



Bill No. 5057

Ordinance No. \_\_\_\_\_

INTRODUCED BY  
ALDERMEN FINLEY, JUDD, GRAY, KELLING, FLEMING, WEAVER, SIEGEL, LEHMKUHL

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AN ORDINANCE REPEALING AND READOPTING NEW SECTIONS 7-41, 7-43, 7-44, 7-46, 7-47, 7-48, AND 7-49 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN, MISSOURI PERTAINING TO THE ADOPTION OF CONSTRUCTION AND TECHNICAL CODES, AND STATING THE PENALTY FOR THE VIOLATION THEREOF.

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**WHEREAS**, the City of Ballwin has adopted and is currently utilizing the 2015 versions of the International Building, Mechanical, Plumbing, Residential, Fuel Gas, and Property Maintenance Codes, and the 2014 National Electric Code, as the construction and technical codes of the City; and

**WHEREAS**, these versions of the codes are increasingly considered to be outdated, and the City's Building Commissioner has recommended that the City adopt the 2024 International Building, Mechanical, Plumbing, Residential, Fuel Gas, and Property Maintenance Codes, and the 2023 National Electric Code; and

**WHEREAS**, the Board of Aldermen finds that the adoption of these updated codes as the construction and technical codes of the City will maintain and enforce a high standard of construction and safety within the City and allow the City to remain in line with current industry and regulatory standards; and

**WHEREAS**, pursuant to Section 67.280 RSMo., a copy of each of the new codes to be adopted and the City's specific amendments thereto have been on file with the office of the City Clerk and been made available for public inspection for at least ninety days prior to the adoption of this ordinance, and a copy of each will thereafter remain available for public use, inspection, and examination.

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

**Section 1:** Chapter 7, Article III, Section 7-41 is hereby repealed, and in its place a new Section 7-41 is adopted, which shall read as follows:

**CHAPTER 7 – BUILDINGS AND STRUCTURES**

**ARTICLE III – ADOPTION OF CODES**

**SECTION 7-41 – BUILDING CODE**

a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Building Code, as published by the International Code Council, be and is hereby adopted as the building code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said building code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.

b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 109.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 113.1, 113.2, 113.3, and 113.4 – Delete.

Section 113 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 115.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

Section 1612.3 – Insert: “City of Ballwin”.

Section 1612.3 – Insert: “February 4, 2015”.

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 2:** Chapter 7, Article III, Section 7-43 is hereby repealed, and in its place a new Section 7-43 is adopted, which shall read as follows:

## CHAPTER 7 – BUILDINGS AND STRUCTURES

### ARTICLE III – ADOPTION OF CODES

#### SECTION 7-43 – MECHANICAL CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Mechanical Code, as published by the International Code Council, be and is hereby adopted as the mechanical code of the City of Ballwin, in the State of Missouri; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the City of Ballwin, and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions, and terms of said mechanical code are hereby referred to, adopted, and made a part hereof as if fully set out in this section with the additions, insertions, deletions and changes, if any, prescribed in subsection (b) of this section.
- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 112.1, 112.2, 112.3, and 112.4 – Delete.

Section 112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and



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interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 113.1 – Delete.

Section 114.4 – Insert: “ordinance violation”, “\$1,000.00”, “90 days”.

Section 115.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 3:** Chapter 7, Article III, Section 7-44 is hereby repealed, and in its place a new Section 7-44 is adopted, which shall read as follows:

## **CHAPTER 7 – BUILDINGS AND STRUCTURES**

### **ARTICLE III – ADOPTION OF CODES**

#### **SECTION 7-44 – PLUMBING CODE**

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Plumbing Code, as published by the International Code Council, be and is hereby adopted as the plumbing code of the City of Ballwin, in the State of Missouri; for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Ballwin, and providing for the issuance of permits and each and all of the regulations, provisions, conditions, and fully set out in this section with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.

- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 112.1, 112.2, 112.3, and 112.4 – Delete.

Section 112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 113.1 – Delete.

Section 114.4 – Insert: “ordinance violation”, “\$1,000.00”, “90 days”.

Section 115.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

Section 305.4.1 – Insert: “30 inches” in both locations.

Section 903.1 – Insert: “10 inches”.

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 4:** Chapter 7, Article III, Section 7-46 is hereby repealed, and in its place a new Section 7-46 is adopted, which shall read as follows:

## **CHAPTER 7 – BUILDINGS AND STRUCTURES**

### **ARTICLE III – ADOPTION OF CODES**

#### **SECTION 7-46 – RESIDENTIAL CODE**

a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Residential Code, as published by the International Code Council, be and is hereby adopted as the residential code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said residential code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.

b) Additions, insertions, and changes. The following sections are hereby revised:

Section R101.1 – Insert: “City of Ballwin”.

Sections R103.1, R103.2, and R103.3 – Delete.

Section R103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section R108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections R112.1, R112.2, R112.3, and R112.4 – Delete.

