

Summary
Board Bill Number 180
Introduced by Alderwoman Alisha Sonnier
December 8, 2023

An Ordinance establishing a mandatory registration process for residential rental units in the City through the City's Housing Conservation Program; repealing earlier adopted ordinances establishing and amending the Housing Conservation Program; enacting in lieu thereof, an Ordinance pertaining to the same subject matter with provisions setting forth the procedures, requirements, fees, regulations, inspections, issuance and revocation of Certificates of Inspection for dwelling units; adding rental dwelling unit registration; and containing a penalty clause and severability clause.

BOARD BILL NUMBER 180 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An Ordinance repealing **Ordinance Numbers 67914, 60202, and 70456**, which established and
2 amended the City Housing Conservation Program, and, enacting in lieu thereof, an Ordinance that
3 sets forth the procedures, requirements, fees, regulations, inspections, issuance, and revocation of
4 Certificates of Inspection for dwelling units; adding rental dwelling unit registration; and
5 containing an effective date and severability clause.

6 **WHEREAS**, the City of St. Louis contains many aging residential properties, with approximately
7 ninety percent (90%) being built before 1978, that now require, and will continue to require,
8 improvements and maintenance in order to meet the minimum housing standards of the City of St.
9 Louis; and

10 **WHEREAS**, the City of St. Louis first created Housing Conservation Districts in 1986 to preserve
11 the integrity of the residential housing and building structures in the City of St. Louis; and

12 **WHEREAS**, the Housing Conservation Program has been successful in sustaining and improving
13 the quality of residential housing and buildings in the City of St. Louis; and

14 **WHEREAS**, the requirement of Certificates of Inspection as a prerequisite for the occupation of
15 any residential dwelling unit has served as a valuable tool in the enforcement of the minimum
16 housing standards in the City of St. Louis; and

17 **WHEREAS**, a rental registration program will aid in (1) identifying those properties within the
18 boundaries of the City of St. Louis that are being held out for rent to the public; (2) gathering
19 contact information for code enforcement and emergency situations; (3) identifying substandard
20 rental housing for the benefit of the social, economic, and environmental well-being of the City of
21 St. Louis; and (4) further preserving and enhancing the health, safety, and welfare of the citizens
22 of the City of St. Louis residing in and visiting residential rental property; and

1 **WHEREAS**, it is desirable and prudent for the health, safety and welfare of the City of St. Louis
2 to repeal and replace the City Housing Conservation Program.

3 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

4 **SECTION ONE.** Enactment of New City Housing Conservation Program.

5 **Ordinance Numbers 67914, 69202, and 70456** are hereby repealed as of the effective date of this
6 Ordinance and the following is hereby enacted in lieu thereof:

7 25.56.010 City Housing Conservation Program.

8 All areas within the legal boundaries of the City of St. Louis are hereby placed under the City
9 Housing Conservation Program to be administered and regulated by the provisions and
10 requirements herein.

11 25.56.020 Definitions.

12 A. "Code Official" as used in this chapter means the Building Commissioner or a duly
13 authorized representative.

14 B. "Condemnation for Occupancy" means an order issued by the Code Official, prohibiting
15 any person from occupying the dwelling unit specified in such order until it has been revoked, and
16 further preventing anyone from being present on such premises except for the purpose of cleaning
17 up and/or making repairs to the premises.

18 C. "Dwelling Unit" means a single-family home or any single unit in a multi-family dwelling
19 which provides complete independent living facilities for one or more persons, including
20 permanent provisions for living, sleeping, eating, cooking, and sanitation.

21 D. "Owner" means any person, agent, operator, firm, corporation or any other legal entity
22 having a legal or equitable interest in the property; or recorded in the official records of the City
23 of St. Louis as holding title to the property; or otherwise having control of the property, including

1 the collector of rent or the guardian of the estate of any such person, the executor, personal
2 representative, administrator of the estate of such person, or bankruptcy trustee.

