

**Pattonville Fire Protection District**  
**BUILDING CODE**

**ORDINANCE NO. 2-2021**

AN ORDINANCE REPEALING ORDINANCE NUMBER 2-2017 , THE PRESENT BUILDING CODE OF THE DISTRICT, AND ENACTING IN LIEU THEREOF A NEW ORDINANCE GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, EQUIPMENT REPAIR, DEMOLITION, REMOVAL, CONVERSION, USE OR MAINTENANCE OF ALL PROPERTIES, BUILDINGS AND STRUCTURES; AND FURTHER PROVIDING FOR THE ISSUE IN SAID PERMITS, COLLECTION OF FEES, MAKING OF INSPECTIONS, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE PATTONVILLE FIRE PROTECTION DISTRICT OF ST. LOUIS COUNTY, MISSOURI AS FOLLOWS:

**SECTION 1. INCONSISTENT ORDINANCES REPEALED.**

Ordinance number 2-2017 of the Pattonville Fire Protection District of St. Louis County, Missouri, and all other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 2. ADOPTION OF THE BUILDING CODE:** That certain documents, copies of which are on file in the office of the Fire Marshal of the Pattonville Fire Protection District and can be viewed at <http://codes.iccsafe.org1/-codes.html>, being marked and designated as the “**International Building Code,**” 2021 Edition, Including Appendix C “Group U-Agricultural Buildings” as published by the International Code Council, Inc. referenced herein are hereby adopted and declared to be the “**Building Code of the Pattonville Fire Protection District of St Louis County, Missouri,**” for the control of buildings and structures and each and all of the regulations, provisions, penalties, conditions, and terms of the “International Fire Code” 2021 Edition and the “International Building Code, “ 2021 Edition, as published by the International Code Council, Inc. referenced herein are hereby referred to, adopted and made part hereto by reference, as is fully set out in this Ordinance, with the additions, insertion, deletions, and changes, if any, prescribed in the following Sections of this Ordinance.

**SECTION 3. JURISDICTIONAL TITLES.**

SECTION 101.1 shall be deleted in its entirety and insert the following:

**101.1 Title.** These regulations shall be known as the “Building Code of the Pattonville Fire Protection District of St. Louis County, Missouri,” hereinafter referred to as ‘this code’.

**SECTION 4. ADDITIONS, INSERTIONS AND CHANGES TO THE ICC®, INTERNATIONAL BUILDING CODE, 2021 EDITION.**

**CHAPTER 1 - SCOPE AND ADMINISTRATION**

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SECTION 101.3 Delete the “words structural strength, stability, sanitation, adequate light and ventilation, energy conservation.”

SECTION 101.4.7.1 insert the following:

**101.4.7.1 Increase in height or area of existing buildings.** It shall be unlawful to increase the height or area of an existing building or structure, unless the building or structure is made to conform to the requirements of this Code in respect to Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Chapter 9 Fire Protection Systems and Chapter 10 Means of Egress.

SECTION 101.4.7.2 insert the following:

**SECTION 101.4.7.2 Substantial Damage Repairs.** Where a building has sustained substantial damage, upon repair the building shall meet the requirements of this code for a new building in respect to Chapter 4 Special Detailed Requirements Based on Use and Occupancy, Chapter 9 Fire Protection Systems and Chapter 10 Means of Egress.

**CHAPTER 1 - ADMINISTRATION AND ENFORCEMENT**

SECTION 103.1 insert “Division of Fire Prevention” and delete the words “building official” and insert the words “Fire Marshal.”

SECTION 103.2 insert the following:

**103.2 Fire Marshal.** Wherever ‘Building Official’ appears in this code, it shall read “Fire Marshal.”

SECTION 104.1.1 Add a new SECTION. Insert:

**104.1.1 Matters not provided for.** Any requirements that are essential for the structural, fire or public safety of an existing or proposed building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the Fire Marshal.

SECTION 104.1.2 Add a new SECTION. Insert:

**104.1.2 Rule-making authority.** The Fire Marshal 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 because of local emergency, climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.

SECTION 104.2.1 shall be deleted in its entirety.

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### SECTION 105.3.1.1 insert the following:

**105.3.1.1 Qualifications of contractors and workers.** The Fire Marshal shall not be required to issue a permit unless the contractor and/or workers are qualified to carry out the proposed work in accordance with the requirements of the code. Refusal or inability to comply with code requirements on previous work shall be considered as evidence of lack of such qualifications.

### SECTION 105.7.1 insert the following:

**105.7.1 Inspections required and permit cards.** When work has progressed to a point of having windows, or when the work is an alteration or addition, the Pattonville Fire Protection District permit card shall be attached to the available glass in view of the street for recording the balance of inspections required by this Ordinance. Failure to maintain the permit card will not relieve the permittee of responsibility as provided by this Ordinance. Upon satisfactory completion of the work covered by the permit, the Fire Marshal will make a final inspection, and if all requirements of this Ordinance are met, the Fire Marshal shall sign the permit card. This card shall be left on the premises for the building owner/occupant as a Certificate of Occupancy.

**Exception:** For work on an existing building that has the address posted in accordance with **SECTION 502.1** of this Ordinance, the permit card may be posted anywhere on the jobsite so long as it is readily accessible for signing the card.

### SECTION 107.1 Delete in its entirety. Insert:

**107.1 Submittal documents.** The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by a registered design professional. All construction documents shall be prepared by the appropriate registered design professional consistent with the professional registration laws of the State of Missouri. The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by the registered design professional in accordance with SECTION 107.1.1.

