



# Valley Park Fire Protection District

## Amended Building and Fire Codes

### Amended December 23, 2019

## Appendix VPA Administrative

### Section VPA-1.0 Applicability

**VPA-1.0 Applicability:** Appendix VPA shall supersede any requirements, allowances and/or exceptions in the International Building Code, International Existing Building Code and International Fire Code. In the event that any portion of this Amendment comes into conflict with any published code otherwise adopted by the Valley Park Fire Protection District, the Fire Marshal shall have the final rule making authority.

### Section VPA-1.1 Jurisdictional Titles

**VPA-1.1.1** Wherever (name of jurisdiction) appears in such Code, it shall read the Valley Park Fire Protection District of St. Louis County, Missouri.

**VPA1.1.2** “Code official” or “building official” wherever it may appear is defined as the Fire Marshal of the Valley Park Fire Protection District of St. Louis County, Missouri, or their duly authorized representative.

**VPA1.1.3** “Authority Having Jurisdiction” or “AHJ” wherever it may appear is defined as the Valley Park Fire Protection District of St. Louis County, Missouri, or its duly authorized representative.

**VPA-1.2 Rule-making authority:** The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating generally accepted engineering practice.

**VPA-1.3 Schedule of permit fees:** The permit fees for all work done in the Valley Park Fire Protection District or for work performed in areas outside of the District boundaries where contractual inspection and fire prevention services are provided shall be as applied as adopted separately under the Valley Park Fire Protection District Fee Schedule. In the absence of any specified fee for a required permit, the fee shall be \$75 base cost plus \$4.00 per \$1,000 of construction and furnishings cost.

**\*VPA-1.3.1 Fees for Tax-Funded Political Subdivisions.** The fee for any permit issued for work being performed for any government entity or tax-funded political subdivision of this state shall be only the base permit fee and shall not include a construction cost component in the fee calculation where use of the facilities operated by that jurisdiction are provided to the District free of charge and where any permits issued by that jurisdiction to the District are not charged a valuation. For the purposes of this exemption, a political subdivision and any department thereof shall be considered a single entity (e.g. Parks Dept., Public Works Dept.).

**VPA-1.4 Refunds.** Permit fees shall not be refunded in whole or in part, however a permit holder may elect to suspend the start of work on a project for up to one year from payment and issuance of a permit provided work has not started. Notification of the suspension of the start of work shall be made



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

to the building official in writing. Upon the start of any work under the purview of the building official, the permit shall immediately become active.

**VPA-1.5 Means of Appeal:** Any person aggrieved, injured or damaged by a determination, order or decision of the Bureau of Fire Prevention, under the Fire Prevention Code of the Valley Park Fire Protection District, may appeal the same to the Board of Directors of the Fire District, not later than ten (10) days after the date of such order, determination or decision, or the giving of the required notice, whichever date is later. Such appeal shall be in writing, addressed to the Board of Directors of the Valley Park Fire Protection District, and shall state the order, determination, or decision of the Bureau of Fire Prevention which is appealed from, and the reasons of the appellant for disagreement therewith, and the facts of the situation relevant thereto. No such appeal shall be required to be in any particular form or style, of technical pleadings. No such appeal shall stay the order, decision or determination of the Bureau of Fire Prevention, unless the Chairman of the Valley Park Fire Protection District Board of Directors shall so direct the Bureau of Fire Prevention, by written notice, after receipt of such appeal. The Board of Directors, on receipt of such an appeal, shall after the Fire District appeal fix a time not more than thirty (30) days and a place at which such appeal shall be heard. At such hearing the appellant shall be permitted to introduce proof of why his or her appeal should be granted. Such hearing shall be informal, and shall not be bound by the formal rules of evidence adhered to in courts. At such hearing, the appellant may appear in person, or by agent or attorney. At such hearing, the Board of Directors may request such further information, either from the appellant, or from the Bureau of Fire Prevention, or from other staff members of the Fire Protection District, as the Board of Directors may consider appropriate to the matter. After the conclusion of such hearing, the Board of Directors may decide the question forthwith by majority vote of the Directors, or the Board of Directors may take the matter under advisement to be decided by majority vote of the Board at another time, not later than twenty (20) days after such hearing, as the Board may determine. The decision of the Board of Directors shall be entered in the minutes of the Board, in the form of a resolution and may approve or disapprove the matter appealed. If such decision is made at the time of the hearing, then the Board of Directors shall announce the same forthwith to the appellant, or his or her agent or attorney. If the decision is made thereafter, then the Board of Directors shall notify the appellant, or his or her agent or attorney, who appeared at the hearing, in writing, of such decision promptly after the making thereof.

**VPA-1.6 Prosecution of violations thru civil action:** Notwithstanding the provisions hereof, the Code Official, with the approval of the Board of Directors, may cause to be instituted in the name of the District, a civil action for injunction or other appropriate relief to secure a compliance with the provisions of this Code. Injunctive or other appropriate relief shall not be denied on the grounds that an adequate remedy at law exists through the imposition of criminal sanctions.

**VPA-1.7 Violation Penalties.** Persons who shall violate a provision of any code adopted by the Valley Park Fire Protection District 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 subject to the penalties of Sections VPA-1.7.1.1 thru VPA-1.7.1.6.

**VPA-1.7.1 Penalty Fee.** The building official may assess a penalty fee as outlined under VPA-1.7.1.1 thru VPA-1.7.1.10. Violations shall be cumulative, where the consideration of each violation for the purposes of accumulation shall expire 5 years from the date of that violation.



# Valley Park Fire Protection District

## Amended Building and Fire Codes

### Amended December 23, 2019

**VPA-1.7.1.1 First Violation.** Any party engaging in work without a valid permit shall be assessed a fee of \$500 for a first offense. A posted Stop Work Order on site, certified letter or e-mail to the e-mail address listed on the permit application shall be considered sufficient written notice.

**VPA-1.7.1.2 Second Violation.** Where the property owner, occupant or contractor found to be engaging in work without the required permit has been previously provided written warning as defined in Section VPA-1.7.1.1, the building official shall assess a penalty fee of \$500 and at least 25% but no more than 100% of the cost of the permit fee in addition to the normal permit fee.

**VPA-1.7.1.3 Additional Violations.** Where a property owner, occupant or contractor has been found to be engaging in work without the required permit and has also previously been found to be working without the required permit two or more times, the building official shall assess a penalty fee of \$500 and 100% of the cost of the permit in addition to the normal permit fee.

**VPA-1.7.1.4 Party Repeatedly Non-Compliant.** Where the same property owner, occupant or contractor has been found engaging in work without the required permits for work occurring at more than one physical address during the previous 5 years, the violations at separate locations shall be considered cumulative for the purposes of determining penalty fees under Section VPA-1.7.

**VPA-1.7.1.5 Continuing Work After a Stop Work Order.** Any work occurring while a Stop Work Order has been placed by the building official and remains in effect shall be subject to an additional violation under Section VPA-1.7.1.3 each additional day that work is found to be occurring or having occurred without the required permits.

**VPA-1.7.1.6 Fees Due.** Any fees assessed under Section VPA-1.7 shall be paid in-full before a permit will be issued or a Stop Work Order lifted for work to proceed.