3 E. “Rental Dwelling Unit” as used in this chapter means a Dwelling Unit that is being held
4 out or being offered for rent or is being let for rent and/or occupied by any person who is not the
5 owner of the premises. A Dwelling Unit occupied by a direct family member of the owner of the
6 premises shall be considered as occupied by the owner. Direct family members of the owner shall
7 be considered to be child, grandchild, mother or father, sibling, mother-in-law or father-in-law or
8 grandparent. Additionally, duplexes in which one of the units is owner-occupied and a single unit
9 held out for rent within an owner-occupied, single-family dwelling that is in compliance with the
10 City's zoning requirements shall be considered owner-occupied. A single-family home or duplex
11 shall not be considered a Rental Dwelling Unit if they are owner-occupied. A Short-Term Rental
12 as defined in Chapter 25.57 shall not be considered a Rental Dwelling Unit.

13 25.56.030 Code Official to Enforce Chapter.

14 The Code Official shall implement the requirements of this chapter.

15 25.56.040 Certificate of Inspection Requirements - Exception.

16 A. It shall be unlawful for any person, firm, partnership, corporation, or any other legal entity
17 to occupy or permit the occupancy for any purpose or collect the rent of any occupied dwelling
18 unit when a complete change of occupancy has occurred without first securing a Certificate of
19 Inspection for said dwelling unit.

20 B. It shall be unlawful for any person, partnership, firm, corporation or other legal entity to
21 take possession as a result of conveyance as it is reflected in the Office of the Recorder of Deeds,
22 of an occupied residential unit(s) without first securing a Certificate of Inspection for said unit(s).

1 C. Upon determining that a dwelling unit has undergone a complete change of occupancy or
2 a sale of the property as reflected in the Recorder of Deeds Office without first obtaining a
3 Certificate of Inspection, the Code Official shall serve notice on the owner of such dwelling unit,
4 by either first class mail or personal service that a Certificate of Inspection must be obtained within
5 thirty (30) calendar days of notification, or the unit will be condemned for occupancy and must be
6 vacated.

7 D. It is the responsibility of the owner or grantee to secure a Certificate of Inspection. It shall
8 be the responsibility of the owner or the owner's agent and/or the tenant to provide access to all
9 applicable areas subject to inspections as provided in this ordinance.

10 E. It shall be unlawful for the owner or owner's agent to require a prospective occupant to
11 apply or pay for any fee contained herein for a Certificate of Inspection.

12 F. If there is a change in occupancy or ownership of a dwelling unit(s) within twelve (12)
13 months of the date of issuance of a Certificate of Inspection for that unit(s), a new Certificate of
14 Inspection shall not be required.

15 25.56.050 Certificate of Inspection - Issuance.

16 A. If the unit is available for inspection by the City, the City shall inspect the unit within seven
17 (7) working days from date of application for Certificate of Inspection unless owner approves a
18 longer time. Failure of City to make inspection within said seven days does not waive requirements
19 of Certificate of Inspection.

20 B. The Certificate of Inspection will be issued for the proposed or actual dwelling unit and
21 premises that comply with the exterior provisions of the International Property Maintenance Code,
22 the Zoning Ordinance of the City of St. Louis, and the requirements of **Exhibit "A"** of this
23 Ordinance, which is attached hereto and made a part hereof.

C. The Certificate of Inspection may be issued for the proposed or actual dwelling unit(s) and premise(s) that comply with the Zoning Code of the City of St. Louis and the requirements of **Exhibit A** and are in substantial but not complete compliance with the exterior provisions of the International Property Maintenance Code as determined by the Code Official, but said building must meet total compliance within thirty (30) calendar days after the date of issuance. When total compliance is not practical or feasible within the specified time period, extensions to the aforementioned compliance period may be granted at the discretion of the Code Official.

D. No Certificate of Inspection can be issued when the dwelling unit(s), building or the premise(s) is in such condition as to warrant condemnation or when there are found to be conditions existing that may imminently and adversely affect the health or safety of the actual or proposed occupants.

E. When long term rehabilitation work is in progress with required building permits being issued, a portion of that building may be occupied if that portion meets the requirements of **Exhibit "A"** and the exterior portion of the building is in compliance with the International Property Maintenance Code. That portion of the building that meets the requirements will be inspected and a Certificate of Inspection with an occupancy load will be issued for that area only. Additional areas will be required to be inspected after rehabilitation work is completed and before those areas become occupied. A new application must be filed for these additional areas.