#### **Exception:**

The nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

### SECTION 107.1.1 Add a new SECTION. Insert:

**107.1.1 Application of seals.** When construction documents are submitted, the application of seals and signatures on those documents shall be required as follows:

- a. All construction documents submitted with an application for a building permit shall bear an original embossed or wet ink seal and original signature on the front sheet of each discipline within each set of construction documents; or

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b. The registered design professional for each discipline shall place his original seal and signature upon the cover sheet of each set of construction documents.

All other sheets of the construction documents, other than specifications or calculations, shall bear the original embossed, wet ink or mechanically reproduced seal of the registered design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear an original seal and signature by the registered design professional. Such changes shall be clearly indicated.

SECTION 107.2.6 insert the following after the last sentence:

The site plan shall designate the location, arrangement and widths of all proposed fire apparatus access roads and fire lanes as required by this code.

SECTION 108.3 shall be deleted in its entirety.

SECTION 109.1.1 insert the following:

**109.1.1 Invalid payment.** If the form of payment is found to be invalid, work shall be stopped and the permit shall be suspended until a valid form of payment is received by the Fire Prevention Division. In such cases, a valid form of payment shall consist of exact cash, cashier's check or money order.

SECTION 109.2 delete in its entirety. Insert:

**109.2 Schedule of permit fees.** The permit fee for all work done in the Pattonville Fire Protection District shall be a shown in Table 109.2. The base amount shown is the plan review fee and is not subject to refunds in accordance with SECTION 109.6.

Table 109.2 add a new Table. Insert:

Permit Type	Permit Fee
<b>001</b> Apartment Building (New)	\$200 + \$3/\$1000
<b>002</b> Shell	\$200 + \$3/\$1000
<b>003</b> Alteration	\$200 + \$3/\$1000
<b>004</b> Damage Repair	\$200 + \$3/\$1000
<b>005</b> Commercial (New)	\$200 + \$3/\$1000
<b>006</b> Shell	\$200 + \$3/\$1000
<b>007</b> Alteration	\$200 + \$3/\$1000
<b>008</b> Damage Repair	\$200 + \$3/\$1000
<b>009</b> Condo Building (New)	\$200 + \$3/\$1000
<b>010</b> Shell	\$200 + \$3/\$1000
<b>011</b> Alteration	\$200 + \$3/\$1000
<b>012</b> Damage Repair	\$200 + \$3/\$1000
<b>013</b> Photovoltaic System	\$200 + \$3/\$1000
<b>014</b> Fire Sprinkler System	\$200 + \$3/\$1000

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<b>015</b>	Suppression System	\$200 + \$3/\$1000
<b>016</b>	Underground Fire Main or Hydrant	\$200 + \$3/\$1000
<b>017</b>	Fire Alarm	\$200 + \$3/\$1000
<b>018</b>	Underground/Aboveground Fuel Tank/System	\$200 + \$3/\$1000
<b>019</b>	Fuel Tank Removal	\$200 + \$3/\$1000
<b>020</b>	LP Tank	\$200 + \$3/\$1000
<b>021</b>	LP Tank Retail Cage	\$200 + \$3/\$1000
<b>022</b>	Access Control System	\$200 + \$3/\$1000
<b>023</b>	Miscellaneous	\$200 + \$3/\$1000
<b>023</b>	Cooking Hood Suppression	\$150
<b>025</b>	Site Review Fee (Paid in advance)	\$200
<b>026</b>	Major Project Review	\$200
<b>027</b>	Fireworks Display	\$250
<b>028</b>	Close Proximity Pyrotechnics	\$400
<b>029</b>	Flame Effects	\$400
<b>030</b>	Explosives Blasting	\$200
<b>031</b>	Re-inspection Fee/Additional Inspection Fee	\$50
<b>032</b>	Re-occupancy Permit	\$50
<b>033</b>	Temporary Occupancy Permit	\$50
<b>034</b>	Operational Permit	\$50
<b>035</b>	Appeal Application Fee	\$100
<b>036</b>	Fire/EMS Report Fee	\$25 per ½ hour
<b>037</b>	Start of Construction without Permit	Up to \$1000
<b>038</b>	Occupancy without approval	\$250

SECTION 109.2.1 through 109.2.4. Add a new SECTION. Insert:

**109.2.1 Explanation of fees.** The regular permit fee shall include:

1. Application processing and record-keeping.
2. Review of plans and documents.
3. One rough inspection and one re-inspection.
4. One ceiling cover and one re-inspection.
5. One final inspection and one re-inspection.

**109.2.2 Extra inspection fees.** Inspections beyond those included in SECTION 109.2.1, shall be paid prior to the next inspection. These extra inspection fees shall be charged:

1. For any inspection or re-inspection beyond those listed in 109.2.1.
2. When an inspection cannot be conducted after the inspector arrives, due to the inspected portion of the building being unsafe, locked, or otherwise inaccessible.

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3. When the building plans or permit card are not available at the work site.
4. When work is covered or concealed where the inspected area cannot be observed.

**109.2.3 Additional permit fees.** Additional fees are required in the following circumstances:

1. When a large or complicated project requires considerable review and deliberation prior to permitting, a Major Project Plan Review additional fee may be assessed at the discretion of the Fire District. These fees are due at the time of submittal.
2. When a site review is required of a proposed building or development without the submission of a permit application, a site review fee is required at the time of submittal.

SECTION 109.4 shall be deleted in its entirety and insert the following:

**109.4 Work commencing before permit issuance, occupancy before final approval.** Any person who commences any work on a building, structure, electrical, gas, mechanical or fire protection system for which a permit is required before obtaining the necessary permits or occupies a building or space before occupancy is approved, shall be subject to a fee in accordance with **SECTION 109.4.1** in addition to the required permit fees.

SECTION 109.4.1 through 109.4.2.4 insert the following:

**109.4.1 Penalty Fee.** Not with standing **SECTION 114.4** below, the Fire Marshal may assess an additional fee up to the amount of 100 percent of the permit fee or \$1000.00, whichever is less, for any work or occupancy occurring without a permit that is not qualified as emergency repairs in accordance with **SECTION 105.2.1** of this Ordinance.

