



# West County EMS & Fire Protection District Overarching Building & Fire Code 2026 Edition EFFECTIVE May 1, 2026

## Appendix WCA Administrative

### Section WCA-1.0 Applicability

**WCA-1.0 Applicability:** Appendix WCA 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 West County EMS & Fire Protection District, the Fire Marshal shall have the final rule making authority.

### Section WCA-1.1 Jurisdictional Titles

**WCA-1.1.1** Wherever (NAME OF JURISDICTION), (INSERT NAME OF DEPARTMENT) or similar reference appears in this document or any adopted code, it shall read the West County EMS & Fire Protection District of St. Louis County, Missouri.

**WCA1.1.2** “Code official”, “fire code official”, “building official” or similar reference wherever it may appear in this document or any adopted code is defined as the Fire Marshal of the West County EMS & Fire Protection District of St. Louis County, Missouri, or their duly authorized representative.

**WCA1.1.3** “Authority Having Jurisdiction” or “AHJ” wherever it may appear in this document or any adopted code is defined as the West County EMS & Fire Protection District of St. Louis County, Missouri, or its duly authorized representative.

**WCA-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.

**WCA-1.3 Schedule of permit fees:** The permit fees for all work done in the West County EMS & 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 West County EMS & Fire Protection District Fee Schedule. In the absence of any specified fee for a required permit, the fee shall be \$200 base cost plus \$3.50 per \$1,000 of construction and furnishings cost.

**WCA-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 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.

***Adopted by Resolution 262-26***



# **West County EMS & Fire Protection District**

## **Overarching Building & Fire Code 2026 Edition**

### **EFFECTIVE May 1, 2026**

**WCA-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 West County EMS & 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 West County EMS & 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 West County EMS & 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.

**WCA-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.

**WCA-1.7 Violation Penalties.** Persons who shall violate a provision of any code adopted by the West County EMS & 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 WCA-1.7.1.1 thru WCA-1.7.1.6.

**WCA-1.7.1 Penalty Fee.** The building official may assess a penalty fee as outlined under WCA-1.7.1.1 thru WCA-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.

***Adopted by Resolution 262-26***



# **West County EMS & Fire Protection District**

## **Overarching Building & Fire Code 2026 Edition**

### **EFFECTIVE May 1, 2026**

**WCA-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.

**WCA-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 WCA-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.

**WCA-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.

**WCA-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 WCA-1.7.

**WCA-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 WCA-1.7.1.3 each additional day that work is found to be occurring or having occurred without the required permits.

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

**WCA-1.7.1.7 Extenuating Circumstances.** Nothing in Section WCA-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.

**WCA-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 WCA-1.7.1.5 provided the work being performed is at the requirement of the building official and limited to restoring a safe condition.

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

**WCA-1.7.1.8.1 Work Performed on Life Safety System Without Permit.** Where work requiring a permit has been performed on a life safety system by a contractor that also provides annual inspections for such systems (i.e. a fire sprinkler or fire alarm system) without obtaining required permits from West County EMS & Fire Protection District, in addition to any required corrective action and fines provided for elsewhere, the District may refuse to accept or recognize any annual service and inspection reports by that contractor for any life safety systems in the District's boundaries and contract areas for a period of up to 5 years from the date of discovery of the unpermitted work. *Exception: work performed under a valid Master Building Permit for a multi-tenant building does not constitute a violation of this section.*

**WCA-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 \$500 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.

**WCA-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 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.'

**WCA-1.7.1.11 Inspections Not Scheduled Without Valid Permit:** Any work that has started under any provision of the adopted codes of the District or under any provision afforded under any of the Missouri Revised Statutes shall not be eligible for required inspections until all necessary permits are in-effect for the work requiring inspection.

**WCA-1.7.1.12 All Work Must Conform to Adopted Codes:** Any and all work performed on any project governed by the adopted codes of the District shall conform to the adopted codes and no permit by the District or authorization under any Missouri Revised Statute shall be deemed as authorization to violate any provision of the adopted codes of the District. Any deviation or



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

variance from any of the adopted codes must be documented and agreed to by the applicant and the District. Where, during a permit-based inspection, work is found to be in violation of any portion of the code, the code official shall require the violation or deficiency to be corrected so that it is in conformance with the adopted codes. Any remedy that requires a solution not shown on the plans shall be acknowledged and approved thru an addendum by the registered design professional whose seal appears on the original plans showing the affected work.

**WCA-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 West County EMS & 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.

**WCA-1.9 Master Building Permit:** The code official is authorized to issue a Master Building Permit for a fully-sprinklered commercial building or similar group of fully-sprinklered buildings for all remodel and renovation work occurring in the space. Such a permit may be issued for a flat fee of \$600 to the building owner, building management firm or a single contractor selected by the building owner or management firm. The permit may include multiple disciplines and multiple contractors or vendors, but the permittee must assume responsibility for ensuring completion of any provisions of the permit and/or adopted codes. The code official may waive additional submittals for minor fire sprinkler and/or fire alarm modifications performed for work under a Master Permit. A Master Permit shall not be issued where the building owner and any owner-hired building management company refuse to obtain a Master Permit in their name and intend on using multiple contractors. The Master Building Permit shall cover all work submitted for review by December 31<sup>st</sup> of the year of issue of the permit. Follow-on inspections after December 31<sup>st</sup> for work submitted on or before December 31<sup>st</sup> shall be conducted by the District without requiring renewal of the permit.

**WCA-1.10 Blanket Permit:** The code official is authorized to issue a Blanket Permit to any contractor working or seeking work in the District where the code official is satisfied that the contractor has demonstrated competency in the District's permitting, code enforcement and inspection procedures as attained through attendance at a District-provided training. The Blanket Permit shall authorize the contractor to begin demolition, renovation or remodel work at the contractor's sole risk prior to obtaining permits from the District. The Blanket Permit is valid until the following code revision and may be renewed or revoked at the code official's discretion. The Blanket Permit does not authorize the contractor to disregard code compliance and does not authorize the contractor to engage in new construction or proceed past the point of a required inspection.

**WCA-1.11 Other Permits:** West County EMS & Fire Protection District requires permits to be applied for, approved, paid and in good standing prior to the start of any demolition, construction, renovation or modification of any structure, system or device regulated by the International Building Code, International Fire Code and any other code adopted by West County EMS & Fire Protection District.

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

**WCA-1.11.1 Site Plan Permits:** Permits from West County EMS & Fire Protection District shall be required for all site work creating, altering or otherwise affecting apparatus access to any current or proposed commercial structure or fire service feature.

**WCA-1.11.2 Underground Fire Main Permits:** Permits from West County EMS & Fire Protection District shall be required for site work affecting the water supply for private hydrants, private fire mains or service to any water-based fire suppression system excluding work performed by or for Missouri American Water on water distribution systems that will be owned and maintained by Missouri American Water

**WCA-1.11.3 Demolition Permits:** Permits from West County EMS & Fire Protection District shall be required for the demolition of any commercial structure. Interior-only demolition is a component of a Building Permit and cannot occur without a valid Building Permit or White Box Permit.

**WCA-1.11.4 Building Renovation Permits:** Permits from West County EMS & Fire Protection District shall be required for the renovation of the interior or exterior of any structure regulated by the *International Building Code*.

**WCA-1.11.5 Building Construction Permits:** Permits from West County EMS & Fire Protection District shall be required for the construction or expansion of any structure regulated by the *International Building Code*.