25.56.060 Certificate of Inspection - Issuance - Exceptions.

A. The provisions of this chapter pertaining to the issuance of a Certificate of Inspection shall not apply to lawful occupancies existing at the time of the effective date of this Ordinance.

B. The provisions of this chapter shall not apply to a change of ownership of any occupied residential and/or nonresidential building which the buyer either thirty (30) calendar days prior to

1 purchase or within seven (7) calendar days after purchase delivers a notarized statement to the
2 Code Official that the buyer will cause said building to be demolished within six (6) months after
3 purchase. Failure to provide the notarized statement to the Code Official within this time period
4 will require the owner to comply with the provisions of this chapter. The provisions of this chapter
5 shall not apply to a change of ownership of one- or two-family dwellings as a result of inheritance
6 or a transfer of title to a first degree relative.

7 25.56.070 Certificate of Inspection - Fees.

8 A. Fees for a Certificate of Inspection prior to occupancy when the application for inspection
9 is:

10 1. General Inspection of exterior of building and all common areas and premises plus one
11 dwelling unit is \$120.00. Each additional dwelling unit included in the General Inspection, if
12 inspection is performed within the same building and on a common date, is \$65.00 per each
13 additional dwelling unit.

14 B. The fee for a Certificate of Inspection per unit which is unlawfully occupied shall be
15 \$200.00 per unit.

16 C. Major rehabilitation of dwelling units pursuant to interior floor plans for each level, and
17 site plans approved by the Building Division, as well as newly constructed units having been
18 certified as completed in accordance with the codes and ordinances of the City of St. Louis will be
19 issued original Certificates of Inspection as described herein at no charge after construction
20 completion and Building Code compliance certification.

21 D. Six percent (6%) of fee revenue collected will be allocated to the Building Division
22 Information Technology Fund.

23 25.56.080 Reinspection of Premises for Which Valid Certificate of Inspection Exists.

1 A. After the issuance of the Certificate of Inspection for a dwelling unit, or multiple dwelling
2 units in the same building, the Code Official may require reinspection, pursuant to the provisions
3 of this Section. The Code Official may require reinspection where he has reasonable cause to
4 believe that the dwelling unit(s) to be reinspected, and/or the building in which the unit or units
5 are located, no longer comply with the standards for issuance of a Certificate of Inspection.
6 Reasonable cause to conduct a reinspection shall include, but not be limited to: (1) damage to the
7 building in which the dwelling unit to be reinspected was impacted by wind, fire, earthquake, an
8 Act of God, or by man-made causes that jeopardize the health and safety of the occupants; (2) a
9 complaint made by a resident of the dwelling unit to be reinspected; or (3) a documented complaint
10 of the existence of conditions not in compliance with standards for issuance of a Certificate of
11 Inspection from someone other than the resident, including, but not limited to, police officers and
12 inspectors employed by the Division of Building and Inspection or other City agencies. No
13 reasonable cause shall be necessary to conduct a reinspection where an occupant of the dwelling
14 unit to be reinspected voluntarily permits the reinspection to be conducted.

15 B. A reinspection shall be required for a Rental Dwelling Unit every time there is a complete
16 change in occupancy of the unit as determined by the Code Official upon receiving a notification
17 of change in utility users in accordance with Chapter 25.56.100. Upon determining that a Rental
18 Dwelling Unit requires reinspection under this subsection, the Code Official shall serve notice on
19 the owner of such Rental Dwelling Unit, by either first class mail or personal service that a
20 Certificate of Inspection must be obtained within thirty (30) calendar days of notification or the
21 unit will be condemned for occupancy and must be vacated.

22 C. If unit/s and/or common areas are not accessible for reinspection, a request for reinspection
23 shall be made in writing to the owner, owner's agent, and/or tenant designating the date and time

on which the reinspection shall be made, giving at least seven (7) days notice of the date on which the reinspection is to occur.

D. If the Code Official determines, pursuant to subsection A of this section, that a dwelling unit(s) should be reinspected, the owner, owner's agent and/or tenant shall be responsible for providing access to the unit(s) and common areas for which a Certificate of Inspection has previously been issued. If entry for reinspection of a dwelling unit(s) is denied by the owner, owner's agent, and/or tenant, the Code Official may revoke the Certificate of Inspection for said dwelling unit(s), condemn the unit(s) for occupancy, and require vacation of the unit(s).