Section R112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section R114.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

Table R301.2 Climatic and Geographic Design Criteria – Amend to insert the following table and footnotes:

Ground Snow Load °	Wind Speed (mph) <sup>d</sup>	Seismic Design Category <sup>f</sup>	Weathering <sup>a</sup>	Frost Line Depth <sup>b</sup> ;sup/sup;	Termite <sup>e</sup>	Winter Design Temp <sup>n</sup>	Ice Barrier Underlayment Required <sup>h</sup>	Flood Hazards <sup>g</sup>	Air Freezing Index <sup>i</sup> ;sup/sup;	Mean Annual Temp <sup>j</sup>
18	107	C	Severe	30"	Moderate to Severe	6° F	Yes	2/4/2015	1,000 Days	54°F

<sup>a</sup> Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

<sup>b</sup> Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

<sup>c</sup> The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

<sup>d</sup> The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

<sup>f</sup> The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

<sup>g</sup> The jurisdiction shall fill in this part of the table with: the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.

<sup>h</sup> In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”

<sup>i</sup> The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

<sup>j</sup> The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

<sup>n</sup> The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

<sup>o</sup> The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).

Section R309.1 – Amend to read as follows: “Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses, in accordance with §67.281 of the Missouri Revised Statutes.”

Section R309.2 – Amend to read as follows: “One- and two-family dwellings automatic fire systems. A builder of a single-family dwelling or residence or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units.”

Section R317.5 – Amend to read as follows: “Fire sprinklers. Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.”

Chapter 11 “[RE] Energy Efficiency” – Delete in its entirety.

Section M1503.6 – Amend to read as follows: “Makeup air required. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.”

Section P2801.7 – Amend to read as follows: “Water heater seismic bracing. In Seismic Design Categories D 0 , D 1 and D 2 , water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's

recommendations.

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 5:** Chapter 7, Article III, Section 7-47 is hereby repealed, and in its place a new Section 7-47 is adopted, which shall read as follows:

## CHAPTER 7 – BUILDINGS AND STRUCTURES

### ARTICLE III – ADOPTION OF CODES

#### SECTION 7-47 – FUEL GAS CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Fuel Gas Code, as published by the International Code Council, be and is hereby adopted as the fuel gas code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said fuel gas code are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.
- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Section 108.2 – Amend to read as follows: “Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.”

Sections 112.1, 112.2, 112.3, and 112.4 – Delete.

Section 112 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and

interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 113.4 – Insert: “ordinance violation”, “\$1,000.00”, “90 days”.

Section 114.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 6:** Chapter 7, Article III, Section 7-48 is hereby repealed, and in its place a new Section 7-48 is adopted, which shall read as follows:

## **CHAPTER 7 – BUILDINGS AND STRUCTURES**

### **ARTICLE III – ADOPTION OF CODES**

#### **SECTION 7-48 – ELECTRICAL CODE**

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2023 National Electrical Code, published by the National Fire Protection Association, be and is hereby adopted as the electrical code of the City of Ballwin, in the State of Missouri, for the control of electrical systems and components as therein provided and each and all of the regulations, provisions, penalties, conditions and terms of said electrical code are hereby referred to, adopted and made a part hereof, as if fully set out in this section as though fully restated.
- b) The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.
- c) Permit fees required under this code shall be as provided for by Section 7-86 of the City of Ballwin Municipal Code.
- d) Appeals of orders, decisions, or determinations by the Building Commissioner relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.

- e) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 7:** Chapter 7, Article III, Section 7-49 is hereby repealed, and in its place a new Section 7-49 is adopted, which shall read as follows:

## CHAPTER 7 – BUILDINGS AND STRUCTURES

### ARTICLE III – ADOPTION OF CODES

#### SECTION 7-49 – PROPERTY MAINTENANCE CODE

- a) Adopted. That a certain document, a copy of which is on file in the office of the city clerk of the City of Ballwin, being marked and designated as the 2024 International Property Maintenance Code, as published by the International Code Council, be and is hereby adopted as the property maintenance code of the City of Ballwin, in the State of Missouri; for the control of existing structures, premises and exterior property as herein provided, and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in subsection (b) of this section.

- b) Additions, insertions, and changes. The following sections are hereby revised:

Section 101.1 – Insert: “City of Ballwin”.

Sections 103.1, 103.2, and 103.3 – Delete.

Section 103 – Amend to read as follows: “Whenever this code shall refer to the *building official* or *code official*, it shall mean the Building Commissioner of the City of Ballwin. The Building Commissioner shall be responsible for the implementation, administration, and enforcement of the provisions of this code.”

Sections 106.1, 106.2, 106.3, and 106.4 – Delete.

Section 106 – Amend to read as follows: “Appeals of orders, decisions, or determinations by the building official or code official relative to the application and interpretation of this code shall be heard by the Board of Adjustment pursuant to Chapter 6, Article V of the City of Ballwin Municipal Code.”

Section 108.4 – Amend to read as follows: “Any person who shall continue any work after having been served with a stop work order, except such work as that person is



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directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.”

- c) Any person who violates any of the provisions of this code shall be guilty of an ordinance violation punishable pursuant to Section 1-6 of the City of Ballwin Municipal Code.

