be increased to a size which will accommodate the maximum total demand. The water meter size will be determined by the service line size requirement. The meter shall be the same size as the service line or larger.

SECTION 6:

The provisions contained herein shall remain in full force and effect in the event the City or the third party Municipal Code codification company the City engages makes non-substantive changes to the language herein contained or section numbers herein referenced.

SECTION 7:

All ordinances, parts of ordinances or provisions of the Municipal Code of the City of Eureka in conflict with any provisions of this ordinance are hereby repealed.

SECTION 8:

This ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED AND APPROVED THIS 19TH DAY OF FEBRUARY, 2019.

(Original with signature on file)

Kevin M. Coffey, Mayor

ATTEST:

(Original with signature on file)

Ralph M. Lindsey, Jr., City Clerk