**VPA-1.7.1.7 Extenuating Circumstances.** Nothing in Section VPA-1.7 shall apply where a property owner, occupant or contractor can clearly demonstrate a good-faith attempt to have complied with all permitting requirements. (e.g. obtained a permit from the wrong fire jurisdiction) This section shall not apply to situations where a property owner, occupant or contractor failed to exercise due diligence in researching the need for a Fire District permit or disregarded notice to do so by other jurisdictions. Obtaining a permit from a municipality or St. Louis County shall not satisfy the requirement of meeting the intent of this section.

**VPA-1.7.1.8 Work Performed Without Valid Permit.** The building official may require the removal of any and all work performed prior to obtaining a valid permit from the District. The building official may also require any space in which unpermitted work was performed to be restored to a safe condition prior to review of any submittals or issuance of a permit, including repairs to demising walls, penetrations, fire protection assemblies, electrical work, fire sprinkler systems and fire alarm systems. Any work required to make a space safe shall not be subject to penalties under Section VPA-1.7.1.5 provided the work being performed is at the requirement of the building official and limited to restoring a safe condition.



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

**VPA-1.7.1.9 Falsification of Permit.** Upon finding a falsified permit, falsified signature on a permit inspection or a falsified signature or marking on any approval system used by the District during the course of a permit to sign off on partial inspections, the permit shall become void and all fees paid forfeited. A Stop Work Order shall be immediately in effect as no valid permit will be in-place. Additionally, the project shall incur a penalty fee of \$1000 which must be paid before any re-application for permit will be reviewed. Upon review of the re-application, a new permit may be issued again with new fees assessed as any other permit. Where a no valid permit ever existed but a permit was falsified, altered or reposted from a separate location to purport having a District permit, the penalty fee for working without a permit shall apply in addition to the penalty fee for falsification of a permit.

**VPA-1.7.1.10 Residential Dwelling Penalties** The building official shall not assess any fee or fine directly against the lawful residential occupant of any apartment, condominium or home for any violation related to open burning or outdoor cooking appliances. The building official shall have the authority to order the occupant to extinguish a fire in violation of the code and that in his or her opinion based on information available at the time endangers life or property and to order the occupant to remove an open flame (including charcoal grills) cooking device from 1 inside of a dwelling, from inside of an indoor storage area, from a combustible balcony or from a combustible deck. The building official may refuse to approve any new occupancies in a building where such violations are present on adjacent dwelling spaces on the same building. Where such a violation is found during the course of a requested inspection or call for emergency service, the building official or their designee within the District shall have the authority to mitigate the hazard.

**VPA-1.8 Other Permits By Same Party or Parties** Where a permit has been issued for work involving one or more parties, including the property owner, property management firm, contractor and/or tenant, and the parties fail to comply with any requirement of a permit, the Valley Park Fire Protection District may suspend any further inspections on any other permits outstanding and/or to not issue new permits for any of the parties involved until the requirements are met. Nothing in this section waives the requirement for any inspection and no work shall proceed past the point of any required inspection for any permitted work.

#### **VPA-2.0 REFERENCED STANDARDS**

**VPA-2.1 Referenced Standards – NFPA.** The following list of NFPA Standards, in their most recent publication effective at 12:01AM on January 1 of the calendar year following their Edition Year (e.g. January 1, 2015 effective date for NFPA XX 2014 Edition) shall be considered the reference document for the purposes of design, installation and inspection in the Valley Park Fire Protection District unless an earlier version of the NFPA is specifically approved by the fire code official or their authorized representative or unless any specific codes, clauses or amendments contained in the Valley Park Fire Protection District Amended Building and Fire Codes have been established and therefore supercede:



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

NFPA 3

NFPA 13

NFPA 24

NFPA 25

NFPA 70

NFPA 72

NFPA 75

NFPA 80

NFPA 88

NFPA 99

NFPA 101

#### **VPA-3.0 DELETED CODES**

**VPA-3.1 Food Trucks** – Permitting and inspections shall be conducted by the District in accordance with the policy prescribed by the St. Louis Metropolitan Fire Marshal’s Association. In the absence of any policy by the Association, the District may enforce provisions in IFC 2015 for Mobile Food Preparation Vehicles.

**VPA-3.2 Vehicles in Automotive Showroom** – New automobiles, trucks, motorcycles, tractors or motorized vehicles of any kind placed inside of a showroom for display shall not be required to comply with IFC 2015.

**VPA-3.3 Classroom Securement Devices** – Any code relating to Group E occupancy door securement devices for use only in the event of a suspected or verified threat to the occupants during shall be disregarded by the District and building official. Any classroom or room securement devices in a Group E facility shall have facility administration approval, however any and all doors and egress pathways in a common corridor or hallway area shall conform to all applicable codes.

**VPA-3.4 Group E Lockdown and Evacuation Plans** – The District shall not regulate lockdown and/or evacuation plans for Group E occupancies. Any code reference to required approval of such plans by the District or building official shall be disregarded.



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

## **Appendix VP1 Code Requirements for Apparatus Operation**

### **Section VP1-1.0 Applicability**

**VP1-1.0 Applicability:** Appendix VP1 shall supersede any requirements, allowances and/or exceptions in the International Building Code, International Existing Building Code and International Fire Code. In the event that any portion of this Amendment comes into conflict with any published code otherwise adopted by the Valley Park Fire Protection District, the Fire Marshal shall have the final rule making authority.

### **Section VP1-1 Design Vehicle - Apparatus**

**VP1-1.1 – Size:** The Design Vehicle for the purposes of turning radii, access and other site plan considerations shall be the largest apparatus currently in-service or under order by the Valley Park Fire Protection District or any of its mutual aid partners, however under no circumstances shall the design vehicle be smaller than a custom-manufacturer produced aerial ladder truck with tandem rear axles, a 105' platform, weighing at least Ninety Thousand Pounds (90,000#) and with dimensions of at least nine feet (9') wide, thirteen feet six inches (13'6") in height and forty-five feet (45') in length.

### **Section VP1-2 Fire Department Connections:**

**VP1-2.1 – Size:** Fire Department Connections (FDC's) shall consist of a five inch (5") Storz connection into a minimum five inch (5") piping system. The piping system from the FDC to the main sprinkler system piping shall be a minimum of five inches (5") in diameter. The Storz connection shall be installed on a 30 degree down angle.

**VP1-2.2 – Location:** Fire Department Connections (FDC's) shall be located no more than 75 feet from a hydrant capable of a minimum flow of 1500 GPM and shall be located no more than ten feet (10') from a paved surface capable of supporting a Ninety Thousand Pound (90,000#) aerial fire apparatus.

**VP1-2.3 – Walkway:** A walkway shall be provided between the paved apparatus access and the FDC. The walkway shall be of hot-placed asphalt pavement or of poured-in-place concrete and shall be a minimum of 36 inches in width.

**VP1-2.4 – Visibility:** The Fire Department Connection (FDC) shall be clearly marked with a sign. The sign shall have the legend "FDC" in white letters six inches (6") in height on a red retro-reflective background. The sign shall be permanently affixed to the building above the FDC. The FDC shall be visible from the apparatus access area and shall not be obstructed by any landscaping or other concealment device.

### **Section VP1-3 Aerial Ladder Apparatus Access**



# Valley Park Fire Protection District

## Amended Building and Fire Codes

### Amended December 23, 2019

**VP1-3.1: Rooftop Access:** All buildings with at least one side elevation of less than seventy (70) feet, as measured from the ground to the top edge of any wall, roof or other building assembly shall have a location designated for aerial apparatus rooftop access.