**Section 8:** It is hereby declared to be the intention of the Board of Aldermen that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Board of Aldermen intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect..

**Section 9:** This ordinance shall be in full force and effect from its passage and approval pursuant to law and shall remain in effect until amended or repealed by the Board of Aldermen.

PASSED this 8th day of June, 2026.

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*MARK R. STALLMANN, MAYOR*

APPROVED this 8th day of June, 2026.

\_\_\_\_\_  
*MARK R. STALLMANN, MAYOR*

ATTEST:

\_\_\_\_\_  
*ERIC STERMAN, CITY ADMINISTRATOR*



## **Staff Report**

**Subject:** Updated Building Code Adoption

**Department/Program:** Administration/Inspections

**Explanation:**

Ballwin last updated the building code to the 2015 cycle back in 2018. While Ballwin and several other jurisdictions including St Louis County currently use the 2015 code, it is considered outdated as many throughout the state are updated every 6 years. The push for a statewide code has stalled for now and some of Ballwin's neighboring communities have begun updating their codes in lieu of this.

**Recommendation:**

After reviewing the 2021 and 2024 versions of the ICC building codes I recommend adoption of the 2024 ICC codes and the 2023 National Electric code. In the past Ballwin adopted the codes without amendment, and there were very few amendments to the last adopted code cycle. I recommend the same limited amendments to the residential code currently in place with a few possible considerations.

A building code was introduced in 2021 that allows for repurposing intermodal shipping containers for use as buildings or structures in both residential and commercial construction. If this is not desirable, an amendment would need to be looked at.

I am also including the current amendments in an addendum as well as some of the changes that have occurred during the latest code cycle revisions.

**Submitted by:** Seth Pecoraro, Building Commissioner

**Date:** 5/7/26



## STAFF REPORT ADDENDUM

Current amendments:

*R302.5.1 Opening protection.* Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1¾ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1¾ inches (35 mm) thick, or 20-minute fire-rated doors. Reason: A self-closing device on a garage door will be an unnecessary nuisance to homeowners. These devices may result in injuries to small children or the elderly, and contribute to the escaping of family pets. Additionally, for homeowners using wheelchairs or other mobility-assistance devices, entering or exiting through these doors may prove difficult because the self-closing function may not allow for the doors to stay open for the amount of time necessary.

*R309.5 Fire sprinklers.* Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement. Reason: Compliance with Missouri State law

*R313.1 Townhouse automatic fire sprinkler systems.* An automatic residential fire sprinkler system shall be installed in townhouses, in accordance with §67.281 of the Missouri Revised Statutes. Reason: Compliance with Missouri State law.

*R313.2 One- and two-family dwellings automatic fire systems.* A builder of a single-family dwelling or residence or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units. Reason: Compliance with Missouri State law.

Delete *Chapter 11 Energy Efficiency* Reason: No safety benefit

*M1503.4 Makeup air required.* Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system. Reason: The provision for makeup air was increased to 600 cfm from 400 cfm. The original provision for makeup air would lower the threshold to the point that almost all kitchens would require a makeup air system. All of the provisions associated with installing such a system, including connections to the exhaust system, electrical interlocking, fan requirements, and a conditioner, would dramatically increase the cost of construction with little to no health or safety benefit for the homeowner.

*P2801.8 Water heater seismic bracing.* In Seismic Design Categories D 0 , D 1 and D 2 , water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations. Reason: Typical construction in the St. Louis region finds water heaters in basements where there is usually not a wall to which the appliance can be secured.

*P3002.1 Piping within buildings.* Drain, waste and vent (DWV) piping in buildings shall be as indicated in Tables P3002.1(1) and P3002.1(2) except that galvanized wrought-iron or galvanized steel pipe shall not be used underground and shall be maintained not less than 6 inches (152 mm) above ground. Allowance shall be made for the thermal expansion and contraction of plastic piping. Use of pipe thinner than schedule 40 PVC or its equivalent in the sewer lateral is prohibited. Reason: Protect sewer laterals for homes in Ballwin and to bring in line with requirements of the current sewer lateral repair program.

(Ord. No. 06-27, §§ 1, 2, 5-8-06; Ord. No. 11-55, §§ 1, 2, 11-28-11; Ord. No. 12-16, §§ 1, 2, 4-9-12; Ord. No. 18-22, §§ 1, 2, 12-10-18)

There have been several changes since the 2015 code cycle. Many were limited to clearing up language. Some examples of the newer codes that expanded on the current residential code would be:

- requiring emergency electrical service disconnects located on the exterior of the home, and expansion of gfcı protection including 125v-250v basement receptacles.
- The prescriptive deck codes and tables have also been expanded to allow more deck design options without requiring an architect or engineer.
- One change I am glad to see is the code now requires another means of electrical grounding be put in place before replacing any existing metal pipe used for grounding with PEX or some other non metallic pipe. This has been a concern in the past as one part of the house could be repaired at the expense of making another unsafe. Now the code language corrects that.