SECTION 110.3.1 shall be deleted in its entirety. Insert:

**110.3.1 Inspections required and inspection placard.** When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the available glass in view for recording the balance of inspections required by the Building Code. (Failure to maintain this inspection and identification board will not relieve the permittee of responsibility as provided by the Building Code). Upon satisfactory completion of the building structure, the Fire Marshal or their authorized representative will make their final inspection, and if all requirements of this code of the Pattonville Fire Protection District are met, the fire marshal will approve the job inspection card.

SECTION 110.3.2 shall be deleted in its entirety. Insert:

**110.3.2 Inspection sequence and approval.** No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Fire Marshal or their authorized representative. Written approval shall be given only after an inspection has been made of each successive step in the construction and all code requirements or corrections are completed as indicated by each of the inspections

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required. There shall be a final inspection and approval of all buildings to be completed before occupancy as described in SECTION 111 of the Building Code. Failure to obtain a final inspection before occupancy will constitute a violation of the Building Code, subject to the penalties as described in SECTION 114.4. Structural framework of any part of a building or structure shall not be covered or concealed in any manner without first obtaining the approval of the Fire Marshal. The Fire Marshal, upon notification from the permit holder or their agent, in accordance with rules of procedure posted in the office of the Fire Marshal, and describe on the permit placard, shall make the following inspections and shall either approve that the SECTION or portion of the construction as completed, or shall notify the permit holder or their agent that he has failed to comply with the law. The minimum number of inspections required is as contained in SECTION 110.3.2 and 110.3.2.2.

SECTION 110.3.2.1 add a new SECTION. Insert:

**110.3.2.1 Framing or rough-in inspection.** A framing or rough-in inspection shall be made after all framing, masonry walls, or fireplace vents and chimneys are completed, including the roof structure, fire blocking, wall bracing, sheathing, heating and cooling duct work, or other appurtenances and accessories which may be concealed, and after plumbing, electrical, and fire rough-in inspections have been posted by those inspection departments. No mechanical, electrical, or plumbing systems which are to be concealed shall be covered before this inspection has been made and approved by the Fire Marshal.

SECTION 110.3.2.2 add a new SECTION. Insert:

**110.3.2.2 Supplemental inspections.** In addition to the required inspections hereinbefore specified, the Fire Marshal may make other inspections which in their judgment are reasonably necessary due to unusual construction or circumstances. The Fire Marshal shall have the authority to inspect any construction work to verify compliance with the Building Code and to properly enforce the rules promulgated by this Code.

SECTION 110.3.1 Shall be deleted in its entirety.

SECTION 110.3.2 Shall be deleted in its entirety.

SECTION 110.3.3 Shall be deleted in its entirety.

SECTION 110.3.7 Shall be deleted in its entirety.

SECTION 110.3.9 Shall be deleted in its entirety.

SECTION 110.3.12 insert the following after the first sentence:

Failure to obtain approval before occupancy will constitute a violation of this Ordinance, subject to the penalties as described in SECTION 109.4 and SECTION 114.4

SECTION 110.3.12.1 shall be deleted in its entirety.

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SECTION 111.1 insert the following at the end of the first sentence:

For this Code, occupancy shall be defined as utilization of a building or area that establishes tenancy, habitation or other use or activity beyond construction. This shall include, but is not limited to: fixtures, furnishings, stock, merchandise, equipment, supplies, decorating, personal belongings or effects, training and all other uses as defined by the Fire Marshal.

SECTION 111.1.1 insert the following:

**111.1.1 Occupancy prior to water.** No building in any Use Group shall be occupied prior to the installation, operation and approval of a public or private water main and fire hydrant system, or permanent stored water system, designed and installed in accordance with this ordinance.

**Exception:** Buildings and structures under the scope of the International Residential Code to which access to a public water supply is not reasonably available and which meets the requirements of a large lot subdivision.

SECTION 111.1.2 insert the following:

111.1.2 Street signs. No building in any Use Group shall be occupied prior to the installation of permanent street signs identifying the approved name of the streets serving such building.

SECTION 111.2.1. Add a new SECTION. Insert:

**111.2.1 Occupancy prohibited without approval.** A building, structure or portion thereof, shall not be used or occupied, in whole or in part, without approval of the Fire Marshal. This shall apply to new buildings, buildings undergoing alteration, modification or repair and buildings or tenant spaces undergoing re-occupancy.

SECTION 111.4 Delete in its entirety. Insert:

**111.4 Revocation.** The certificate of Use and Occupancy shall always be subject to this Code. Non-compliance with the regulations of this Code shall be deemed a violation subject to the penalties set forth herein, and in addition the Fire Marshal shall be empowered to revoke the occupancy permit, or permits, issued for the building in question, until such time as the violations are corrected. All costs involved in this procedure shall be addressed against the owner. The issuance of any occupancy permit shall not relieve the owner or tenant from compliance with all regulations of this Code and other applicable regulations.

SECTION 111.5 Add a new SECTION. Insert:

**111.5 Certificate required.** Failure of the owner or tenant of a building to obtain the certificate of occupancy and to pay the fees set forth shall be deemed a violation and shall subject said owner or tenant to the penalties as prescribed by this code.

SECTION 111.5.1 Add a new SECTION. Insert:



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**111.5.1 Fee required.** The fee for a Certificate of Occupancy and occupancy permit shall be as stated in Table 109.2.