**WCA-1.11.6 Fire Suppression Permits:** Permits from West County EMS & Fire Protection District shall be required for the installation or modification of any fire suppression system including kitchen hood suppression systems.

**WCA-1.11.7 Fire Alarm Permits:** Permits from West County EMS & Fire Protection District shall be required for the installation or modification of any fire alarm or fire detection system.

**WCA-1.11.8 Access Control Permits:** Permits from West County EMS & Fire Protection District shall be required for the installation or modification of any access control system installed on any door that is a component of the egress from any structure regulated by the *International Building Code*.

**WCA-1.11.9 Temporary Structure Permits:** Permits from West County EMS & Fire Protection District shall be required for the installation of any temporary commercial structure or tent in excess of one-hundred twenty square feet (120 sf).

**WCA-1.11.10 Fuel Tank Permits:** Permits from West County EMS & Fire Protection District shall be required for the installation or removal of any temporary or permanent above ground or below ground liquid or gaseous fuel storage tank and/or system providing for the filling or dispensing therefrom. **EXCEPTION:** Fuel tanks permanently attached as a fuel source to any device using an internal combustion engine are not required to have a permit.

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

**WCA-1.11.11 White Box Permits:** Permits from West County EMS & Fire Protection District shall be required for the removal of non-structural interior partitions and finishes left by a vacated tenant for the restoration of the interior to a bare or blank interior finish of any structure regulated by the *International Building Code* where no current or proposed tenant exists.

**WCA-1.11.12 Other Permits:** Permits from West County EMS & Fire Protection District shall be required for the installation, modification or operation of any device, system or installation provided for in the editions of the *International Fire Code* or *International Building Code* as adopted by West County EMS & Fire Protection District.

**WCA-1.12 Fire Code Violations for Existing Occupancies:** Fire code violations cited as a result of any annual, occupancy or random inspection shall be corrected within the time specified by the fire code official. The fire code official shall have the authority to identify a specific timeline other than those identified under this Section where circumstances warrant. Failure to correct the fire code violations in the specified time may result in suspension or revocation occupancy under Section WC5-2.1.1 of this code.

**WCA-1.12.1 Severe Fire Code Violations:** A Severe Fire Code Violation is any violation that creates an immediate and/or inimical threat to human life, health or safety. Severe Fire Code Violations shall be corrected immediately, however in the event immediate correction is not possible, the commercial structure may be deemed Unsafe in accordance with *2024 Edition of the International Fire Code* Section 115 of and occupancy should not be allowed until the violation is corrected. The fire code official is authorized to require evacuation under *the International Fire Code* criteria for Unsafe Structures in Chapter 1. These violations shall include any of the conditions which:

1. Fully obstruct or render unusable an identified Means of Egress thru the presence of obstacles, chains, physical barricade (excluding slide bolt locks or other door hardware that is not egress compliant)
2. Create an immediate threat likely to cause a fire or explosion
3. Create an immediate threat of electrocution in an occupiable space
4. Create an immediate threat of entrapment in an occupiable space
5. Create an immediate threat of collapse of an occupiable space
6. Cause a required fire alarm system to be completely inoperable
7. Cause a required fire sprinkler system to be completely inoperable

**WCA-1.12.2 Significant Fire Code Violations:** A Significant Fire Code Violation is any violation that creates an identifiable threat to human life, health or safety. Significant Fire Code Violations shall be corrected within the following three (3) calendar days. These violations shall include conditions:

1. Partially obstructing or obfuscating an identified or required Means of Egress
2. Trouble alarm on a required Fire Alarm System affecting a required detection device

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District Overarching Building & Fire Code 2026 Edition EFFECTIVE May 1, 2026

3. Inability for a required fire alarm system to transmit an alarm to the central station monitoring service
4. Inoperability of more than 25% of emergency lighting
5. Inoperability of more than 25% of exit signs
6. Unauthorized open flame device
7. Unauthorized Flammable liquid or gas containers inside of a commercial structure
8. Exposed electrical junction boxes or open splices in an occupiable space within eight feet (8') as measured vertically from the floor surface
9. Failing handrail or guardrail where the distance of a possible fall exceeds six feet (6')

**WCA-1.12.3 Common Fire Code Violations:** A common Fire Code Violation is any violation that creates a hazard to human life, health or safety. Common Fire Code Violations shall be corrected within the following ten (10) calendar days. These violations shall include all building code and/or fire code violations not listed under WCA-1.12.1, WCA-1.12.2 or WCA-1.12.4.

**WCA-1.12.4 Building Service Feature Fire Code Violations:** A Building Service Feature Fire Code Violation is any violation related to signing, marking, numbering or identification of a commercial structure or its fire service features. This shall not include obstructed fire hydrants, obstructed fire department connections or obstructed fire lanes. Building Service Feature Fire Code Violations shall be corrected within sixty (60) calendar days.

**WCA-1.12.5 Notice of Violation Defined:** When the fire code official finds any violation defined under Section WCA-1.12, the fire code official shall notify the occupant or occupant's representative of the fire code violation. Where violations are found in accordance with

## WCA-2.0 REFERENCED STANDARDS AND DEFINITIONS FOR PERMITTING

**WCA-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 West County EMS & 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 West County EMS & Fire Protection District Overarching Building and Fire Codes have been established and therefore supersede:

NFPA 3

NFPA 13

NFPA 24

NFPA 25

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District Overarching Building & Fire Code 2026 Edition EFFECTIVE May 1, 2026

NFPA 70

NFPA 72

NFPA 75

NFPA 80

NFPA 88

NFPA 99

NFPA 101

**WCA-2.2 Referenced Standards – Code Block:** The controlling code for any work requiring a permit shall be the adopted codes of West County EMS & Fire Protection District that are in effect at the time an application for permit is received. Any reference to any other code in the plans shall be disregarded and any issuance of a permit for plans showing improper codes does not constitute an agreement with the West County EMS & Fire Protection District to use any code other than those currently adopted. Any agreement to accept or use an alternate code and the applicability thereof to a specific project, structure or parcel shall be documented in a signed agreement with West County EMS & Fire Protection District.

**WCA-2.3 Incomplete Submittal Defined:** Any plans submitted to the District shall be considered Incomplete, as reference by any of the Missouri Revised Statutes, if any of the following exist:

1. The plans are hand-drawn
2. The plans have written alterations
3. The plans show “Not For Construction” or any similar verbiage which indicates that the plans do not represent in their entirety the proposed final work product of the registered design professional
4. The plans are not prepared and sealed by an appropriate licensed design professional, and firm if applicable, in accordance with the laws and practices as governed by Missouri statutes and the Missouri Code of State Regulations.
5. The plans do not feature a Code Block or other clear indication of the codes to which the licensed design professional is attesting to
6. The plans are not certified to the codes currently adopted by the District, as indicated or referenced in the Code Block or other similar indication of the design criteria used
7. For any Building Permit application, the plans do not feature all disciplines within the proposed project including Architectural sheets, Structural sheets, Fire Sprinkler design, Fire Alarm Design or any other life safety system required by the adopted codes
8. For any permit application, details of the site, structure and use necessary for the District’s reviewer to evaluate the design against code requirements are missing or omitted
9. For any permit application, full contact details of the contractor, 24/7 project contact, building owner, tenant and permit contact person are missing or omitted. Contact details for each shall include a name of an individual, an email address of that individual, telephone number of the

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

individual and a mailing address where that individual may receive certified mail during normal business hours.