**VP1-3.2: Paved Access:** Where Section VP-1.2.1 is applicable, the property shall feature a location on the paved parking/driving area or accessed from the paved parking/driving area that is designated an "Aerial Ladder Access" location. The designated area shall be able to accommodate an aerial apparatus fifty (50) feet in length, twenty (20) feet in width and capable of supporting a tandem drive axle apparatus with a gross weight of Ninety Thousand Pounds (90,000#). The location shall be such that the aerial turntable of the apparatus is no more than 45 feet from the side of the building. The location may be part of the driveway, loading area or other paved driving surface but shall not be a location where vehicles are allowed to be parked and left unattended for any amount of time.

**VP1-3.3: Marking:** The Aerial Apparatus Access location shall be marked with a 12"x18" sign, with a legend of "Aerial Ladder Access" consisting of white letters and border on a red retro-reflective background. Additionally, the location of the centerline of the aerial apparatus turntable shall be marked with a painted or epoxy thermoplastic 4" red stripe placed horizontally across the pavement.

**VP1-3.4: Rooftop Ladder Landing:** There shall be an established rooftop ladder landing location on the flat roof of any building where the top edge of the building measures seventy (70) feet or less from the adjacent ground surface to receive the ladder from the aerial apparatus at the designated access area as designated by the Fire Marshal.

**VP1-3.4.1: Delineation:** The landing shall be delineated by two permanently affixed red posts, a minimum of eighteen (18) inches tall as measured from the top or outermost edge of the roof to the top of the posts, and wrapped in red retro-reflective sheeting. The posts shall be flexible delineation posts as typically found on highway or aviation taxiway systems and shall give or bend if they come into contact with the aerial ladder. The posts shall be placed 6 feet apart (center to center) on the edge of the building roof or parapet wall and shall be clearly visible from the ground level.

**VP1-3.4.2: Landing Platform:** On any building with a parapet wall that extends more than six (6) inches above the plane of the roof, a platform shall be built as a landing area for egress from the aerial ladder. The platform shall be a minimum of six (6) feet wide by six (6) feet long and shall extend between the Delineation posts required in Section VP-1.2.4.2. The platform shall feature a handrail on at least one side that extends forty-two (42) inches above the platform landing and stairs.



**VP1-3.4.3: Materials:** The landing shall be made of metal. All standing, walking and landing stairway surfaces shall be made of diamond safety grating punched metal tread plate.



# Valley Park Fire Protection District

## Amended Building and Fire Codes

### Amended December 23, 2019

**VP1-3.4.4: Stairway Access to Landing Platform:** Any elevated landing platform shall be accessed from the rooftop surface by stairs conforming to Section 1009 of the 2012 International Building Code, however no portion of that code shall supersede anything in Appendix VP1.

**VP1-3.4.5: Securement:** Any landing and stairway access shall be permanent affixed to the roof by bolted or welded connections.

**VP1-3.4.6: Roof Edge Suitable for Aerial Ladder:** The edge of the roof or parapet wall at the identified aerial ladder landing area shall be built of a material that can accommodate the placement of the aerial ladder gently against the building without damaging the building or aerial apparatus. Furthermore, the roofing and/or parapet wall material shall be of a composition and affixed in a manner to allow persons and equipment to come into contact with the roof, stand or hold onto the roof or otherwise load the roof in such a manner during egress from the ladder or rooftop without the roof or parapet failing, disfiguring or otherwise becoming unstable or unreliable during rooftop access operations.

#### Section VP1-4 Fire Lanes

**VP1-4.1 Definition:** A fire lane is any pathway or surface on public or private property, including public streets and highways, suitable for operation of a motor vehicle, that may be so designated by the Fire Marshal to ensure proper access for fire apparatus, ambulances and support vehicles to perform emergency services to the public. A Fire Lane may be designated to restrict access, parking or both. The minimum clear path required for fire apparatus to travel and operate is eighteen (20) feet in width.

**VP1-4.2 Designation:** Fire Lanes shall be located as necessary to ensure access for fire and emergency medical services. Fire lanes shall be designated by the Fire Chief, Fire Marshal or other representative authorized by the Fire Chief. Fire lanes must be maintained to full compliance for any adjacent buildings to pass new occupancy and/or annual inspection.

**VP1-4.3 Residential Streets:** Public and private residential streets shall be constructed to a minimum width of twenty-six (26) feet. Where small lot sizes and/or density may create access problems due to on-street parking, the Fire Marshal may designate Fire Lanes under section VP1-4.1 and require a supporting ordinance restricting such from the municipality or St. Louis County. Site plans approved by the District with such a designation are only valid if the ordinance is passed, maintained and enforced.

**VP1-4.4 Cul-De-Sacs:** New public and private residential streets with a cul-de-sac less than ninety-six feet (96') in diameter shall be built without any island, median or other obstruction in the center of the cul-de-sac.

**VP1-4.5 Traffic Calming Devices:** Traffic calming devices such as gates, planters, speed humps, speed bumps, chains, pipes, bars, wood or metal horses or other horizontal or vertical obstructions within the paved driving area are prohibited on any driving surface used by fire apparatus to access an emergency scene, including on public roadways.





# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

**VP1-4.5.1 Exception for Traffic Calming Devices as Part of Engineering Study:** Where a publicly maintained street, road or highway exhibits a significant traffic safety concern, traffic calming devices may be allowed at the discretion of the District subject to the following:

- A. A traffic study has been performed by a licensed Professional Traffic Operations Engineer
- B. The study is sealed by the same who shall be a licensed professional engineer in the State of Missouri
- C. The traffic study identifies one of more specific problems, as verified through engineering study, where traffic calming devices are proposed by the traffic engineer as a likely solution
- D. The installation and maintenance of the traffic calming devices is to be performed by a municipal, county or state agency under whose jurisdiction the maintenance of the driving surface lies
- E. The responsible agency agrees to remove the traffic control devices if the District finds that the devices adversely affect the District's ability to provide adequate EMS & fire protection services due to physical damage to District equipment or inability to adequately navigate the device(s) or retain access to property
- F. The devices do not require District personnel to stop and exit the response apparatus to open, move or otherwise adjust the traffic calming device(s).
- G. The devices do not create a physical obstruction that would damage District apparatus
- H. The installation of devices at any given location shall not automatically approve or qualify installation of similar devices at any other location within the District.

**VP1-4.6 Commercial Streets:** Public and private streets serving commercial properties shall be a minimum of twenty six (26) feet wide with no parking on either side of the street. If on-street parking is to be allowed, the minimum street width shall be increased by eight (8) feet per direction of travel with adjacent parking.

**VP1-4.7 Marking:** Fire lane shall be marked with "No Parking Fire Lane" signs at the beginning and end of every fire lane in accordance with Appendix D of the 2015 Edition of the International Fire Code. Additionally, on private property, the curb shall be painted yellow continuously throughout the fire lane. If no curb is present on private property, the pavement shall be marked "No Parking Fire Lane" every fifty (50) feet in white, yellow or red painted lettering.

**VP1-4.8 Maintenance and Repair:** It shall be the responsibility of the property owner to install and maintain Fire Lanes. Active pavement and/or curb repairs shall have the markings restored upon completion of repair work, however no fire lane markings shall be absent for more than thirty (30) calendar days due to repairs.