E. Should the Code Official determine upon reinspection that a dwelling unit no longer complies with the standards for issuance of a Certificate of Inspection, the Code Official shall give the owner notice of the deficiencies found by the inspection. This notice shall specify that such deficiencies must be corrected within thirty (30) calendar days of the date of notice. It shall further state that if the deficiencies are not corrected within thirty (30) calendar days of the date of the notice that the Code Official may revoke the Certificate of Inspection for such unit, condemn it for occupancy, and order the unit vacated. The Code Official shall have authority to grant extensions for completion of work necessary to eliminate deficiencies observed during a reinspection where it is not feasible or possible to complete such work within thirty (30) calendar days of the date on which the notice was issued. Notwithstanding the foregoing, if the Code Official determines that a dwelling unit, or the building in which such unit is located, is condemnable pursuant to the provisions of this chapter or any other ordinances, the Code Official shall have authority to condemn such unit or building pursuant to the provisions of this code, without regard to the time limits specified above.

25.56.090 Condemnation for occupancy.

- 1 A. Condemnation for Failure to Obtain Certificate of Inspection Prior to Occupancy.
- 2 1. The Code Official may condemn for occupancy any building or portion thereof when a
- 3 Certificate of Inspection has not been obtained thirty (30) calendar days after notification by the
- 4 Code Official.
- 5 2. The building or portion thereof shall remain vacated until such time that the Code Official
- 6 has issued a Certificate of Inspection.
- 7 3. The condemnation will be lifted after a Certificate of Inspection has been issued for the
- 8 building or any portion thereof that was previously condemned.
- 9 B. Condemnation for Conditions.
- 10 1. When the Code Official shall find any building or portion thereof to be in an extreme
- 11 unsanitary or unsafe condition or any condition that constitutes an immediate and serious fire
- 12 hazard and thus endangers the lives of any persons whether owners or occupants the Code Official
- 13 shall condemn for occupancy under the provisions of the City Condemnation Ordinances.
- 14 2. Such notice shall clearly state the conditions causing the unsafe conditions thereof and shall
- 15 command the immediate vacation of the building or portions thereof.
- 16 3. The building shall be placarded and the building or portion thereof shall remain vacated
- 17 until a Certificate of Inspection has been issued for the condemned portion(s) by the Code Official.
- 18 C. It shall be the duty of the Police Department to cause removal of any person from such
- 19 building or portion thereof, so condemned, and to prevent any person from entering same.
- 20 D. Every dwelling unit or premises condemned for occupancy must be issued a valid
- 21 Certificate of Inspection prior to reoccupancy.
- 22 E. Notwithstanding any provision of this Ordinance to the contrary, no Certificate of
- 23 Inspection shall be reissued for a dwelling unit or premises which has been condemned for

occupancy by the Building Commissioner unless such dwelling unit or premises are in substantial compliance with the exterior provisions of the International Property Maintenance Code and in full compliance with the interior provisions of the International Property Maintenance Code and

Exhibit A.

25.56.100 Change of Utility Service - Notification.

A. Upon change or disconnection of a residential electric or gas utility service, the electric or gas utility provider shall notify the code official of the City of St. Louis in writing within seven (7) business days of said change or disconnection, indicating the names of electric or gas user(s) per service and address and apartment number in whose name said service is either connected and billed or disconnected.

B. It shall be unlawful for the owner of a dwelling unit not to inform any prospective purchaser or grantee of the requirement to obtain Certificates of Inspection before occupancy as provided in this chapter

25.56.110 Registration of Rental Dwelling Units Required.

A. Upon inspection of a Rental Dwelling Unit, the Code Official shall cause such dwelling to be registered in a publicly accessible database maintained by the City.

B. Upon submitting an application for a Certificate of Inspection, the owner of any Rental Dwelling Unit shall apply for registration or renewal of such dwelling on a form provided by the Code Official which shall include provision for the following information:

1. The common name of the property, if any, and exact street address of each Rental Dwelling Unit to be registered.

2. The owner(s) full legal name, telephone number, mailing address, and e-mail address. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name and address of any of the following shall be provided:

- i. For a corporation, a corporate officer and the chief operating officer;
- ii. For a partnership, the managing partner;
- iii. For a limited liability company, the managing or administrative member;
- iv. For a limited partnership, a general partner;
- v. For a trust, a trustee; or
- vi. For a real estate investment trust, a general partner or an officer.