**WCA-2.4 Inferior Submittal Defined:** Any plans submitted to the District shall be considered Inferior, as reference by any of the Missouri Revised Statutes, if any of the following exist:

1. The plans are hand-drawn
2. The plans show “Not For Construction” or any similar verbiage which indicates that the plans do not represent in their entirety the proposed final work product of the registered design professional
3. The plans are not certified to the codes currently adopted by the District, as indicated or referenced in the Code Block or other similar indication of the design criteria used

**WCA-2.5 Insufficient Submittal Defined:** Any plans submitted to the District shall be considered Insufficient, as reference by any of the Missouri Revised Statutes, if any of the following exist:

1. The plans are hand-drawn
2. The plans have written alterations
3. The plans are not prepared and sealed by an appropriate licensed design professional, and firm if applicable, in accordance with the laws and practices as governed by Missouri statutes and the Missouri Code of State Regulations.
4. For any Building Permit application, the plans do not feature all disciplines within the proposed project including Architectural sheets, Structural sheets, Fire Sprinkler design, Fire Alarm Design or any other life safety system required by the adopted codes
5. For any permit application, details of the site, structure and use necessary for the District’s reviewer to evaluate the design against code requirements are missing or omitted

**WCA-2.5.1 Full Presentation of Information for Review Required:** All plans submitted for a permit shall be fully detailed to include clear presentation and demonstration of all data, calculations, measurements and evaluation of all information needed to determine compliance with all of the codes adopted by the District. No calculations or measurement shall be required to be performed by the reviewer to determine compliance. Any plans that omit presentation of calculations or measurements necessary to determine compliance by the reviewer shall be considered *Insufficient* and be provided with a *Summary Rejection* under Section WCA-2.6.

**WCA-2.6 Summary Rejection of Plans:** An applicant shall be provided with a *Summary Rejection* for any plans that are cited as *Incomplete* under Section WCA-2.3, *Inferior* under Section WCA-2.4 and/or *Insufficient* under Section WCA-2.5. Plans that are given *Summary Rejection* shall be considered deficient in their entirety and no competent and timely review could cite all of the errors and omissions in the submittal which would need to be added, deleted or modified to be in compliance with the adopted codes of the District within any reasonable timeframe that would be in the applicant’s best interests. Where a



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

Summary Rejection is issued, the District reserves the right to make further comments or rejections when the required information is submitted.

**WCA-2.7 Deferred Submittals Not Allowed:** Where an application to erect or modify any structure governed by the *International Building Code* and/or the *International Fire Code* is submitted, plans for all work in and on the structure shall be included in any submittal for a Building Permit to the District, including work to install or modify any fire sprinkler system and/or fire alarm system that are present or will be required by any code adopted by the District.

**WCA-2.8 Receipt of Application for Permit Defined:** An application for permit shall be considered "Received" once all of the following are submitted:

1. Completed Application for Permit (application must be a current form supplied by the District)
2. Complete set of electronic plans showing Project Data and all work proposed for the project proposed from demolition through project completion.
3. Payment of the Plan Review Fee

**WCA-2.9 Proof of Contact by District Defined:** Where any code or Missouri Revised Statute shall establish a burden of reply or contact by the District to any permit applicant, building owner, contractor, tenant or other individual acting on behalf of any proposed project, the applicant affirms agreement by their submittal that any of the following shall be proof that the District fulfilled its obligation to reply or contact in response:

1. An email sent by the District to any email address submitted by the applicant on the permit application, OR
2. An email sent by the District to the email address from which the permit application was received, OR
3. A certified letter sent by the District to any physical mailing address listed on the permit application, OR
4. For any structure which is listed as the proposed address of the project on the permit application, a letter, notice or posting placed by the District on the entrance door on the side of the structure facing the addressed street of the structure and documented by the District thru photograph or video, OR
5. A letter, notice or posting handed in-person by the District to any employee or agent of the permit applicant, building owner, contractor, tenant and documented thru signed receipt, photograph or video.

**WCA-2.10. Refusal to Conduct or Provide Annual Inspection:** The District may refuse to provide an approved Annual Fire Inspection for any commercial structure where construction or renovation was conducted without all required permits issued by the District and/or where inspections on construction or renovation were not performed by the district. This refusal may continue without expiration until any and all permits required are obtained and all work is exposed as necessary for the required inspections to be performed and approved. Work conducted under any automatic approval established under any law or statute shall not be exempted from this section.

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

**WCA-2.11 Public Notice Authorized for Non-Permitted Work:** The code official shall be authorized to post a Stop Work Order and/or Public Notice on any commercial structure where construction, addition or renovation work has occurred without obtaining required permits from the District. Furthermore, the code official shall be authorized to provide notice that work was performed without a permit and/or inspections to any third party, including but not limited to other Authorities Having Jurisdiction, lenders, insurance providers and/or other stakeholders for the commercial structure. Work conducted under any automatic approval established under any law or statute shall not be exempted from this section.

### WCA-3.0 DELETED CODES

**WCA-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 *International Fire Code 2024 Section 4106* for Mobile Food Preparation Vehicles.

**WCA-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 *International Fire Code 2024 Section 314.4*

**WCA-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.

**WCA-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.

**WCA-3.5 Mixed Types of Construction Disallowed** – Vertical and/or horizontal fire walls, fire barriers, fire partitions, fire separations, rated assemblies or other similar features, regardless of rating, within any *building (as defined under WCA-2.11)* will not be recognized as separations to allow different Types of Construction on either side of the separation where such different Types of Construction would afford separate code compliance requirements for building area, building height, number of floors, fire sprinklers, fire alarm systems and egress requirements. This prohibition shall supersede and nullify any allowances for mixed Types of Construction afforded under Chapter 6 of the *International Building Code 2024 Edition*. This does not preclude using a mixture of combustible and non-combustible construction in a building, but rather requires evaluation of the entire structure throughout using the most conservative criteria for materials used. **EXCEPTION:** This provision shall not apply to horizontal or vertical assemblies only separating areas of Type IA, Type IB, Type IIA and/or Type IIB construction from one another.

**Adopted by Resolution 262-26**



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

**WCA-3.5.1 Exception for Small Podium Construction:** The provisions of Section WCA-3.6 *shall not apply* to any structure where all of the following conditions exist:

1. The structure has a maximum per-floor footprint of 7,000 square feet or less as bounded by the exterior wall surfaces excluding deck and roof overhang, *and*
2. The structure has a maximum of 4 floors of combustible construction, *and*
3. The overall height of the structure from the lowest finished surface to the highest roof surface or top of parapet wall (whichever is greater) is less than 70 feet, *and*
4. The non-combustible portion of the structure is a parking structure where 75% or more of the wall height of the parking structure is below the finished grade on 2 or more sides of the structure, *and*
5. The building and garage are equipped throughout with a fire sprinkler system designed in accordance with NFPA 13. (NFPA 13D and NFPA 13R are not acceptable alternatives)

**WCA-3.6 Change of Occupancy Definition Clarification** – Where the definitions of the *International Building Code*, *International Fire Code* and *International Existing Building Code of Change of Occupancy* may appear in their codes, it shall not be misconstrued to apply to situations where a change of the tenant occurs in a commercial space but the Occupancy Classification or Use Designation does not change between the former and proposed or new tenant. Where the Occupancy Classification and/or Use Designation changes between the former and proposed or new tenant, the District typically refers to this as a “*Change of Use*”.