**VP1-4.9 Gates:** Gates meeting the conditions described hereinafter may be excepted from the application of VP1-4.5. In such case a Developer, Owner, Board of Trustees, etc. may install a gate if first approved by the Fire Marshal of the Valley Park Fire Protection District upon application, if the Fire Official finds the following:



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

1. That the gate to be erected is at least 40 feet back from the edge of the cross street from which access to the gated road is obtained.
2. The minimum gate width shall be 20 feet or have net clear opening of 12 feet for single lane access.
3. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person from the public side of the gate.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of a Fire Department Master Key – Rapid Entry Knox System.
6. Locking device specifications shall be submitted for approval by the fire code official.
7. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
8. That the developer and/or Board of Trustees, its successors and assigns of the subdivision install a "rapid entry" key operated switch through the Knox Box System, known as a rapid entry system, system approved by the Valley Park Fire Protection District.
9. All developers or Trustees shall install a Lock-Box of adequate size so that all keys needed to gain access to the exterior and interior designated areas (such areas designated for common use and/or all service equipment area) shall be accessible at all times to the Fire District. Owners' shall clearly mark all keys within the Lock-Box and shall indicate doors to which such keys belong. All tags, marking systems, location and size of lock-box, shall be at the discretion of and with the approval of the Fire Marshal.
10. The Developer or Trustee of said development shall install the Lock-Box System according to the Manufacturers recommendations and directions, and at the direction and approval of the Fire Marshal.
11. The Developer or Trustee of said development shall be responsible for any key changes and additions to the plan, or plat filed with the Fire District, and it shall be the responsibility of the Owner to notify the Fire Marshal, in writing, of any changes or additions required in or to the Lock-Box.
12. The cost of Purchase, Installation and Maintenance of the Lock-Box security system shall be the responsibility of the Developer and/or Trust of the subdivision.
13. That the gate shall have installed a power failure override and spring design system which will open the gates in the event of an electric power failure and/or pull pin system.
14. That the Developer and/or Board of Trustees of the subdivision shall agree to keep the gates open at all times during inclement weather.
15. That the developer or Board of Trustees of the subdivision agree to incorporate and adopt in their Indenture of Subdivision Restrictions, a provision accepted by the Valley Park Fire Protection District. The provision must hold the District, its agents and employees, harmless from any and all liability as a result of increased response time directly result of the gated community and the system described and or damage to gates in answering of an emergency call. The maintenance and cost of repair of the gates and supplies shall be at the sole cost of the subdivision.

***Adopted December 23, 2019***



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

16. To provide a means to manually release the gate from the electronically operated mechanism.
17. The Trustees and/or Property Management shall notify the Fire Protection District of any change in the Trustees or Property Management Company.

#### **VP1-5 Building Identification**

**VP1-5.1 Inspection Decals:** The fire code official or their authorized representative may place a decal on the exterior of the building to identify that the commercial building has passed its annual commercial inspection. The decals shall indicate the nominal year of the commercial inspection and shall not be removed without the permission of the fire code official.

**VP1-5.2 Building Systems Decals:** The fire code official or their authorized representative may place a decal on the exterior of the building, preferably near the main entrance, identifying building systems or special considerations that may exist inside the building that may affect the priority or operations of emergency responders at that location. The decals shall not be altered or removed except by the fire code official or their authorized representative.

**VP1-5.3 Enclosed Stairway Color Coding System:** All enclosed stairways in a commercial building shall be identified by a unique color within the commercial building. Stairwells shall be identified by a 3" x 3" retro-reflective decal identifying the color and floor number at each floor. The color-coded decal and legend shall conform to the specifications identified by the Fire Marshal or the designated code official. The decals shall be placed on the lower interior and exterior corner of every stairwell access door and shall also be posted on the lower corner of the main doorway(s) or side glass at the main entrance to the building which displays the physical address along with any other service entrance likely to be used by the fire service in the event of a call for emergency service. The decals shall be arranged so that the left most decal represents the color assignment of the left most stairwell as viewed from the exterior of the building facing the main entrance door. Floor designations shall match the floor designation scheme of any building elevator system and all interior floor designation signage.



# Valley Park Fire Protection District

## Amended Building and Fire Codes

### Amended December 23, 2019

## Appendix VP2 Use of Materials

### VP2-1 Applicability

**VP2-1.0 Applicability:** Appendix VP2 shall supersede any requirements, allowances and/or exceptions in the International Building Code, International Existing Building Code and International Fire Code. In the event that any portion of this Amendment comes into conflict with any published code otherwise adopted by the Valley Park Fire Protection District, the Fire Marshal shall have the final rule making authority.

### VP2-2.0 Temporary Structures

**VP2-2.1 Materials.** All temporary structures shall be constructed of new materials or pre-engineered materials free of damage or defects and specifically designed for assembly, use, disassembly and reuse thru such securement means as pins, bolts and other engineered connections as approved by the building official. Wood members shall be new material unless they are enclosed or an integral part of an engineered system.

**VP2-2.2 Flooring.** All flooring in temporary structures shall be constructed using pre-engineered panels or new structural materials. The use of pre-engineered materials shall be consistent with the manner in which the device or system was designed as indicated thru sealed engineering drawings and/or certification by a nationally-recognized third party evaluator such as Underwriter's Laboratory.

**VP2-2.3 Joist Orientation.** All wood flooring supports and joists shall be oriented so that the joist carries the load with the thickest axis in the vertical (y-axis) plane. Plank-style floor construction shall not be allowed for load-bearing flooring members.

**VP2-2.4 Bearing.** Notwithstanding any other provisions of this code, the joist shall extend beyond the bearing point by a distance equal to or greater than the vertical depth of the joist.

**VP2-2.5 Cables and Straps.** Temporary structures or canopies may be secured with cables or straps displaying a rated design load that exceeds 200% of the estimated wind load on the secured structure for a 40 mile-per-hour sustained wind. Cable or metal-rope ends must be returned from the load point and secured back to the main cable by a crimped or bolted metal cable clamp.

### VP2-3.0 Separation Walls

**VP2-3.1 Separation Not To Circumvent Protection System Requirements.** Separation of two or more adjacent spaces of similar or equal Use Group hazard thru the use of a lobby, atrium, fire barrier, fire wall or fire partition shall not preclude the building official from requiring automatic fire detection or protection systems if the aggregate area of the similar separate areas exceeds the threshold where such systems would otherwise be required if no separation were present.



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

**VP2-3.2 Exclusions Disallowed:** The following uses, regardless of their size in relation to the structure or occupancy, shall not be considered Incidental Uses and shall require building construction and fire protection systems as classified elsewhere:

1. Drive-Thru Service Bays as defined in the IBC
2. Drive-Thru loading or unloading areas

**VP2-3.3 Tenant Separation Walls.** Walls separating tenant spaces in any commercial building shall be fire partitions with a fire resistance rating of no less than 1 hour. The walls shall be continuous from the floor to the underside of the floor, roof slab or deck above and shall be securely attached thereto. These walls shall be continuous through all concealed spaces such as the space above a suspended ceiling. The wall shall be draft stopped and sealed at all penetrations, joints and rated openings.

