

AN ORDINANCE AMENDING CHAPTER 6 ARTICLE II AND ARTICLE X OF THE CREVE COEUR CITY CODE RELATING TO SPRINKLERS IN RESIDENTIAL STRUCTURES.

WHEREAS, Chapter 6 Article II of the City Code of Ordinances establishes provisions concerning the Building Code; and

WHEREAS, Chapter 6 Article X of the City Code of Ordinances establishes provisions concerning the Residential Code for One and Two Family Dwellings; and

WHEREAS, the Missouri General Assembly amended Sec. 67.281, RSMo, regulating the offering of sprinklers in new residential structures in the state via the enactment of SS#2, SCS, HB 103, effective August 28, 2009; and

WHEREAS, the City of Creve Coeur has determined that it is necessary and proper to revise Chapter 6, Article II and Article X in order to bring them into conformity with the state law; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 6, Article II, Sec. 6-19. *Chapter 1 - Administration* is hereby amended by adding a new subparagraph 106.1.1.2 as follows:

106.1.1.2 An application for permit for a single family dwelling or residence or multi-unit dwelling of four or fewer units shall be accompanied by ***the city's RESIDENTIAL FIRE SPRINKLER OPTION FORM*** signed by the builder and the purchaser affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with section 903.1 of this code. ***If there is no purchaser at the time of the permit application submittal, then said signed FORM shall be submitted as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence.*** The provisions of this section shall expire on December 31, 2011.

SECTION 2. Chapter 6, Article II, Sec. 6-27. *Chapter 9 – Fire Protection Systems* is hereby amended by adding a new subparagraph 903.1 as follows:

903.1 ***General.*** Automatic sprinkler systems shall comply with this section. Notwithstanding the provisions of the Building Code and International Building Code, as amended and adopted by the City of Creve Coeur, Missouri, a builder of single family dwellings or residences 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. The provisions of this section shall expire on December 31, 2011.

SECTION 3. Chapter 6, Article X, Sec. 6-145. *Chapter 1 – Administration* is hereby amended by adding a new subparagraph R106.1.1.2 as follows:


R106.1.1.2 An application for permit for a single family dwelling or residence or multi-unit dwelling of four or fewer units shall be accompanied by ***the city's RESIDENTIAL FIRE SPRINKLER OPTION FORM*** signed by the builder and the purchaser affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with section R324.1 of this code. ***If there is no purchaser at the time of the permit application submittal, then said signed FORM shall be submitted as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence.*** The provisions of this section will expire on December 31, 2011.

SECTION 4. Chapter 6, Article X, Sec. 6-147. *Chapter 3 – Building Planning* is hereby amended by adding a new subparagraph R324.1 as follows:

R324.1 *Sprinklers in Residential Structures.* Notwithstanding the provisions of the Building Code and International Residential Code, as amended and adopted by the City of Creve Coeur, Missouri, a builder of single family dwellings or residences 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. The provisions of this section shall expire on December 31, 2011.


SECTION 5. This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the Charter.

ADOPTED BY THE CITY COUNCIL THIS 21st DAY OF October, 2009.



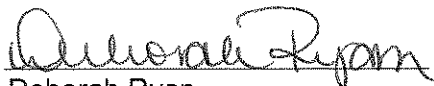
Robert Haddenhorst, President
City Council

APPROVED THIS 21st DAY OF October, 2009.



Harold L. Dielmann
Mayor

Attest:



Deborah Ryan
City Clerk