**WCA-3.7 Work Area:** Where any adopted code uses the term *work area* or any similar term, the term shall be defined as that portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents including all required egress paths for the occupants of the reconfigured area(s) once work is complete. Work areas shall extend horizontally in each direction from the finished interior surface to the nearest wall which extends from the floor to the finished ceiling or deck. Additionally, for any interior wall that serves as a boundary for the work area, the calculated work area shall extend outward from the boundary wall no less than an additional 6’ from the surface of the wall as measured from a right angle to the wall surface. Where any wall includes work on electrical, framing, low voltage, mechanical and/or plumbing, the entire area of the wall from surface to surface shall be included in work area calculations. Areas of work that are incidental and/or areas of work not initially intended by the owner are not excluded from work area calculations and any such definition to the contrary in any other adopted code or reference is null and void.

**WCA-3.7.1 Classification of Work Not To Be Split Between Areas or Phases:** The Classification of Work for all work areas under any single renovation or group of renovations separated into separate permits or phases shall be determined by the highest Alteration Level of any of the work areas as defined under Chapter 6 of the IEBC. Additional qualifications for cumulative renovation over multiple projects shall apply under Section WC4-2.8.



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

## Appendix WC1 Code Requirements for Apparatus Operation

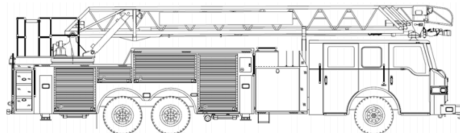
### Section WC1-1.0 Applicability

**WC1-1.0 Applicability:** Appendix WC1 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 West County EMS & Fire Protection District, the Fire Marshal shall have the final rule making authority.

### Section WC1-1 Design Vehicle - Apparatus

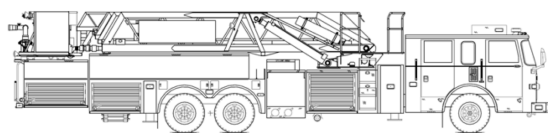
**WC1-1.1 – Size:** The Design Vehicle for the purposes of turning radii, access and other site plan considerations shall be the largest apparatus currently in-service or under order by the West County EMS & Fire Protection District or any of its mutual aid partners, however under no circumstances shall 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#) with single axle loads of up to Thirty Three Thousand Five Hundred Pounds (33,500#), tandem axle loads of up to Sixty Two Thousand Pounds (62,000#) 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. Typical configurations of apparatus for this region are shown as exemplars for civil site plan design considerations, but any one of these may be the initial or primary response apparatus at any site in this District:

**Aerial Ladder – Tandem Rear Axle**



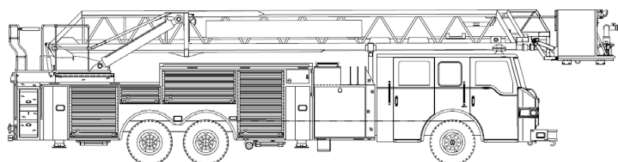
	Min	Max
Front GAWR	20,000	22,800
Rear GAWR	34,000	54,000
Width (in.)	98	100
Height (ft.)	11	12.5
Length (ft.)	39	43

**Aerial Platform Mid Mount – Tandem Rear Axle**



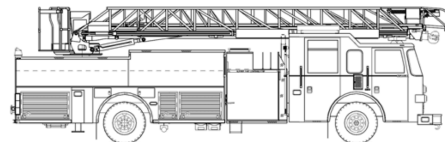
	Min	Max
Front GAWR	21,500	24,000
Rear GAWR	40,000	62,000
Width (in.)	98	100
Height (ft.)	9.5	11.5
Length (ft.)	46	51

**Aerial Platform Rear Mount – Tandem Rear Axle**



	Min	Max
Front GAWR	21,500	24,000
Rear GAWR	46,000	62,000
Width (in.)	98	100
Height (ft.)	11.5	13
Length (ft.)	46	48

**Aerial Ladder – Single Rear Axle**



	Min	Max
Front GAWR	20,000	22,800
Rear GAWR	24,000	33,500
Width (in.)	98	100
Height (ft.)	11	12.5
Length (ft.)	36	43

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

#### Section WC1-2 Fire Lanes

**WC1-2.1 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 (18) feet in width.

**WC1-2.2 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.

**WC1-2.3 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 WC1-4.1 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.

**WC1-2.4 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.

**WC1-2.4.1 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



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

- 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.

**WC1-2.5 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.

**WC1-2.6 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 *-2024 Edition of the International Fire Code*. Additionally, on private property, the curb shall be painted white, yellow or red 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.

**WC1-2.7 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.

**WC1-2.8 Gates:** Gates meeting the conditions described hereinafter may be excepted from the application of WC1-4.5. In such case a Developer, Owner, Board of Trustees, etc. may install a gate if first approved by the Fire Marshal of the West County EMS & Fire Protection District upon application, if the Fire Official finds the following:

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 West County EMS & 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

***Adopted by Resolution 262-26***



# **West County EMS & Fire Protection District**

## **Overarching Building & Fire Code 2026 Edition**

### **EFFECTIVE May 1, 2026**

- 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 West County EMS & 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.
  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.

### **WC1-3 Building Identification**

**WC1-3.1 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.

**WC1-3.2 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.



# **West County EMS & Fire Protection District Overarching Building & Fire Code 2026 Edition EFFECTIVE May 1, 2026**

## **WC1-4 Fire Hydrants**

**WC1-4.1 Private Fire Hydrant Color:** Fire hydrants installed on privately-owned and/or privately-maintained water mains shall have the barrel, top and caps painted solid red in color.

**WC1-4.2 Simulated or Decorative Objects Resembling Fire Hydrants:** No decommissioned fire hydrant, simulated fire hydrant or decorative object both sized and shaped like a fire hydrant shall be placed on any portion of the public right-of-way nor in plain view on any private commercial property.

**WC1-4.3 Decorated Hydrants Prohibited:** Fire hydrants shall not be decorated or painted in any manner or scheme other than the designated Missouri American Water color scheme for public hydrants appropriate for any specific public hydrant or in accordance with WC1-5.1 for private hydrants. Adorning hydrants with art, murals or color-coordination with surrounding scenery or landscaping is prohibited.



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

## Appendix WC2 Use of Materials

### WC2-1 Applicability

**WC2-1.0 Applicability:** Appendix WC2 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 West County EMS & Fire Protection District, the Fire Marshal shall have the final rule making authority.