SECTION 113.1 through the end of SECTION 113.3 shall be deleted in its entirety and insert the following:

**SECTION 113.1 Application for appeal.** Any person shall have the right to appeal a decision of the Fire Marshal, or their designee, of the Pattonville Fire Protection District of St. Louis County, Missouri. The appeal of the decision shall be made to the Board of Directors of the Fire District, not later than ten days after the making of such order, determination, or decision, or the giving of notice to the Fire Prevention Division where such giving of notice is required, whichever date is later.

SECTION 113.1.1 insert the following:

**113.1.1 Basis of appeal.** An application for appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder has been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent level of protection or safety is proposed. The Board shall have no authority to waive requirements of this code.

SECTION 113.2 delete and insert the following:

**113.2 No right of appeal.** Not with standing anything herein contrary, no right to appeal as provided for in this SECTION shall exist for or be provided to any person, firm, or corporation, which has been cited for violation in accordance with SECTION 114.4 or 115.3 hereof. Such violations, if necessary, shall be prosecuted in the manner provided for in SECTION 114.4

SECTION 113.3 delete and insert the following:

**113.3 Form of appeal.** Such appeal shall be in writing addressed to the Board of Directors of the Pattonville Fire Protection District, and shall state the order, determination, or decision of the Fire Prevention Division which is appealed from and the reasons for such appeal. However, no such appeal shall be required to be in any form of style or technical pleading. The appeal shall be accompanied by the application fee in accordance with SECTION 109.2

SECTION 113.4 delete and insert the following:

**113.4 Stay of action.** No such appeal shall stay the order, decision, or determination of the Fire Prevention Division, unless the majority of the Pattonville Fire Protection District Board of Directors shall so direct the Fire Prevention Division, by written notice, after the receipt of such appeal.

SECTION 113.5 insert the following:

**113.5 Membership of the board.** The appeals board shall consist of the members of the Board of Directors for the Pattonville Fire Protection District St. Louis County, Missouri.

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SECTION 113.6 insert the following:

**113.6 Disqualifications of member.** A member shall not hear an appeal in which that member has any personal, professional, or financial interest.

SECTION 113.7 insert the following:

**113.7 Notice of hearing.** The Board of Directors, on receipt of such an appeal, shall fix a time not more than 30 days later, and a place at which such appeal shall be heard.

SECTION 113.8 insert the following:

**113.8 Hearing procedure.** At such a hearing the appellant shall be permitted to produce proof of why their appeal should be granted. Such hearing shall be informal and shall not require rules of evidence adhered to in court. At such hearings, the appellant may appear in person, or by agent, or by attorney. At such hearing, the Board of Directors may request such further information, either from the appellant or from the Fire Prevention Division or from other members of the staff of the Fire Protection District, as the Board of Directors may consider appropriate to the matter.

SECTION 113.9 insert the following:

**113.9 Board decision.** After the conclusion of such hearing, the Board of Directors may decide the questions forth with 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 such other time, not later than 20 days after such hearings, as the Board may determine.

SECTION 113.10 insert the following:

**113.10 Resolution.** 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 forth with to the appellant or their agent or attorney. If the decision is made thereafter, then the Board of Directors shall notify the appellant, or their or her agent or attorney, who appeared at the hearing, in writing, of such decision promptly after making thereof.

SECTION 113.11 insert the following:

**113.11 Day computation.** In computing the number of days, Saturday, Sunday, and legal holidays shall be excluded.

SECTION 113.12 insert the following:

**113.12 Court review.** Any person shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Applications for review shall be made in a manner and time required by law following the filing of the decision of the Board of Directors of the Pattonville Fire Protection District.

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SECTION 114.4 shall be deleted in its entirety and insert the following:

**114.4 Violation penalties.** Persons, firms or corporations who shall violate a provision of this Ordinance or shall fail to comply with any of the requirements thereof or who shall erect, construct, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Marshal, or of a permit or certificate issued under the provisions of this Ordinance, or who prevents the Fire Marshal from conducting any inspection required or permitted by the Ordinance, or shall start any work requiring a permit without first obtaining a permit therefore, or who shall continue any work in or about a structure after having been served a stop work order, except for such work which that person, firm or corporation has been directed to perform to remove a violation or unsafe condition, or any owner or tenant of a building or premise or any other person who commits, takes part or assists in any violation of this Ordinance or who maintains any building or premises in which such violation shall exist, shall be guilty of a Class B misdemeanor, provided for in **§ 321.600(12) R.S.Mo** and **§ 567.21 R.S.Mo.**, punishable by a fine of not less than \$500 or by imprisonment not to exceed six months or both such fine and imprisonment, as provided for by law. Each day that a violation continues shall be deemed a separate offense.

Not with standing provisions hereof, the Fire Marshal, 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 Ordinance. 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 or by administrative appeal.

SECTION 114.4.1 insert the following:

**114.4.1 Abatement of violation.** In addition to the imposition of the penalties here described, the Fire Marshal is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

SECTION 115.4 shall be deleted in its entirety and insert the following:

**115.4 Unlawful continuance.** Any person who shall continue any work in or about the structure after a stop work order has been posted, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to penalties as specified in **SECTION 109.4** and **114.4**.

**CHAPTER 2 - DEFINITIONS**

SECTION 202 insert the following definitions:

**BEDROOM-SLEEPING ROOM:**

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Any space in the conditioned area of a dwelling unit or accessory structure which is 70 square feet and greater in size and which is located along an exterior wall, but not including the following: hall; bathroom; Kitchen; Living room;(maximum of one per dwelling unit);dining room(in proximity to kitchen, maximum of one per dwelling unit); family room(maximum of one per dwelling unit), laundry room, closet/dressing room opening off a bedroom.