**Exceptions:**

1. Tenant Separation Walls are not required under Section VP2-4.3 when a multi-tenant building is equipped with an automatic sprinkler system and the tenant spaces are Use Group B or Use Group M.
2. Tenant Separation Walls are not required under Section VP2-4.3 when a multi-tenant building subdivides the tenant space such that all of the following conditions are true:
  - a. Any two adjacent tenant spaces are less than 500 square feet each
  - b. The total square foot area of any floor of the building is less than 4000 square feet.
  - c. The tenants share common bathroom, vending and ancillary areas accessed from a common corridor
  - d. No food preparation areas are within any tenant space

**VP2-4.0 Electrical**

**VP2-4.1 Deleted**

**VP2-4.2 Deleted**

**VP2-5.0 Fire Caulk and Foam**

**VP2-5.1 Fire Caulk** Wherever fire caulk is required as a fire block, fire stop or necessary to maintain the integrity of a wall rating, the fire caulk shall meet a UL 1479 or UL 2079 standard. Expanded tubes must be maintained on a jobsite for inspection as part of any permit. If the inspector is unable to verify the product used, reapplication with a verified product may be required.

**VP2-5.2 Fire Foam** Fire foam may not be used as a fire block, fire stop or as part of any rated wall or building assembly.



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

## **Appendix VP3 Fire Alarm Systems**

### **VP3-1 Applicability**

**VP3-1.0 Applicability:** Appendix VP3 shall supersede any requirements, allowances and/or exceptions in the International Building Code, International Existing Building Code and International Fire Code. In the event that any portion of this Amendment comes into conflict with any published code otherwise adopted by the Valley Park Fire Protection District, the Fire Marshal shall have the final rule making authority.

### **VP3-2 Minimum Requirements**

**VP3-2.1 Fire Alarm Automatic Notification:** Any commercial building with a fire alarm or fire suppression system shall have a monitored fire alarm system that automatically notifies the monitoring service (and 9-1-1 Dispatch via that service) of the activation of the fire alarm, including specific details as to the nature of the alarm. The system shall also feature notification devices in all public areas of the building.

**VP3-2.1.1 Qualifying Systems:** A fire alarm or fire suppression system shall be defined as any local fire alarm or extinguishment system regulated by the International Fire Code including Type 1 hoods

**VP3-2.1.2 Devices Similar to Fire Alarm Prohibited:** No commercial building shall have any device or system not part of a monitored fire alarm system that provides audible and or visual warning that could be reasonably mistaken for a fire alarm system or otherwise provide an indication that an automatic fire response is or will be underway.

**VP3-2.2 Remote Annunciator:** If a fire alarm panel is not installed in the immediate vicinity of the main public entrance, a remote annunciator shall be installed in the main lobby or in the immediate vicinity of the main public entrance. The remote annunciator shall be capable of full control of the alarm system, including viewing active alarms, trouble alarms and faults and shall be capable of silencing and resetting the alarm system.

**VP3-2.2 Fully Addressable Alarm Systems:** All new installations of fire alarm systems shall feature a fully addressable alarm system identifying each detector by a description of its physical location.

**VP3-2.3 Fire Alarm Dialer:** All new installations of fire alarm systems and replacement of fire alarm panels shall feature a fire alarm dialer that is capable of transmitting detailed data to the alarm monitoring service, including the alarm type, alerting device location and a description of the device/and or nature of the specific alarm (i.e. smoke, heat, water flow, etc.)

**VP3-2.4 Fire Alarm Monitoring Service:** All new fire alarm systems and any existing fire alarm system that has a change in monitoring service provider shall use an alarm monitoring service that is certified by Underwriter's Laboratories with a certificate in good standing. Privately monitored alarm systems are not exempt from this requirement.



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

**VP3-2.4.1 Alarm Transmission Time Defined:** All fire alarm signals shall be transmitted to the remote monitoring service within 90 seconds per NFPA72-16. Additionally, the alarm service shall transmit the alarm signal, and all other identifying point information to Central County 911 Dispatch within 90 seconds of the alarm monitoring service receipt of the alarm.

**VP3-2.4.2 Pre-Test of Alarm Systems:** All fire alarm systems under permit for the modification or installation of a fire alarm system shall be pre-tested prior to requesting a final inspection. Signed pre-test documentation shall be provided to the District inspector upon their arrival for the final inspection. Failure to have the appropriate documentation will cancel the final alarm inspection and require rescheduling.

**VP3-2.4.3 Refusal to Accept Alarm Monitoring Service:** The District shall refuse to recognize or accept an alarm monitoring service for new service or as a change in service-provider for a period of one (1) year for a first offense, and for a period of five (5) years for any subsequent offense for any of the following reasons:

- A. A monitoring service does not hold a valid UL Certification as a central station service
- B. A monitoring service failed to transmit the alarm to Central County 911 Dispatch within 180 seconds of local initiation of the fire alarm
- C. A monitoring service failed to provide point or zone information unless the alarm is a legacy system not required to have point or zone notification
- D. A monitoring service called the wrong number to report the fire alarm
- E. A monitoring service failed to provide the alarm as a fire alarm (i.e. called in as burglary)

**VP3-2.5 Signage:** The room containing the Fire Alarm Control Panel (FACP) shall be clearly marked with a sign. The sign shall have the legend "FACP" in white letters 6 inches in height on a red retro-reflective background. The sign shall be permanently affixed to the door on the room containing the FACP, the nearest exterior door providing access to the building from outside and on any doors and along any corridors leading between the exterior door and the room containing the FACP as necessary.

**VP3-2.6 Single and Multi-Station Smoke Detectors:** Single and Multiple Station smoke detectors that do not tie into a monitored central fire alarm panel are not allowed in any commercial building, regardless of occupancy type or use group. Smoke detectors within any individual private dwelling in a Group I or Group R occupancy may transmit a supervisory signal if an automatic sprinkler system is also present and capable of transmitting a water flow alarm. Any other smoke detector, smoke alarm, heat detector, heat alarm or other device intended on automatically detecting the presence of fire and/or smoke shall be tied into a central fire alarm panel capable of notifying a monitoring service with a signal for a fire apparatus response. This section shall not apply to any existing building unless a building permit is issued and the level of work would require the building to have a fire alarm system installed in accordance with the IEBC, IBC and/or IFC in conjunction with the Valley Park Amended Code.

**VP3-2.7 Trouble Signals:** A fire alarm that experiences a Supervisory or Trouble signal shall be serviced by a qualified technician within 2 business days unless directed to be done sooner by the building official.



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

**VP3-2.8 Removal or Change in Monitoring Service:** Any fire alarm system shall be maintained as approved and installed. Monitoring service shall be maintained at all times and may not be terminated or have a change in provider without the approval of the District. Failure to maintain an approved alarm monitoring service will result in the immediate revocation of occupancy.

**VP3-2.9 Fire Alarms in Group E Occupancies:** A fire alarm required in a Group E occupancy may, with the approval of the building official, program or design the alarm system such that activation of a manual pull station in any area accessible by the public inside of the structure will transmit the alarm to the fire panel and onto central station monitoring as a fire alarm without activating the visual and audible occupant notification devices. The pull station activation must still provide notice at the panel and any remote annunciators and shall still transmit the alarm. All other automated detection devices such as smoke, heat and water flow shall immediately transmit an alarm to central station monitoring and cause visual and audible notification devices in the facility to activate as traditionally occurs. This section shall not apply to schools that have attached Assembly areas for worship or sports where the assembly is recurring and not a grades K-12 related function.





# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

## **Appendix VP4 Fire Sprinkler and Suppression Systems**

### **VP4-1 Applicability**

**VP4-1.0 Applicability:** Appendix VP4 shall supersede any requirements, allowances and/or exceptions in the International Building Code, International Existing Building Code and International Fire Code. In the event that any portion of this Amendment comes into conflict with any published code otherwise adopted by the Valley Park Fire Protection District, the Fire Marshal shall have the final rule making authority

### **VP4-2 Minimum Requirements**

**VP4-2.1 Residual Pressure:** Fire flow demand calculations shall require a 20% reserve at system design demand, however the residual shall be at least 20 psi. The Fire Marshal may require a higher residual at their discretion if special circumstances warrant.

**VP4-2.2 Fire Pumps:** A fire pump shall be installed in any commercial building that requires a fire sprinkler system where the following conditions exist:

1. The building exceeds 2 stories in height measured from any ground surface level. This shall include a 2 story building with a basement exposed on at least one side of the building with a walk-out door or windows, AND
2. The static pressure on the fire main serving the building sprinkler system has less than 80psi as measured in the highest hour of demand annually for the system or has a residual pressure below 60psi. In absence of any specific information, the demand hour shall be considered the highest hour between Noon and Midnight in the first week of August.

**VP4-2.3 Fire Main Definition:** Any water main installed as part of any public or private construction project that directly serves one or more fire sprinkler systems shall be considered a Fire Main and shall be installed and inspected to NFPA standards and meet any supplemental requirements of the Valley Park Fire Protection District.

**VP4-2.4 Fire Main Sizing:** Fire mains shall be sized according to required demand, however no fire main shall be sized less than as required below without specific approval from the Fire Marshal:

**VP4-2.4.1 Fire Mains Tied-In at 2 or more locations:** Fire mains tied into the Missouri American water system at 2 or more locations shall use a minimum 6" diameter pipe.

**VP4-2.4.2 Fire Mains Tied-In at 1 location:** Fire mains tied into the Missouri American water system at only one location shall use a minimum of 8" diameter pipe.

**VP4-2.4.3 Fire Mains Not to Connect to Smaller Service Main:** Fire mains required to be sized at a certain minimum size shall not be supplied from water service mains of a smaller diameter.



# Valley Park Fire Protection District

## Amended Building and Fire Codes

### Amended December 23, 2019

**VP4-2.4.4 Hydrants downstream of FDC:** The next two (2) fire hydrants located downstream of an activated sprinkler riser and/or the hydrant supplying a pumper tied to the FDC shall provide a minimum of 1500 GPM combined flow from the two hydrants with a 20 psi residual pressure when pumping at calculated system demand flow of the sprinkler system served by the FDC. In the case of a looped main, the standard shall apply to the two (2) hydrants in each direction of the FDC hydrant.

**VP4-2.4.5 Fire Flow Demand:** The fire flow demand of a building shall be determined by Appendix B of the International Fire Code unless *VP4-2.4.4* provides a higher demand flow, in which case, *VP4-2.4.4* shall control.

**VP4-2.5 Standpipes:** All enclosed fire-rated stairwells in newly constructed fully-sprinklered buildings shall feature a standpipe system that is fully tied into the building's fire sprinkler system.

**VP4-2.6 Fire Department Connections:** Refer to Section VP1-2 for FDC requirements.

**VP4-2.7 Porte Cochere:** Porte-cocheres or any other covered area designated as a pick-up and/or drop-off place for people to enter and exit motor vehicles and is attached or within 20 feet of a commercial structure with Group E, Group I or Group R occupancies or any commercial building of Type V construction shall be sprinklered using a dry-pipe type sprinkler system installed in accordance with NFPA standards. The sprinkler coverage shall be provided to suppress a vehicle fire and reasonably reduce its chance of spreading to the occupied structure. The attic space of a porte-cochere does not have to be sprinklered if the attic space of the porte-cochere is not attached to the occupied structure and/or the attic space is separated by a fire partition with a minimum of a 1-hour rating.

**VP4-2.7.1 Roadways Beneath Certain Occupied Structures:** Where any portion of a Group E, Group I and/or Group R Occupancy is built directly above a roadway, ramp or other surface designed for motor vehicles, the following shall be required:

- A. the motor vehicle operational area shall be protected by a dry-pipe fire sprinkler system.
- B. There shall be a 2-hour fire separation between the occupied structure and the vehicle travel way.
- C. The sides of the travel way shall be built with vehicular impact protection

**VP4-2.8 Cumulative Renovation:** In consideration of whether a fire sprinkler system must be installed in a building, where the International Existing Building Code or any other adopted code defines the threshold for renovations at 50% or more of a floor or building for applicability of codes in consideration of a fire sprinkler system, the 50% shall be defined as the cumulative sum of the floor and/or building area for all work performed and/or permits obtained since January 1, 2015.

**VP4-2.9 Partially Sprinklered Buildings:** In any building where an interior remodel, renovation or building addition permit triggers a requirement for a fire sprinkler system in part of the building, a fire sprinkler system shall be fitted out to the remainder of the building within seven (7) years of the issuance of the permit, regardless of any future work, unless a specific timeline is otherwise agreed to



# Valley Park Fire Protection District

## Amended Building and Fire Codes

### Amended December 23, 2019

in-writing between the Valley Park Fire Protection District and the building owner. As new permits are issued within the same building, those spaces shall have fire sprinklers installed and become operational as part of their permit. This provision shall not apply retroactively to partially sprinklered buildings where no building permits have been issued but will apply to those buildings upon issuance of any future building permits where the non-sprinklered space would be required to be sprinklered by the *International Fire Code*.

**VP4-2.10 New Sprinkler System in Existing Buildings:** For any *existing* building where a sprinkler system is being installed, by election or by requirement, the Fire Sprinkler Permit and Underground Fire Main Permits shall be issued as a flat-rate permit where the Construction Cost is valued at zero dollars (\$0) but the base permit fee is applied.

**VP4-2.11 Separate Buildings Defined:** For the purposes of consideration of the applicability of requirements for a fire alarm or fire sprinkler system in a building, any buildings purported to be separate and distinct buildings shall only be considered separate buildings for the purposes of area calculations if all of the following conditions are true:

- A. Each building has its own separate address
- B. Each building has its own separate utility services including electrical, gas and water service.
- C. Each building has a separate foundation or slab
- D. Each building has separate egress means and shares no common stairway, stairwell or elevator shaft.
- E. The buildings share no common wall with the adjacent building
- F. The buildings are not otherwise joined at all levels by a common atrium, lobby or other shaft
- G. The buildings share no common attic space
- H. The buildings share no common basement space
- I. No part of any two or more buildings is required to satisfy the egress and/or life safety requirements of the adjacent building(s)



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

## **Appendix VP5 Public Safety and Occupancy**

### **VP5-1 Applicability**

**VP5-1.0 Applicability:** Appendix VP5 shall supersede any requirements, allowances and/or exceptions in the International Building Code, International Existing Building Code and International Fire Code. In the event that any portion of this Amendment comes into conflict with any published code otherwise adopted by the Valley Park Fire Protection District, the Fire Marshal shall have the final rule making authority

### **VP5-2 Occupancy**

**VP5-2.1 Occupancy Permit for other than Group R facilities:** Any proposed tenant of any commercial building shall obtain an Occupancy Permit from the Valley Park Fire Protection District prior to occupying the commercial space. The Occupancy Permit must remain valid and in effect for the occupant to lawfully occupy the space.