### WC2-2.0 Temporary Structures

**WC2-2.1 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.

**WC2-2.2 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.

**WC2-2.3 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.

**WC2-2.4 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.

**WC2-2.5 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.

### WC2-3.0 Separation Walls

**WC2-3.1 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

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

systems would otherwise be required if no separation were present. Existing structures and occupancies shall be subject to this provision at such time as work requiring a building permit is performed without any exemptions for work area, level of renovation or other provisions under the International Building Code or International Existing Building Code

**WC2-3.2 Tenant Separation Walls in Leased or Rented Space.** Walls separating leased or rented 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 WC2-4.3 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 WC2-4.3 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

**WC2-3.2.1 Tenant Separation Walls Between Separately Titled Spaces .** Where a demising wall, smoke wall, fire wall, fire partition, party wall or any other classification of vertical separation exists between two adjacent occupancies, units or occupiable spaces where such occupiable spaces are each titled separately, the following shall be required:

1. A minimum of 1 hour rating is required on any wall separating separately titled spaces regardless of the presence or absence of a fire sprinkler system.
2. Where this code or any other adopted code requires a rated assembly, a separate common element wall shall be built at or as close as practical to the physical mid-line of the separately title spaces upon which the appropriate material to achieve and maintain the required rating is secured.
3. Studs in a common element wall shall be staggered such that no stud attaches to the face of both sides of the wall.
4. The wall stud cavity shall be completely filled with non-combustible insulation
5. The common element wall shall be continuous from the floor surface to the underside of the floor or building roof above.
6. No plumbing, sewer, electric- or natural gas service exclusively serving one unit shall be installed in or penetrate the common element wall.
7. Additional walls, if and as necessary, shall be built on the tenant/owner/occupant sides of the



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

- common element wall to enclose electric, plumbing, natural gas and sewer piping that may be necessary for the exclusive use of a tenant/owner/occupant on a single side of the common element wall.
8. Thru penetrations for building systems such as water service, sewer service, electrical service, centralized HVAC, open air return dampers, fire sprinkler and fire alarm systems shall be allowed to penetrate the membrane of the common element wall where such systems serve more than one tenant/owner/occupant and are part of the distribution network that provides service to more than one tenant/owner/occupant space in the structure.
  9. Plumbing, natural gas, water and electrical installations that serve fixtures in only one tenant/owner/occupant space shall be contained entirely outside of the common element wall.
  10. Where a rated common element wall is required but does not exist in whole or part, and the adjacent tenant/owner/occupant is occupied or occupiable, completion of the rated common element wall, along with all required inspections for such work, shall be required prior to any additional work other than what is necessary to facilitate the completion of the rated common element wall.
  11. Where a right of access to an adjacent space is not secured in advance of permit submittal, any construction of a rated common element wall shall occur only in the space owned by the permit applicant or entity which holds title to the space the permit applicant represents.
  12. A rated common element wall may be constructed such that all attached surfaces or finishes necessary to achieve the required rating are secured to a single side of the common element wall where the remaining open framing of that wall remains exclusively a common element wall.
  13. Unless expressly prohibited elsewhere in any adopted or referenced code, surface mounting of decorations, shelving, hangars, plumbing, electrical, natural gas lines to a rated common element wall is permitted on the tenant/owner/occupant side of the wall for the exclusive enjoyment, use or service to that tenant/owner/occupant.

#### **WC2-4.0 Fire Caulk and Foam**

**WC2-4.1 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. Expended 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.

**WC2-4.2 Fire Foam** Consumer products generically referred to as “Fire Foam” may not be used as a fire block, fire stop or as part of any rated wall or building assembly. This section does not apply to wand-applied fire foam such as is typically installed by specialty commercial fireproofing contractors.



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

#### WC2-5.0 Building Materials

**WC2-5.1 Combustible Framing:** No combustible materials (including fire retardant treated wood) are allowed to be used for framing or structural applications in Type I or Type II construction. **EXCEPTION:** This prohibition shall not apply to millwork, or incidental materials required for blocking for handrails, millwork, cabinets, window frames or door frames.

#### WC2-6.0 Prior Work

**WC2-6.1 Prior Work Discovered to be Non-Conforming:** Where deficiencies or non-compliant products or workmanship from old work are observed during the course of permit-based inspections of new work on a project, the fire code official may require the non-conforming products or workmanship to be corrected and brought into compliance with current codes, but only if the products or workmanship would have been non-conforming at the time of the original work. In extreme cases where products or workmanship of old work poses an imminent risk to the health and safety of occupants or the public, the Fire Marshal or Fire Inspector shall require the hazard to be mitigated or corrected regardless of its prior conformity.

**WC2-6.2 Non-Conforming Work as an Exemplar:** On any permit-based inspection where non-conforming products or workmanship from old work are observed during a permit-based inspection, the fire code official may require the contractor, tenant or building owner to expose additional areas for inspection outside of the permitted work area but within or on the same structure to check for the presence of and correct the same non-conformity whenever all the following conditions exist:

1. The products or workmanship would have been non-conforming at the time of the original work based on all applicable codes at the time of the work, and
2. Based on patterns or quantity of non-conformity observed during the permit-based inspection, it is likely to be found pervasively throughout other areas of the project or structure, and
3. The non-conformity represents a condition that would contribute to ignition, uncontrolled fire spread, structural stability or life safety of the occupants.



# West County EMS & Fire Protection District Overarching Building & Fire Code 2026 Edition EFFECTIVE May 1, 2026

## Appendix WC3 Fire Alarm Systems

### WC3-1 Applicability

**WC3-1.0 Applicability:** Appendix WC3 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 West County EMS & Fire Protection District, the Fire Marshal shall have the final rule making authority.

### WC3-2 Minimum Requirements

**WC3-2.1 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.

**WC3-2.1.1 Qualifying Systems:** A fire alarm or fire suppression system shall be defined as any local fire alarm, smoke detection system (excluding stand-alone RTU duct detectors) or extinguishment system regulated by the International Fire Code including Type 1 hoods

**WC3-2.2 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.

**WC3-2.2.1 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.

**WC3-2.3 Supervisory and Trouble Signals:** A fire alarm that experiences a Supervisory or Trouble signal shall be serviced by a qualified technician within 2 business days (excluding weekends and Federal holidays) unless directed to be done sooner by the building official. Failure to have a qualified service technician on site to service the system within the 2 business day time period can result in a fine of up to \$200 per day beginning on the 3<sup>rd</sup> business day after the false alarm is responded to by the District or on the 3<sup>rd</sup> business day after the after the Supervisory, Trouble or Acknowledged Alarm is discovered by West County EMS & Fire Protection District personnel.

**WC3-2.4 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

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

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.

**WC3-2.5 Fire Alarm System Inspection Reports:** Any required periodic inspection report on any fire alarm system shall be transmitted to the West County EMS & Fire Protection District within 15 calendar days of the completed inspection.

**WC3-2.6 Fire Alarm System Serviceability:** Any fire alarm system in any commercial occupancy shall be fully serviceable and maintainable at all times. If a fire alarm system, or any component thereof, is not supported by readily available parts and full system restoration within 7 calendar days from a service call, the fire alarm system shall be deemed unmaintainable and unserviceable.

**WC3-2.6.1 Fire Alarm Panel Unmaintainable or Unserviceable:** Any fire alarm panel, fire alarm control unit or other centralized management and control system of a required or elective fire alarm system that is not functioning properly and deemed Unmaintainable or Unserviceable under WC3-2.17 or by any fire alarm service technician, shall be replaced with a new code-compliant unit within 7 calendar days. Full replacement will be required, unless the issue is vendor or service-provider related in which case a new vendor or service provider can be procured to return the system to full operation within an additional 7 calendar days.