The Fire Marshal may grant exceptions if a room, by its design, cannot function as a bedroom. Sewing rooms, dens, studios, lofts, game rooms, and any other conditioned room along an exterior wall which is 70 square feet or greater in size will be bedrooms unless the room is specifically exempted. If a home office, library or similar room is proposed, it may be exempted from being considered a bedroom if there is no closet and at least one of the following is present:

- a) Permanently built-in bookcases, desks and other feature that encumber the room in such a way that it cannot be used as a bedroom.
- b) A minimum 4-foot opening without doors, into another room; or
- c) A half wall (4- foot maximum height) between the room and another room. A detached building which contains only a half bath will not routinely be considered as having a bedroom unless it is specifically identified and permitted as a guest house.

When an exception is made per the above, it shall be documented in Permit Application Documents and Submitted Plans in the comments SECTION so that all staff are aware of the determination.

A conditional statement may be required to be signed by the property owner if the permit for an outbuilding which has been determined to be a use other than a bedroom or other living space. This statement may be recorded as necessary to inform future property owners of restrictions on use of the building.

**Fire Apparatus Access Road.** A road that provides fire apparatus access to a facility, building, or portion thereof. This term is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

**Large Lot Subdivision.** A single-family residential subdivision wherein all lots are three acres or more in area and each boundary side is greater than 200 feet in length.

**Occupancy.** For this Code, occupancy shall be defined as utilization of a building or area that established tenancy, habitation or other use or activity beyond construction. This shall include, but is not limited to: fixtures, furnishings, stock, merchandise, equipment, supplies, decorating personal belongings or effects, training and all other uses as defined by the Fire Marshal.

### CHAPTER 3 – OCCUPANCY CLASSIFICATION AND USE

SECTION 308.5.5 add a new SECTION. Insert:

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**308.5.5 Family day care home.** A childcare facility within a family home occupied as a permanent residence by the day care provider, in which family-like care is given for more than four (4) children, but not more than ten (10) children, not related to the day care provider, for any part of the twenty-four (24) hour day.

### CHAPTER 4 – SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

SECTION 406.3.4 insert the following:

**SECTION 406.3.4 Attic access.** An attic access opening located in a garage shall meet the requirements of **SECTION 1209.2** and shall have the access panel supported with a minimum of 2 inch by 4-inch nominal thickness lumber or other approved noncombustible or fire resistance rated material or methods, which have been approved by the Fire Marshal.

### CHAPTER 5 – GENERAL HEIGHTS AND AREAS

SECTION 502.1. Delete in its entirety. Insert:

**502.1 Address identification.** New and existing buildings shall have approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address identification on glass shall be white in color. Building address numbers shall be Arabic numbers format. Suite or sub-address identification shall be Arabic number or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 (six) inches high with a minimum stroke width of 1/2 inch. Where required by the fire marshal, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained at all times.

SECTION 502.1.1 add a new SECTION. Insert:

**502.1.1 Address identification – remote exits.** Address identification shall be provided at all remote exit doors in all occupancies.

**Exception:** Detached structures constructed in accordance with the *International Residential Code*.

### CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES

SECTION 711.1 shall be deleted in its entirety and insert the following:

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**711.1 General.** Horizontal assemblies required to have a fire-resistance rating shall comply with SECTION 711.2 Non-fire-resistance rated floor and roof assemblies shall comply with SECTION 711.1.1 and 711.3.

**SECTION 711.1.1** insert the following:

**711.1.1 Protection of non-fire-resistance-rated floor assemblies.** Floor assemblies that are not required elsewhere in this code to be fire resistance rated, shall be provided with a ½" gypsum wallboard membrane, 5/8" wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaries, wire, speakers, drainage, piping and similar openings or penetrations shall be permitted.

### Exceptions:

1. Floor assemblies located directly over a space protected by an approved automatic sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel fired appliances.
3. Portions of floor assemblies can be unprotected when complying with the following:
  - 3.1 The aggregate area of the unprotected portions shall not exceed 80 square feet per story.
  - 3.2 Fire blocking in accordance with **SECTION 718** is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood Floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

## CHAPTER 9 – FIRE PROTECTION AND LIFE SAFETY SYSTEMS

**SECTION 901.5.1** insert the following:

**901.5.1 Pre-test required.** All fire protection systems shall have been pre-tested before acceptance tests and final inspections are scheduled.

**SECTION (F)903.2** insert after the first sentence:

An approved automatic sprinkler system shall be provided throughout all buildings of all Use Groups that are 3 or more stories in height.

**SECTION 903.3.9** Add a new SECTION. Insert:

**903.3.9 Drop-out ceiling tiles.** Drop-out and melt-away ceiling tiles and panels shall not be installed below fire sprinklers.

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### SECTION 903.5.1 Add a new SECTION. Insert:

**903.5.1 Annual inspection reporting.** All fire protection systems, which require an annual or semi-annual inspection under the respective NFPA Code or Standard, shall submit such reports to the Fire District within thirty (30) days of the inspection in an Adobe PDF electronic format or as otherwise directed by the Fire Marshal.

### SECTION 907.1.4 insert the following:

**907.1.4 Multiple Fire Alarm Systems.** Multiple fire alarm systems within a single protected premise are not permitted, unless specifically authorized by the Fire Marshal.

### SECTION 907.5.3 Add a new SECTION. Insert:

**907.5.3 Waterflow notification.** Sprinklered buildings shall have a minimum of one interior and one exterior audible and visual fire alarm notification appliance. The exterior audible and visual appliance shall be installed above fire department connections and shall activate upon a water flow fire alarm signal only. Sprinklered buildings with multiple occupancies shall have no less than one audible and visual fire alarm notification appliance per occupancy. Sprinklered occupancies shall have no less than one readily accessible manual pull station.

