



Master Building Permit

The Master Building Permit is a new type of permit for 2022 offered by the West County EMS & Fire Protection District to commercial structures that meet the following criteria:

- Type I-A, Type I-B, Type II-A or Type II-B Construction
- Fully Sprinklered (or undergoing active sprinkler retrofit)
- All occupancies are Use Group B. (Underground parking is allowed)
- Fire Alarm System installed throughout structure
- Other buildings or occupancies approved by the District on a case-by-case basis

A Master Building Permit reduces submittals and consolidates all routine interior remodel and tenant finish work in the structure under a single permit. **This work includes incidental fire sprinkler modifications and fire alarm device modifications necessary to serve the remodeled space.**

A Master Building Permit is applied for by and issued to the a) Building owner, b) the Building management firm OR c) a general contractor that may be the sole contractor for a Building.

The following types of work are NOT covered by a Master Building Permit:

- Change to building footprint/foundation
- Change to the number of building floors
- Change to main building egress components (stairwells, main egress doors)
- Change to the building structural members
- Change to the rating of any rated wall
- Change to the building fire sprinkler riser, FDC or main distribution piping
- Change or replacement of the Fire Alarm Control Panel

When new interior remodeling work is ready to permit, the Architectural design drawings are submitted. Fire alarm and fire sprinkler drawings for qualifying work are NOT required to be submitted. If no Master Building Permit is currently in effect, the plans will be evaluated for code compliance, proper licensure of the design professional and firm along with a standard review for compliance of the design. When the work is approved, a Master Building Permit will be invoiced to the applicant for \$600. This permit, once paid, will remain valid for ALL qualifying work submitted by December 31st of the same year in that building, including future/additional submittals beyond the initial submittal. As long as the qualifying work is **received** by December 31st, the work will be considered permitted into the following year until completed. Each additional submittal will be reviewed and added to the permit file once approved. Once a Master Building Permit is active, additional work may begin at the permittee's risk upon plan submittal instead of waiting for formal approval.

If additional work is submitted after December 31st, a NEW Master Building Permit will be issued and upon issuance, a new \$600 fee will be invoiced for that new year. If no new work is **submitted** into a new year, there is no need to obtain a new Master Building Permit even though previously authorized work continues.



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ALL WORK WILL BE INSPECTED! It is incumbent upon the permittee and/or contractor to request all traditional Framing, Ceiling Cover, Temporary Occupancy and Final Occupancy inspections for each area of work. Fire sprinkler and fire alarm system work will be inspected as necessary during the building inspections. When inspections are requested, it is imperative that the request include the permit number, address, floor and suite as applicable as the permit number covers multiple areas of work.

Please note that a Master Building Permit from the West County EMS & Fire Protection District does not change any permitting requirements from any other AHJ such as St. Louis County or any municipality and in no way is intended to be applicable to any other fire jurisdiction.

Current West County EMS & Fire Protection District Codes

- (IBC) International Building Code –2021 Edition w/Amendments
- (IEBC) International Existing Building Code – 2021 Edition w/Amendments
- (IFC) International Fire Code - 2021 Edition w/Amendments
- (WC) West County Overarching Building and Fire Code 2021 Edition

NFPA Codes versions are the versions as referenced under ICC 2021 except as provided for in the West County Overarching Building and Fire Code

If a separate permitting jurisdiction (with authority to issue permits for a project within the West County EMS & Fire service area) has adopted a different code where a provision of the codes are in actual or perceived conflict, the most conservative conditions, requirements or interpretations of the two codes will control in the interest of public safety.