**WC3-2.6.2 Fire Alarm Device(s) Unmaintainable or Unserviceable:** Any detection, initiation and/or notification device on a required or elective fire alarm system that is not functioning properly and deemed Unmaintainable or Unserviceable under WC3-2.17 or by any fire alarm service technician, shall be replaced with a new unit within 7 calendar days. If the device(s) cannot be replaced within the required timeframe, the fire alarm system shall be considered unmaintainable and unserviceable and a full replacement of the fire alarm system will be required, unless the issue is vendor or service-provider related in which case a new vendor or service provider can be procured to return the system to full operation within an additional 7 calendar days. *EXEPTION: The 7 calendar day parts availability requirement shall not apply to any system where a minimum quantity of 2 of each or 10% of each (whichever is greater) detection, initiation and notification devices in the system are stored on-site in new, unused and not previously installed condition and available for immediate installation into the system as necessary by qualified personnel upon their arrival and diagnosis of the system. If stock on-site is used, it shall be replenished within 30 calendar days to maintain qualification under this exception.*



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

## Appendix WC4 Fire Sprinkler and Suppression Systems

### WC4-1 Applicability

**WC4-1.0 Applicability:** Appendix WC4 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 West County EMS & Fire Protection District, the Fire Marshal shall have the final rule making authority

### WC4-2 Minimum Requirements

**WC4-2.1 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.

**WC4-2.2 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 West County EMS & Fire Protection District.

**WC4-2.2.1 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:

**WC4-2.2.1.1 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.

**WC4-2.2.1.2 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.

**WC4-2.2.1.3 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.

**WC4-2.2.1.4 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.

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

**WC4-2.2.2 Fire Flow Demand:** The fire flow demand of a building shall be determined by Appendix B of the International Fire Code unless *WC4-2.2.1.4* provides a higher demand flow, in which case, *WC4-2.2.1.4* shall control.

**WC4-2.3 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.

**WC4-2.4 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 in-writing between the West County EMS & 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*.

**WC4-2.5 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 may be issued as a flat-rate permit where the Construction Cost is valued at zero dollars (\$0) but the base permit fee is applied.

**WC4-2.6 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)



# **West County EMS & Fire Protection District**

## **Overarching Building & Fire Code 2026 Edition**

### **EFFECTIVE May 1, 2026**

**WC4-2.7 Suppression System Inspection Reports:** Any required periodic inspection report on any fire suppression system, fire main and/or private fire hydrant shall be transmitted to the West County EMS & Fire Protection District within 15 calendar days of the completed inspection.

**WC4-2.8. Fire Sprinkler Required for Puzzle Rooms and Escape Rooms:** Any occupancy featuring a puzzle room, escape room or other similar occupiable space where the means of egress is not readily apparent by design or is otherwise concealed, restricted, conditioned upon completion of any task or game or purported to be restricted or conditioned shall be required to have a fire sprinkler system installed throughout the building. No exception shall be afforded for puzzle rooms or escape room if the means of egress is not actually locked, restricted or conditioned upon completion of any task or game and any reference to such an exception in any adopted code is nullified and disregarded. EXCEPTION: This fire sprinkler requirement shall not apply to temporary structures less than 1,000 square feet and trailer-mounted amusements that are erected or operational for less than 10 calendar days.



# West County EMS & Fire Protection District Overarching Building & Fire Code 2026 Edition EFFECTIVE May 1, 2026

## Appendix WC5 Public Safety, Occupancy & Construction Types

### WC5-1 Applicability

**WC5-1.0 Applicability:** Appendix WC5 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 West County EMS & Fire Protection District, the Fire Marshal shall have the final rule making authority

### WC5-2 Occupancy

**WC5-2.1 Occupancy Permit for other than Group R facilities:** Any proposed tenant of any commercial building shall obtain an Occupancy Permit from the West County EMS & 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.

**WC5-2.1.1 Occupancy Permit No Longer Valid:** Any Occupancy Permit issued by the West County EMS & 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 West County EMS & 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 or specified fire code violations within the timeframe identified in any written, typed, electronic or other notice resulting from of any fire inspection by West County EMS & 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.

***Adopted by Resolution 262-26***



# **West County EMS & Fire Protection District**

## **Overarching Building & Fire Code 2026 Edition**

### **EFFECTIVE May 1, 2026**

**WC5-2.1.2 Re-application for Occupancy Permit:** Once an Occupancy Permit has been revoked in accordance with WC5-2.1.1, 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 West County EMS & Fire Protection District prior to any re-inspections.

**WC5-2.1.3 Failure to Obtain Occupancy Permit:** Any commercial occupancy that conducts business from their space and/or opens to the general public without first having a valid occupancy permit or temporary occupancy authorization from the West County EMS & Fire Protection District may be subject to a \$200 fine.

**WC5-2.1.3.1 Authority to Close:** The fire code official is authorized to order any commercial occupancy operating without a valid occupancy permit to immediately secure the premises and cease operations from the unauthorized space. The fire code official is authorized to post notice at the main entrance to the occupancy that no occupancy is authorized.

**WC5-2.1.3.2 Failure to Cease Operations or Provide Access:** Where a commercial tenant fails to suspend operations and either a fire code violation is visible to the fire code official or where the fire code official is denied immediate unqualified access to all areas of the occupancy, the fire code official shall assume the occupancy poses an immediate hazard to the public and any adjacent tenants and is authorized to take additional steps to have gas and electrical utilities disconnected by the utility under *International Fire Code 2024 Edition Section 111*. The posting of the notice in plain view at the main entrance to the occupancy shall serve as notice required under Section 110.

**WC5-2.2 Occupancy Permit for Group R facilities:** Effective July 1, 2021, an occupancy inspection of the exterior, attic areas, common areas and storage areas by the West County EMS & Fire Protection District shall be required for all Group R Apartment Buildings. Each structure shall be considered a separate building. The occupancy inspection, once passed, shall be valid or current for a period of 12 months. A current inspection is 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.

**WC5-2.2.1 Occupancy Permit Fee:** The West County EMS & Fire Protection District shall perform annual inspections of any occupancy governed by WC5-2.2 as set forth below. The fee shall include the inspection and up to one additional re-inspection on the same structure if the initial inspection fails. Subsequent re-inspections will be subject to an additional fee for each pair of re-inspections on the same building.

***Adopted by Resolution 262-26***



# **West County EMS & Fire Protection District**

## **Overarching Building & Fire Code 2026 Edition**

### **EFFECTIVE May 1, 2026**

**WC5-2.2.1.1 Open Air Apartment Buildings:** For buildings where tenants enter and exit dwelling units directly to the open air from non-conditioned, non-enclosed walks, porches, balconies or atriums, the fee shall be \$100 per building.

**WC5-2.2.1.2 Enclosed Apartment Buildings 20 Units or Less:** For apartment buildings with twenty (20) dwelling units or less where tenants enter and exit dwelling units and/or common areas of the building from enclosed hallways, corridors and stairwells, the fee shall be \$140 per building

**WC5-2.2.1.3 Enclosed Apartment Buildings More Than 20 Units:** For apartment buildings with more than twenty (20) dwelling units where tenants enter and exit dwelling units and/or common areas of the building from enclosed hallways, corridors and stairwells, the fee shall be \$250 per building.

**WC5-2.2.2 Failure to Obtain Occupancy Permit:** Failure to request and pass an Occupancy Inspection prior to move-in of a new tenant required under WC5-2.2 shall result in the assessment of a fine not less than \$100 for the first offense and an increase of \$100 per offense for all subsequent offenses to a maximum of \$500 per occurrence without expiration.

**WC5-2.2.3 REPEALED:**

**WC5-2.2.4 Correction of Violations:** Any deficiencies cited in the Occupancy Inspection performed by the West County EMS & Fire Protection District shall be corrected within 10 calendar days and prior to any new occupancy of a dwelling unit within the structure. Failure to correct the cited deficiencies under this section may result in Condemnation of the structure and revocation of any occupancies within the structure.