### SECTION 907.7.4 Delete in its entirety. Insert:

**907.7.4 Monitoring.** Where required by this chapter or by the International Fire Code, an approved supervising station in accordance with NFPA 72 shall monitor fire alarm systems. A (UL) Underwriters Laboratories Certificate (UULX) or (FM) Factory Mutual Placard, in accordance with the 2007 Edition of NFPA 72, shall be issued by the UL Listed or FM Approved prime contractor for all newly installed fire alarm systems in commercial occupancies. This regulation shall apply to all fire alarm systems that are newly installed in commercial occupancies for which permits are required by the Pattonville Fire Protection District on or after June 1, 2013. Any existing fire alarm system in a commercial occupancy wherein the fire alarm control panel and alarm system components are to be replaced shall be considered newly installed for the purposes of this SECTION. Also, any existing fire alarm system where four (4) or more "nuisance" alarms (determined to be from a system malfunction) occur in a one (1) month period shall be subject to the same certification requirement as a new fire alarm system or replacement of an existing fire alarm system. The Fire Prevention Division shall maintain a listing of local UL Listed or FM Approved prime contractors. Central station service in full compliance with the 2019 Edition of NFPA 72 shall be maintained at the protected property, so long as the requirement for the fire alarm system exists.

**Exception.** Monitoring by an approved central station is not required for:

1. Single- and multiple-station smoke alarms required by SECTION 907.2.11.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

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4. Fire alarm systems monitored by a proprietary monitoring system in accordance with NFPA 72 Chapter 26 for which a UL Certificate (UUKA) or FM or other approved documentation has been issued, as approved by the fire marshal.

SECTION 907.8.1 insert the following:

**907.8.1 Inspection reporting.** All fire alarm systems, which require an annual or semi-annual inspection or test under the respective NFPA Code or Standard, shall submit such reports to the Fire District within thirty (30) days of the inspection or test in an Adobe PDF electronic format or as otherwise directed by the Fire Marshal.

SECTION 919. Add a new SECTION. Insert:

**SECTION 919 - Fire Hydrants**

**919.1 New Subdivisions.** No person shall commence construction of any new building or structure of any kind in any subdivision within the District, unless such person shall have first submitted to the Fire Marshal a plat of the aforesaid subdivision, indicating the proposed installation of the fire hydrants within such subdivision and receive approval by the Fire Marshal.

**919.2 New Structures.** No person shall commence construction of any new structure, or building, or addition to any structure or building, within or upon any real property within the District, unless such person shall first have submitted to the Fire Marshal a plat or drawing of the property whereon is located such building, structure or addition, which plat or drawing has indicated thereon the nearest existing fire hydrant. If there is not an existing fire hydrant within such distance as is approved by the Fire Marshal, then also the proposed installation of a new fire hydrant or hydrants, and unless, also, the particular locations proposed for such fire hydrants and the number of fire hydrants to be installed if any, shall be approved by the Fire Marshal.

**919.3 Installation of other new fire hydrants.** No person shall install or cause to be installed any fire hydrant within the District, unless the location thereof and the design and type of the hydrant, shall first have been approved by the Fire Marshal.

**919.4 Use Groups R-3 and R-4.** There shall be no more than six (6) dwelling units constructed prior to the installation of a public water system with fire hydrants as set forth herein so as to be accessible for Fire District use in the event of a fire emergency.

**919.5 Other Use Groups.** In all other Use Groups, public water systems with fire hydrants shall be installed with the commencement of construction.

**919.6 Fire hydrant placement.** Fire hydrants shall be placed within the guidelines of SECTION 919.6.1 through 919.6.8.



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**919.6.1 One- and two-family dwellings developments.** In Groups R-3 and R-4 occupancies, single family residential developments, fire hydrant spacing shall not exceed five hundred (500) feet from hydrant to hydrant unless approved by the fire marshal.

**919.6.2 Other occupancy group developments.** In all other Use Groups, fire hydrant spacing shall not exceed three hundred (300) feet from hydrant to hydrant, or as special site conditions may dictate.

**919.6.3 Area to be provided with fire hydrants.** Fire hydrants and water mains shall be placed along the full length of the property to be developed that abuts an existing and/or proposed improved public way. Variances may be required by the water agency because of water quality considerations.

**919.6.4 Fire hydrant spacing.** Spacing of fire hydrants along a public way shall be regulated by the occupancy classification of the development that abuts the existing and/or proposed public way.

**919.6.5 Private hydrants.** Where a development, other than occupancy group R-3 or R-4, is greater than one-hundred-fifty (150) feet from an existing and/or proposed improved public way, measured along the drivable access, additional private fire hydrants shall be required on said developed property, private streets and/or parking lots, at a spacing between fire hydrants as required by the Use Group as set forth in SECTION 919.6.1 through and including SECTION 919.6.4.

**919.6.6 No parking area at fire hydrants.** Where fire hydrants are required to be installed in areas where vehicles would be parked or standing, said vehicle parking or standing shall be restricted for ten (10) feet in each direction from the fire hydrant.

**919.6.7 Unacceptable locations for fire hydrants.** Fire hydrants shall not be permitted in the locations indicated in SECTION 919.6.7.1.

**919.6.7.1 Prohibited locations.** A fire hydrant shall not be placed at any location where the fire hydrant could be damaged by vehicular traffic.

**919.6.8 Relocation of fire hydrants.** Relocation of fire hydrants requested or required by a property owner and/or developer shall be relocated as specified by the water agency's policies, procedures and relocation has been approved by the fire marshal.

**919.7 Fire hydrant installation.** All fire hydrants shall be installed in accordance with SECTIONS 919.7.1 through 919.7.3.

**919.7.1 Fire hydrant set back distance.** All fire hydrants shall be set back from the curb or edge of pavement. The setback shall not exceed twelve (12) feet.

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**919.7.2 Fire hydrant connection height.** Fire hydrants shall be installed no less than twenty-four (24) inches and no more than thirty-six (36) inches above finished grade, measured from the center of the steamer connection.