**VP5-2.1.1 Occupancy Permit No Longer Valid:** Any Occupancy Permit issued by the Valley Park Fire Protection District shall be rendered void and no longer valid by the Fire Chief, Fire Marshal or their designee under any of the following circumstances:

- A. Tenant use of space other than that identified in application and/or on permit
- B. Tenant modification of the space without a valid Building Permit from the Valley Park Fire Protection District where required.
- C. Sublet or Sublease of space to a separate entity
- D. Refusal to allow admittance, without delay, to any and all parts of a building to the Fire Chief, Fire Marshal or their authorized designee when such admittance is required to perform an inspection in an occupied commercial structure. Nothing shall prevent any occupant from accompanying District personnel during such an inspection.
- E. Failure to maintain the building and or space in a manner that creates an immediate fire or life safety hazard.
- F. Failure to correct cited fire code violations within 60 days as identified through an annual fire inspection by the Valley Park Fire Protection District
- G. Tampering with any life safety system of the building or any acts which render a fire sprinkler system or fire alarm system from operating properly, unless such rendering is an essential part of the installation, modification or maintenance of the system(s) for authorized work.
- H. Preventing access to any part of the occupied area for the installation or maintenance of a required fire alarm or fire sprinkler system, although reasonable time-of-day restrictions may be imposed by the tenant for planned work in order to not unreasonably disrupt the business activities of the tenant.



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

**VP5-2.1.2 Re-application for Occupancy Permit:** Once an Occupancy Permit has been revoked in accordance with VP5-2.1.1, a re-occupancy fee of \$100 shall be paid prior to any re-inspection for a new Occupancy Permit. If the inspection does not pass, a fee of \$100 may be required to be paid to the Valley Park Fire Protection District prior to any re-inspections.

**VP5-2.2 Occupancy Permit for Group R facilities:** Effective December 23, 2019, an occupancy inspection by the Valley Park Fire Protection District shall be required prior to move-in for all residential tenant spaces in any new or existing building whose construction, alteration, modification or additions would be governed by the International Building Code and where the occupants of the space enter into verbal or documented agreements to lease, loan, rent or otherwise occupy the space for a duration of a week or longer and where the occupant is not the titled owner of the tenant space nor a student attending an educational facility that supervises, owns or otherwise manages the building. Nothing in this section shall pertain to a hotel, motel or extended stay facility designed to serve a transient population for the purpose of providing overnight sleeping accommodations.

**VP5-2.2.1 Occupancy Permit Fee:** A fee of \$50 shall be paid to the Valley Park Fire Protection District prior to the inspection of any occupancy governed by VP5-2.2. The fee shall cover the requested inspection plus one additional re-inspection of the same space as may be required after a failed initial inspection. Subsequent re-inspections due to a failed inspection will be subject to an additional \$55 fee for each pair of re-inspections on the same space.

**VP5-2.2.2 Failure to Obtain Occupancy Permit:** Failure to request and pass an Occupancy Inspection required under VP5-2.2 shall result in the assessment of a fine not less than \$200 for the first offense and an increase of \$100 per offense for all subsequent offenses without expiration.

**VP5-2.2.3 Attachment of Violation:** For the purposes of a fine under VP5-2.2.2, the fine shall attach to and the count of subsequent violations for determining the fine shall be cumulative for both the building owner and the building management firm. In the event that the count of violations is not equal between a building owner and a building management firm, the greater number of previous violations under VP5-2.2.2 shall be used to determine the fine. The building owner shall be defined as the Property Owner as recorded with the St. Louis County Department of Revenue and, in the event of ownership by an Limited Liability Company, partnership or corporation, any and all of the owners and/or members of the legal entity. Nothing in this section however shall be interpreted such that multiple fines are due from multiple parties from a single violation.

**VP5-2.2.4 Correction of Violations Within a Single Tenant Space:** Any deficiencies cited in the Occupancy Inspection performed by the Valley Park Fire Protection District shall be corrected within 10 days and prior to any occupancy of the space.

**VP5-2.2.5 Correction of Violations Outside of a Single Tenant Space:** Any deficiencies cited during the Occupancy Inspection or Annual Inspection performed by the Valley Park Fire Protection District shall be corrected within 10 days. Failure to correct the cited deficiencies



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

under this section may result in Condemnation of the structure and revocation of any occupancies within the structure.

**VP5-2.2.6 Occupancy After Building Permit Final Inspection – Fee Waived.** The occupancy fee under Section VP5-2.2.1 and the Occupancy Permit required under Section VP5-2.2.2 shall be waived for the first tenant occupancy following completion of the Final Inspection for a valid Building Permit obtained from the Valley Park Fire Protection District.

**VP5-2.3 Inspections for Group I Facilities:** No occupancy inspection by the Valley Park Fire Protection District shall be required for any individual room, bed or tenant space within the commercial structure, however an Annual Fire Inspection shall still be performed. The building owner or facility management firm shall correct any deficiencies cited in the Annual Fire Inspection within 10 days.

#### **VP5-3 Amusements and Attractions**

**VP5-3.1 Amusements and Attractions:** All fixed or temporary amusement rides and attractions shall be subject to inspections by and permitted by the Valley Park Fire Protection District. The scope of the oversight in this Section shall be limited to fire prevention, emergency egress and the prevention of bodily injury or death by a malfunction of an amusement ride or attraction, including due to improper assembly or poor maintenance.

**VP5-3.1.1 Amusement Rides and Attractions Defined:** Amusement rides and attractions shall be defined as any mechanical device or vehicle that carries or conveys passengers along, around or over a fixed or restricted route or course or within a defined area for the purpose of giving its passengers amusement, pleasure or excitement and where such mechanical devices or vehicles are not required to be licensed by the Missouri Department of Revenue as a powered motor vehicle. Amusement rides shall include transportation rides, regardless of their historic nature, that convey passengers by fare, ticket, donation or free of charge along fixed rails within any public or private park, amusement park, fairgrounds or other property. Nothing in this section shall apply to mobile amusement rides, mobile attractions or vehicles where the transportation of all passengers during a ride cycle or conveyance does not wholly occur within the boundaries of the Valley Park Fire Protection District or its contracted areas. Temporary Amusement Rides shall be considered to be those amusement rides that are trailer-mounted or part of a mobile amusement operation that deploys to a location, operates for up to 6 months at a time at the location and then dismantles and deploys to a new location off-site. All other amusement rides and attractions, including seasonal operations, shall be considered Fixed Amusement Rides.

**VP5-3.1.2 Temporary Amusement Rides:** All temporary amusement rides that convey passengers shall be inspected after complete set-up and prior to operation for the public. Upon initiation of operation, the ride shall be inspected at least every 30 calendar days.

**VP5-3.1.3 Fixed Amusement Rides:** All amusement rides not considered temporary amusement rides shall be inspected prior to initial operation and every year thereafter.



# Valley Park Fire Protection District

## Amended Building and Fire Codes

### Amended December 23, 2019

**VP5-3.1.4 Maintenance and Inspection Records:** Maintenance and current inspection records shall be maintained on-site for all amusement rides and be made available for review by the Valley Park Fire Protection District and inspectors recognized under *Section VP5-3.1.8*.

**VP5-3.1.5 Repair of Amusement Ride:** The repair of any power source greater than 220V nominal current, passenger securement device, structural composition or the braking system shall require a re-inspection by an inspector recognized under *Section VP5-3.1.8* and/or the Valley Park Fire Protection District prior to reopening of the ride to the public.