**WC5-2.2.5 Substantial Non-Compliance Status for Recurring Violations:** Where any multi-family complex exhibits a pervasive or recurring pattern of violations across more than one building, the fire code official is authorized to deem the complex, including all buildings within the complex, as being in "Substantial Non-Compliance". Written/printed notice shall be provided to the Business or Leasing Office for the complex notifying the change in status. Starting on the 31<sup>st</sup> calendar day following the official notice, the change in status shall be effective. For the purposes of Section WC5-2.2.5, pervasive or recurring pattern of violations shall be defined as one or more of the following:

1. More than 25% of Exit Lighting within 2 or more Group R buildings inoperable, missing or physically damaged (i.e. hanging by wires)
2. More than 25% of Emergency Lighting within 2 or more Group R buildings inoperable, missing or physically damaged (i.e. hanging by wires)
3. More than 25% of common area smoke detectors within 2 or more Group R buildings missing, inoperable or physically damaged (i.e. hanging by wires)

***Adopted by Resolution 262-26***



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

4. Failed, cracked or missing fire partitions, fire walls, fire barriers or fire stopping features in the rated ceilings and demising walls for dwelling units and common egress corridors and hallways including corridor walls, corridor ceilings within 2 or more Group R buildings. All ceilings and demising walls within a unit, interior corridor walls, interior corridor ceilings and doors shall be considered fire partitions.
5. More than 25% of common area dryer ducts in Group R buildings which are leaking, failed or damaged such that they are causing the visible accumulation of dryer lint and dust on walls, ceilings and open framing or joists in storage areas

**WC5-2.2.6 Fines for Violations in Group R Structures in Substantial Non-Compliance:** Certain violations found during the annual inspection or re-inspection of any building within a complex in Substantial Non-Compliance Status shall be corrected within 10 calendar days and shall be assessed a fine per-occurrence as follows:

1. Missing, inoperable or physically damaged Exit Light - \$50 per light
2. Missing, inoperable or physically damaged Emergency Light - \$50 per light
3. Missing, inoperable or physically damaged smoke detector - \$50 per detector
4. Missing, cracked or failed\* fire partition, fire wall, fire barrier or fire stopping - \$100 per damaged unit and \$100 per damaged common area per structure.
5. Leaking, failed or damaged common area dryer duct showing visible accumulation of lint - \$50 per affected duct.

*\*Failed shall be defined as drywall or any of its taped joint that is missing, torn more than six inches (6") in any direction or gapped more than one-eighth inch (1/8") or is bowed more than one-half inch (1/2") deflection from the even or natural surface plane of the drywall directly affixed to the framing, trusses, joists or other structural member.*

A maximum of \$500 fine per building shall apply per inspection. Violations not corrected within 10 calendar days shall be subject to a new violation unless the building owner can demonstrate extraordinary hardship due to material availability. Funding and/or accounting authorization delays shall not be deemed extraordinary hardship.

**WC5-2.2.7 Occupancy Inspections Required for Re-occupancy of Dwelling Units In Substantial Non-Compliance Status:** While any Group R complex is in Substantial Non-Compliance Status, an occupancy inspection is required to be requested from the District and passed for each dwelling unit and common areas of the building undergoing a Change of Occupancy. Occupancy inspections shall be provided by the District at no-cost, however fines under WC5-2.2.6 shall apply for any violations discovered in the building or common areas. Occupancy inspections shall be requested at least two (2) business days prior, although scheduling availability may not guarantee that the inspection can be accommodated on or before the requested date. Failure to obtain and pass an occupancy inspection from the District prior to occupancy of a dwelling unit in a Group R



# **West County EMS & Fire Protection District**

## **Overarching Building & Fire Code 2026 Edition**

### **EFFECTIVE May 1, 2026**

complex in Substantial Non-Compliance status shall result in a fine of \$500 per unit occupied without occupancy.

**WC5-2.2.8 Removal from Substantial Non-Compliance Status from prior Recurring Violations:** When a complex is placed in Substantial Non-Compliance Status, that status shall remain in effect through the completion of the following annual inspection of all dwelling units in the complex. Upon completion of that next annual inspection, if no quantity of violations are present sufficient to satisfy any criteria under section WC5-2.2.5, the complex shall emerge from Substantial Non-Compliance Status once all assessed fines are paid, including any fines for violations found during the current annual inspection. Although violations may not be present in a quantity sufficient enough to continue Substantial Non-Compliance, violations under Section WC5-2.2.6 found during the annual inspection cycle which was initiated while the complex was under Substantial Non-Compliance, as well as any violations discovered as part of an occupancy inspection required under Section WC5-2.2.7 remain applicable.

**WC5-2.2.9 Recovery of Expenses to Provide Shelter for Displaced Residents:** When conditions of a Group R commercial complex or dwelling unit require that an occupancy authorization be suspended or revoked by the District under any adopted codes of the District, the complex owner or their representative shall have the right of first refusal to relocate the affected occupants to another vacant unit suitable for occupancy or provide suitable temporary alternate housing arrangements at a separate complex or hotel at no cost to the occupant. If the complex, through authorization of the owner or their representative, is unable or unwilling to provide suitable alternate arrangements at no cost to the occupant, the District reserves the right to secure temporary housing at a hotel for the displaced residents at no cost to the displaced residents. Where the District incurs any expense for such alternate housing, the District shall assess and seek restitution for all expenses against the owner of the Group R complex. Such expenses shall be paid in-full by the owner or their representative prior to the authorization for any re-occupancy in the complex.

**WC5-2.2.10 Visible Black Mold:** The presence of black mold greater than 4 square inches in a single location or greater than 16 square inches in total area for every 5000 square feet of floor space in plain sight in any common area or occupied unit of a Group R commercial structure shall be considered an Unsafe Condition affecting human health and safety under Chapter 1 of the *International Building Code* and *International Fire Code*. Mold in a quantity to be deemed an Unsafe Condition shall be remediated within 60 calendar days and shall prevent any new or re-occupancy of any dwelling units in the structure. In lieu of removal of the visible mold, the owner of the structure, or their authorized agent, may elect to provide testing from a qualified agency



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

certifying that the mold condition is not a risk to human health. Concealment of mold using paint or other means of cover shall not constitute mold removal or remediation.

**WC5-2.2.11. Visible Water Leaks:** The presence of a visible water leak from the ceiling or walls in any dwelling unit or common area of a Group R commercial structure shall be considered an Unsafe Condition affecting human health and safety under Chapter 1 of the *International Building Code* and *International Fire Code*. Where a water leak is present, repair shall include finding and fixing the source of the water leak as well as repairs to any finish materials necessary to maintain required fire ratings. Where water is not actively leaking but is suspected to have been occurring during wet weather, visible evidence of water leaks including water-damaged drywall, staining and/or rot shall be sufficient for the fire code official to require repairs. Where water damage is cited, the repairs shall be made within 60 calendar days. The fire code official is authorized to prevent new occupancy or re-occupancy inside of a Group R building where water leaks are cited. Reinspection shall include direct inspection and/or third-party documentation that the condition causing the leak has been repaired.

**WC5-2.3 Occupancy and Annual Inspections for Multi-Tenant Group B and/or Group M Buildings:** In lieu of individual occupancy inspections for new tenants within a multi-tenant building, an annual occupancy inspection may be performed once per year and be valid for all current and new tenants operating as Group B or Group M occupancies in the building. A passing inspection would be considered valid for up to 365 calendar days unless rescinded or suspended by the District due to the discovery of an emergent fire code violation.