**919.7.3 Fire hydrant type.** All fire hydrants shall be approved by the American Water Works Association (AWWA) and/or Missouri American Water Company.

**919.8 Obstructions.** There shall be no obstructions, plantings, bushes, trees, signs, light standards, etc., within three (3) feet of any fire hydrant in all directions.

**919.9 Color coding of public fire hydrants.** All public fire hydrant barrels are to be painted yellow. All public fire hydrant bonnets are to be painted as follows:

### COLOR WATER MAIN SIZE

Green Twelve (12) inch and larger

Orange Eight (8) and ten (10) inch

Red Six (6) inch and smaller

**919.10 Color coding of private fire hydrants.** All private fire hydrants shall be painted yellow, including the bonnet.

**919.11 Minimum fire flow - single fire hydrant.** The minimum fire flow from a single fire hydrant in any occupancy group shall be fifteen hundred (1500) gallons per minute at twenty (20) psi residual pressure unless the new hydrant is ordered on a pre-existing main.

**919.12 Minimum fire flow - next two fire hydrants.** The minimum fire flow from the next two fire hydrants in any occupancy group shall be a cumulative fifteen hundred (1500) gallons per minute at twenty (20) psi residual pressure.

**919.13 Access.** The commencement of construction of any such new subdivision, or new building, or structure or addition by any person, within the District, shall be deemed to be the granting of permission by such person for entry upon such property by the Missouri American Water Company, or other water supplier, for the installation of any such aforesaid fire hydrants and the water main leading thereto, and also to the District and to the members or staff and its equipment, for access to such fire hydrant, or hydrants, which may be located upon any such property, for any purpose whatever within the functions of the District, in considerations of issue of building permit.

SECTION 920. Add a new SECTION. Insert:

**SECTION 920 - Fire Service Mains and Appurtenances**

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**920.1 General.** This section covers the application, installation, inspections and testing for fire service mains and appurtenance and their components for new and existing buildings and structures.

**920.2 Where required.** An approved Fire Service Mains and Appurtenances shall be installed in accordance with the provisions of this code and NFPA 24. The Fire Service Mains and Appurtenances shall be designed and installed to support the fire flow requirements of the Standpipe System and Automatic Sprinkler Systems of the building or structure being protected.

**920.3 Construction documents.** Construction documents for Fire Service Mains and Appurtenances shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the International Building Code, NFPA 24 and relevant laws, ordinances, rules and regulations, as determined by the building official.

**920.3.1 Required.** Construction documents shall be drawn to an indicated scale on sheets of uniform size, with a plan of each floor as applicable, and shall include the following items that pertain to the design of the system:

1. Name of owner.
2. Location, including street address.
3. Point of compass.
4. A graphic representation of the scale used on all plans.
5. Name and address of contractor.
6. Size and location of all water supplies.
7. Size and location of standpipe risers, hose outlets, hand hose, monitor nozzles, and related equipment.
8. The following items that pertain to private fire service mains:
  - a) Type of pipe being installed. (Shall meet requirements of NFPA 24)
  - b) Size.
  - c) Length.
  - d) Location.
  - e) Weight.
  - f) Material.

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- g) Point of connection to city main.
- h) Sizes, types, and locations of valves, valve indicators, regulators, meters, and valve pits.
- i) Depth at which the top of the pipe is laid below grade.
- j) Method of restraint. (Shall meet requirements of NFPA 24)

9. The size and location of hydrants, including size and number of outlets and whether outlets are to be equipped with independent gate valves.

10. Size, location, and piping arrangement of Fire Department Connections

11. Location and piping arrangement for Post Indicator Valve. All Post Indicator Valves shall be OSHA safety red in color. Post Indicator Valves shall have address identification signs permanently affixed to body of post to identify the address in which the valve serves.

**920.3.2 Manufacturer's Installation Instructions.** The Construction Documentation submittals shall include the manufacturer's installation instructions for all pipe used or American Water Works Association (AWWA) installation documentation and any specially listed equipment, including descriptions, applications, and limitations for any devices, piping, or fittings.

**920.4 Qualified Installer.** Installation work shall be performed by fully experienced and responsible persons. The construction application and installation shall be by a Licensed Master Pipe Fitter, Master Plumber or Master Sprinkler Fitter with St. Louis County, Missouri.

**920.5 Inspections.** The following inspection shall be conducted during the installation of Fire Main Services and Appurtenance:

1. Pipe / trench inspection. This inspection can be conducted while pipe is being installed into trench. No back fill shall be introduced into trench until inspection unless previous approved by the Fire Marshal.
2. Proper fill and tamping of fill around pipe. (Per manufacturer's installation instructions or AWWA installation documents. No rocks per NFPA 24.)
3. Thrust block pre-pour inspection.
4. Thrust block pour inspection.
5. Hydrostatic testing. (Per NFPA 24).
6. Flush Inspection. Flush flow shall be through a minimum four inch opening with proper hose or pipe attached. Hose or pipe shall be restrained to prevent injury and or damage. A catch or filter system shall be attached to the end of the hose to prevent debris from causing injury or damage.

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**920.6 Final authority.** The Fire Marshal shall be consulted before the installation, upgrading or remodeling of private fire service mains.

### CHAPTER 10 – MEANS OF EGRESS

SECTION 1008.3.3 insert the following after SUBSECTION 5:

6. Mechanical rooms
7. Penthouse areas
8. Rooms containing roof access ladders.
9. Commercial kitchens
10. Any room or area of Use Group H
11. Any room or area that utilizes hazardous materials or hazardous processes.

**Exception:** In individual dwelling units.

SECTION 1013.5 Insert the following after the last sentence:

Electrically powered exit signs shall be illuminated with Light Emitting Diode Technology.