**VP5-3.1.6 Unsafe Condition:** The finding of any hazard to the health, safety and welfare of the public, mechanical deficiency, structural deficiency or other issue that prevents the safe and reliable operation of the amusement ride or attraction shall allow the Fire Chief, Fire Marshal or their designee to require the amusement ride or attraction to be stopped and removed from public operation until such time as the hazard and/or deficiency can be corrected. A re-inspection may be required prior to reopening the amusement ride or attraction to the public.

**VP5-3.1.7 Accident Resulting in Injury or Death:** Upon any circumstance or accident whereby a person is injured in a manner requiring urgent medical attention or where a person suffers fatal injury, the operation of the amusement ride or attraction shall immediately cease and remain closed to the public. The amusement ride or attraction shall be placed in as safe of a condition as practical without increasing or creating additional injury. An investigation into the accident shall be requested by the Valley Park Fire Protection District to be conducted by the Missouri State Fire Marshal's Office to determine if any deficiency or defect in the amusement ride or attraction caused the injury or death. No person shall move, repair, modify, clean or otherwise operate the amusement ride or attraction until cleared to do so by any State and/or Federal investigators or their designee.

**VP5-3.1.8 Inspections Recognized:** The Valley Park Fire Protection District shall recognize inspections by qualified personnel of the St. Louis County Dept. of Public Works, Missouri State Fire Marshal's Office or their licensees.

#### VP5-4 Change of Use

**VP5-4.1 One and Two Family Residential Buildings Repurposed.** Any building originally constructed as a one or two family residential structure that is being used to house more than two families shall conform to and be regulated as a commercial structure.

**VP5-4.2 Repurposed Objects as Commercial Buildings:** Any vehicle, trailer, bus, rail car, shipping container or other item repurposed as a commercial building shall be required to meet all applicable fire codes for a commercial building. This section shall not include any such item placed on display inside of a commercial building for historic or educational purposes. This section shall not apply to any trailer temporarily placed for seasonal sales of holiday-related items.



# Valley Park Fire Protection District

## Amended Building and Fire Codes

### Amended December 23, 2019

**VP5-4.3 Reclassification Based On Code Revisions.** Any facility that changes its use or purpose from one operation to another shall be considered a Change of Occupancy Classification, as defined under the *International Existing Building Code*, and subject to the requirements specified in the code for Change of Occupancy Classification when all of the following conditions are met:

1. The facility was occupied by a tenant operating under a Use Group and Subclassification that has been redefined or changed to a different Use Group, Subclassification or other specially defined category with specific code requirements during subsequent code revisions or editions. (e.g. Changes from Use Group A-3 to A-2)
2. The current code's Use Group and/or Subclassification of that prior occupancy places limitations on total numbers of occupants, square footage, building construction characteristics, egress requirements and/or requires installation of a fire sprinkler and/or fire alarm system.
3. The new proposed use of the space changes the use of the space to include or transition to a different use of the space within the same Use Group or Subclassification under the codes in effect at the time of application for new occupancy or a building permit. (e.g. Changes to or to include a different use within the currently defined A-2)

#### VP5-5 Change of Construction Type

**VP5-5.1 Change of Building Type Disallowed:** A building designed and constructed as a Type I or Type II Building shall not be reclassified to a Type III or Type V building during subsequent remodeling, renovation or additions thereto. Where a building was originally overbuilt to Type I or Type II standards, but historical plans on file demonstrate only Type III or Type V construction requirements in the Code Block, this section shall not apply.

**VP5-5.1 Fire Walls or Fire Separations Disallowed During Renovation or Addition:** A fire wall, fire separation or fire partition are not allowed to be used to separate a new or renovated occupancy from adjacent occupancies when the separation is being used to separate an existing Type I or Type II building from a renovation or addition of Type III or Type V construction. In such cases, the existing Type I or Type II construction shall be maintained through the new or renovated occupancy.

#### VP5-6 Repairs, Remediation and Restoration

**VP5-6.1 Repairs, Remediation and Restoration Defined:** Repairs, Remediation and/or Restoration shall mean any work performed to a building that has suffered damage or deterioration such that occupancy is no longer authorized as a result of the damage or deterioration on or in part or all of the structure. Any repair, remediation and restoration work may only return the structure to the its original horizontal and vertical dimensions with all interior and exterior walls, partitions, egress paths, doors and windows in their same location. The District *code official* may allow minor changes due to obsolescence or lack of





# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

availability of original building materials or accepted practices. Any work not complying with this definition shall not be considered repair, remediation and/or restoration.

**VP5-6.2 Buildings Undergoing Repairs:** Full compliance with requirements for new construction identified in Chapter 7, Chapter 9 and Chapter 10 of the International Fire Code 2015 Edition and the Valley Park Amended Building & Fire Code shall be required in any building undergoing repairs, remediation and/or restoration where the total cost of repairs, remediation and/or restoration are fifty percent (50%) or more of the value shown by St. Louis County's real estate records, where the value is determined as an average of the published valuation of property and improvements for the five (5) prior assessment years where occupancy was authorized. When considering costs of repairs, remediation and restoration, the cost shall include any deferred work, unpermitted work or work deemed by the code official to be or have been necessary to return the building to pre-damage condition.

**VP5-6.3 Conflicting Provisions for Repair Work:** Where any allowance, exception, limitation or similar relief is provided for in any portion of the adopted codes of this jurisdiction pertaining to *Repairs* and/or *Existing Buildings*, Section VP5-6.2 shall supersede the exceptions and limitations of the standard code.

**VP5-6.4 Existing Building Limitation:** Any Chapters or references pertaining to *Existing Buildings* contained in the *International Building Code* and/or *International Fire Code* shall only apply to *Existing Buildings* where a District Building Permit has not been issued nor would be required. Where work requiring a permit is contemplated, pending or otherwise being evaluated for an *Existing Building* and the work does not comply with the definition under Section VP5-6.1, the provisions for *Alterations* under the *International Existing Building Code* as adopted by the District shall control applicability of the full *International Building Code* and *International Fire Code*. Where conflicts or uncertainty exist that affect the applicability of requirements for a life safety system, the District shall have the final authority to interpret.

**VP5-6.5 Buildings Undergoing Alterations:** Full compliance with requirements for new construction identified in Chapter 7, Chapter 9 and Chapter 10 of the International Fire Code 2015 Edition and the Valley Park Amended Building & Fire Code shall be required in any building undergoing *alterations* as defined under the *International Existing Building Code* where the total cost of work is fifty percent (50%) or more of the value shown by St. Louis County's real estate records, where the value is determined as an average of the published valuation of property and improvements for the five (5) prior assessment years where occupancy was authorized. When considering costs of *alterations*, the cost shall include any deferred work, unpermitted work and/or work performed cumulatively since January 1, 2015.

**VP5-6.6 Proof of Code and Compliance:** Applicants submitting for permit for repairs, remediation and/or restoration to any code not currently adopted by the District shall have the sole burden of demonstrating that the building was originally permitted by the District, the code to which the permit was evaluated and issued against and provide a copy to the District of all applicable codes for plan review and inspection. The provided copy of the code may be picked up by the permit applicant or their representative upon completion and close-out of the permit.



# **Valley Park Fire Protection District**

## **Amended Building and Fire Codes**

### **Amended December 23, 2019**

**VP5-6.7 One and Two Family Residential Limitation:** Nothing in Section VP5-6 shall be interpreted to apply to One and Two Family Residential structures that are governed by the *International Residential Code*.