### WC5-3 Change of Use

**WC5-3.1 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.

**WC5-3.2 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.

**WC5-3.3 Reclassification Based On Code Revisions.** Any change to the use of the space of any facility that changes its use or purpose shall be considered a *Change of Occupancy*, as defined under the *International Building Code*, *International Existing Building Code* and *International Fire Code*, and subject



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

to the requirements specified in the code for *Change of Occupancy* when all of the following conditions are met:

1. The facility was occupied by a tenant or series of tenants of similar nature operating under an Occupancy Classification and Use Designation that has since been redefined or changed to a different Occupancy Classification, Use Designation, 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 Occupancy Classification and/or Use Designation of that prior tenant or series of tenants of a similar nature 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 is a different use of the space within the same Occupancy Classification and Use Designation under the current codes in effect at the time of application for new occupancy or a building permit. (e.g. Proposes to change to or now include a different use within the currently defined A-2 such as Restaurant to Nightclub)

(COMMENT: A TENANT OR SERIES OF SIMILAR TENANTS OVER TIME ARE AFFORDED THE ABILITY TO BE REASONABLY PROTECTED FROM CODE CHANGES IN MOST CASES THAT OCCURRED SUBSEQUENT TO THEIR LAWFUL OCCUPANCY. FOR EXAMPLE, A NON-SPRINKLERED SPACE IS USED AS A RESTAURANT WITH A 150 PERSON CAPACITY. THE SPACE WAS FIRST USED AS A RESTAURANT WHEN SPRINKLERS WERE REQUIRED FOR 300 OR MORE OCCUPANTS AND HAS CONTINUED TO BE USED BY SUCCESSIVE TENANTS AS A RESTAURANT. NOW THAT RESTAURANTS HAVE BEEN RE-CLASSIFIED FROM A-3 TO A-2, THE CODES REQUIRE SPRINKLERS FOR RESTAURANTS WITH A CAPACITY OF 100 OR MORE OCCUPANTS. THE EXISTING RESTAURANT WITH 150 OCCUPANT CAPACITY CAN CONTINUE TO OPERATE AS LEGAL NON-CONFORMING EVEN FOR NEW TENANTS OPERATING A RESTAURANT IN THAT SPACE, PROVIDED THEY DO NOT EXPAND THEIR FOOTPRINT OR UNDERGO A MAJOR RENOVATION. IF THE SPACE VACATES AND NOW A NIGHTCLUB WANTS TO USE THE SPACE, EVEN THOUGH NIGHTCLUBS AND RESTAURANTS ARE NOW BOTH GROUP A-2, BY SECTION WC5-4.3 IT IS A *CHANGE OF OCCUPANCY* AND MUST BE EVALUATED AGAINST THE FULL CODE.)

#### WC5-4 Change of Construction Type

**WC5-4.1 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.

**WC5-4.2 Fire Walls or Fire Separations Disallowed During Renovation or Addition:** A fire wall, fire barrier, 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, Type IV or Type V construction. In such cases, the existing Type I or Type II construction shall be maintained through the new or renovated occupancy. **EXCEPTION:** This provision shall not apply to horizontal or vertical assemblies only separating areas of Type IA, Type IB, Type IIA and/or Type IIB construction from one another.



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

#### WC5-5 Repairs, Remediation and Restoration

**WC5-5.1 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 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 availability of original building materials or accepted practices. Any work not complying with this definition shall not be considered repair, remediation and/or restoration.

**WC5-5.2 Buildings Undergoing Repairs:** Full compliance with requirements for new construction identified in Chapter 7, Chapter 9 and Chapter 10 of the *International Fire Code 2024 Edition* and the *West County Overarching 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.

**WC5-5.3 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 WC5-6.2 shall supersede the exceptions and limitations of the standard code.

**WC5-5.4 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 WC5-6.1, 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. This section shall not apply to any structure where a *Change of Occupancy* applies.

**WC5-5.5 Buildings Undergoing Alterations:** Full compliance with requirements for new construction identified in Chapter 7, Chapter 9 and Chapter 10 of the *International Fire Code 2024 Edition* and the *West County Overarching 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.



# West County EMS & Fire Protection District

## Overarching Building & Fire Code 2026 Edition

### EFFECTIVE May 1, 2026

**WC5-5.6 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.

**WC5-5.7 One and Two Family Residential Limitation:** Nothing in Section WC5-6 shall be interpreted to apply to One and Two Family Residential structures that are governed by the *International Residential Code*.

### WC5-6 Change of Commercial Building Ownership

**WC5-6.1 Change of Commercial Building Ownership Defined:** Any building shall be considered a Commercial Building that meets one or more of the following criteria:

1. The building has a design, Use Group or Occupancy that is governed by the International Building Code and/or International Building Code
2. The building is not used exclusively as single-family or two-family occupancy governed by the International Residential Code
3. The building is open to the general public
4. The building houses a commercial for-profit business or a registered non-profit entity

**EXCEPTION:** A single-family occupancy or two-family occupancy governed by the International Residential Code that is the listed address for any commercial business is not considered a Commercial Building as long as the operation does not have stock, storage or manufacturing occurring in the occupancy nor does it have employees who report to or work out of the occupancy. Examples of this exemption include a work-from-home professional, small business owner that uses their home address or a person who engages in activities primarily as a hobby.

**WC5-6.2 Change of Commercial Building Ownership Inspection Required:** Any changes to the titled owner of a Commercial Building requires a Change of Ownership Inspection.

**WC5-6.2.1 Existing Occupancies:** The legal occupancy of any structure undergoing Change of Commercial Building Ownership shall be permitted to continue without change, except as otherwise specifically provided in this code or any code adopted by the West County EMS & Fire Protection District.

**WC5-6.2.2 Change of Commercial Building Ownership Inspection Standard:** The inspection of a commercial building with legal tenants undergoing Change of Commercial Building Ownership shall cover the same items covered as part of a "Commercial Re-occupancy Inspection Without Change of Use".



# **West County EMS & Fire Protection District**

## **Overarching Building & Fire Code 2026 Edition**

### **EFFECTIVE May 1, 2026**

**WC5-6.2.3 Change of Commercial Building Ownership Inspection Expiration:** The inspection of a commercial building with legal tenants undergoing Change of Commercial Building Ownership shall be considered valid for a period not to exceed 180 calendar days.

**WC5-6.3 Agreements and Variations For Change of Commercial Building Ownership:** Any agreement, variance or other matter entered into between the District and selling owner or owners shall not automatically transfer to the new owner or owners. A new agreement, variance or other matter between the District and the new owner or owners shall be in effect on or before the sale or change of title.

**WC5-6.3.1 Timeline of Agreement Not To Be Extended:** Any agreement or variance entered into with a new building owner and/or tenant due to change in building ownership shall not extend beyond the timeline afforded in the original agreement or variance with the prior building owner and/or tenant.

**WC5-6.3.2 Failure For New Building Owner to Enter into Agreement:** Any agreements between the District and the prior building owner or owners or the tenant for a deferred improvement, variance or allowance become null and void upon transfer of title, with any deferred improvements outlined in the agreement required to be implemented immediately. Failure for a new building owner to immediately rectify the deficiency or implement a required improvement previously detailed in a variance or agreement expired due to change of ownership will result in the immediate order to vacate any affected occupancies and any other remedy available to the District.

**WC5-6.4 Failure to Obtain Change of Commercial Building Ownership Inspection:** If a commercial building changes ownership without having requested a Change of Ownership inspection, the commercial occupancy or commercial occupancies operating inside of the building are no longer operating with a valid occupancy permit. The District reserves the right to enforce all applicable codes pertaining to unauthorized occupancy.