### CHAPTER 11 - ACCESSIBILITY

Chapter 11 Accessibility shall be deleted in its entirety.

### CHAPTER 12 – INTERIOR ENVIRONMENT

SECTION 1201.1 delete in its entirety and insert the following:

1201.1 Scope the provisions of the Chapter shall govern access to unoccupied spaces.

SECTION 1202.1 through the end of SECTION 1208.4 shall be deleted in its entirety.

SECTION 1208.2 insert the following at the end of the first sentence.

Attic access openings located in a garage shall have the access panel supported with materials consistent with the type of construction. Where combustible material is permitted, it shall be a minimum of 2- inch by 4-inch nominal thickness lumber or other materials or methods approved by the Fire Marshal.

SECTION 1209.1 through the end of SECTION 1209.3.2 shall be deleted in its entirety.

### CHAPTER 13 – ENERGY EFFICIENCY

Chapter 13 Energy Efficiency shall be deleted in its entirety.

### CHAPTER 14 – EXTERIOR WALLS

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SECTION 1402.2 and SECTION 1402.3 shall be deleted in its entirety.

SECTION 1403.2 through the end of SECTION 1403.11 shall be deleted in its entirety.

SECTION 1404.2 through the end of SECTION 1404.4.2 shall be deleted in its entirety.

SECTION 1404.6 through the end of SECTION 1404.17 shall be deleted in its entirety.

SECTION 1407 shall be deleted in its entirety.

**CHAPTER 15 – ROOF ASSEMBLIES AND ROOFTOP STRUCTURES**

SECTION 1503 shall be deleted in its entirety.

SECTION 1504 shall be deleted in its entirety.

SECTION 1507 shall be deleted in its entirety.

SECTION 1508 shall be deleted in its entirety.

**CHAPTER 16 – STRUCTURAL DESIGN**

Chapter 16 Structural Design shall be deleted in its entirety.

**CHAPTER 17 - SPECIAL INSPECTIONS AND TESTS**

SECTION 1704 shall be deleted in its entirety.

SECTION 1705.2 through the end of SECTION 1705.13.4 shall be deleted in its entirety.

SECTION 1705.16 through the end of SECTION 1705.16.1 shall be deleted in its entirety.

SECTION 1706 shall be deleted in its entirety.

SECTION 1708 through the end of SECTION 1709.7 shall be deleted in its entirety.

**CHAPTER 18 - SOILS AND FOUNDATIONS**

Chapter 18 Soils and Foundations shall be deleted in its entirety.

**CHAPTER 19 - CONCRETE**

Chapter 19 Concrete shall be deleted in its entirety.

**CHAPTER 20 - ALUMINUM**

Chapter 20 Aluminum shall be deleted in its entirety.

**CHAPTER 21 - MASONRY**

SECTION 2101.2 through the end of SECTION 2101.3 shall be deleted in its entirety.

SECTION 2103 through the end of SECTION 2109.2.4.9 shall be deleted in its entirety.

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SECTION 2111.4 through the end of SECTION 2111.5 shall be deleted in its entirety.

SECTION 2113.3 through the end of SECTION 2113.4 shall be deleted in its entirety.

**CHAPTER 22 - STEEL**

Chapter 22 Steel shall be deleted in its entirety.

**CHAPTER 23 - WOOD**

SECTION 2301.2 shall be deleted in its entirety.

SECTION 2303.1 through the end of SECTION 2303.1.13 shall be deleted in its entirety.

SECTION 2303.3 through the end of SECTION 2309.1 shall be deleted in its entirety.

**CHAPTER 24 – GLASS AND GLAZING**

SECTION 2403.1 through the end of SECTION 2406.4.7 shall be deleted in its entirety.

SECTION 2408 through the end of SECTION 2408.3 shall be deleted in its entirety.

SECTION 2409 shall be deleted in its entirety.

**CHAPTER 25 – GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND PLASTER**

Chapter 25 Gypsum Board and Plaster shall be deleted in its entirety.

**CHAPTER 29 – PLUMBING SYSTEMS**

Chapter 29 Plumbing Systems shall be deleted in its entirety.

**CHAPTER 31 – SPECIAL CONSTRUCTION**

SECTION 3107 through the end of SECTION 3109 shall be deleted in its entirety.

**SECTION 5. SAVINGS CLAUSE.**

That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding pending in any Court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or Ordinance hereby repealed, as cited in Section 1; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**SECTION 6. VALIDITY.**

If any section, subsection, provision, sentence, clause or phrase of this Ordinance or of the ICC®, International Building Code, 2021 Edition, is, for any reason, held to be unconstitutional

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or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or of said Code, and the Pattonville Fire Protection District of St. Louis County, Missouri, hereby declares that it would have passed the same, even though such portions so held to unconstitutional had not been included therein.

**SECTION 7. VIOLATION, PENALTIES.**

Any person, firm or corporation who shall violate any provision of this Ordinance, or who shall fail to comply with any of the requirements thereof, or who shall fail to comply with any order issued pursuant to any section thereof, shall be guilty of a Class B misdemeanor pursuant to §321.600(12) and §557.021 R.S.Mo. and punishable as provided by law. Each day that a violation exists or continues to exist shall be deemed a separate offense.

**SECTION 8. EFFECTIVE DATE.**

This Ordinance Number 2-2021 having been duly considered and voted upon by the Board of Directors of the Pattonville Fire Protection District of St. Louis County, Missouri, was duly enacted as an Ordinance of said Fire Protection District on the 3<sup>rd</sup> day of August 2021. The effective date of the Ordinance shall be at 12:01 a.m. on the 1st day of August (2021)



William Esterline, Chairman



Robert Soutier, Treasurer



Robert Biondo, Secretary