3. If an owner of a Rental Dwelling Unit does not reside within the City of St. Louis, the owner shall designate a local agent who shall be authorized to receive on behalf of the owner service of any notice, order or summons issued because of a violation of this chapter. Such agent must be an individual over the age of 18 years and must reside within the City or customarily and regularly attend a business office located within the City. A partner, associate or corporate principal who meets these qualifications may be designated and registered as the agent. All official notices may be served on the responsible local agent and any notice so served shall be deemed to have been served upon the owner of record.

4. The full name, telephone number, mailing address and email address of an agent, if one is so designated by the owner, to schedule inspections and receive service of any notice, order or summons issued because of a violation of this chapter.

5. The names, addresses, and phone numbers of designated employees or authorized representatives who may be contacted in the event of an emergency.

6. The name, mailing address, telephone number and email address for the person or entity, whether it be the owner, tenant, manager or agent, responsible for maintenance of the yard and grounds, including but not limited to trash pickup and lawn maintenance.

7. A good-faith estimate of the asking monthly rental rate a tenant would be expected to pay to occupy the Rental Dwelling Unit, exclusive of utilities.

C. In addition to the information provided by the property owner pursuant to Subsection B, the Code Official shall cause to be recorded in the rental registration database the following information:

1. The Rental Dwelling Unit's number of bedrooms and bathrooms; and

2. Whether the Rental Dwelling Unit meets certain Americans with Disabilities Act accessibility design standards, such as standards for parking, building and unit entry, intra-unit mobility, bathroom accessibility and any other design standards as determined by the Code Official in consultation with the Commissioner of the Office on the Disabled.

D. No Certificate of Inspection can be issued for a Rental Dwelling Unit when the unit is not registered with the City as required by this chapter.

E. No person or entity shall rent, let, lease or otherwise allow the occupancy of any Rental Dwelling Unit unless said unit has been registered as required by this chapter.

25.56.120 Change in Registration Information.

The owner of a Rental Dwelling Unit already registered with the City of St. Louis shall provide updated registration information required pursuant to Section 25.56.110 upon each subsequent application for Certificate of Inspection of said unit. No Certificate of Inspection shall be issued when the registration information is not verified as up-to-date by the owner at the time of inspection.

1 25.56.130 Reporting by Code Official

2 Three years after the effective date of this Ordinance, the Board of Aldermen may by majority vote
3 request a report prepared by the Code Official detailing compliance with the rental registration
4 program, the challenges with implementation, recommendations for updates to the program or
5 amendments to this Ordinance for the purpose of increasing program compliance, and an analysis
6 of the inspection periods for Rental Dwelling Units. Such report shall be kept by the City Register
7 and shall be available to the public upon request.

8 25.56.140 Building Division Information Technology Fund - Established.

9 The Comptroller of the City of St. Louis is hereby authorized and directed to establish a Special
10 Fund to be known as the Building Division Information Technology Fund. Funds deposited in
11 said Special Fund shall be used for the purpose of maintaining and upgrading the information
12 technology infrastructure and software utilized by the Building Division, with the primary
13 objective of supporting the technical aspects of managing the issuance of Certificates of Inspection
14 and the rental registration program. All interest generated on deposited funds shall be accrued to
15 the Special Fund so established. The Comptroller shall make an annual report on or before January
16 30 of each year to the Board of Aldermen and the Board of Estimate and Apportionment as to the
17 receipts, encumbrances, and disbursements of said Special Fund.

18 25.56.150 Administration - Appeals.

19 A. The Code Official may adopt and promulgate such rules, policies and procedures as are
20 necessary for the administration of this chapter. This chapter runs solely to the benefit of the City
21 of St. Louis in the interest of public health, safety, and welfare. The City makes no warranties to
22 any owner, tenant or occupant as a result of these inspections and certificates, and the City and its

employees and officials are not liable for errors or omissions in performing the duties enumerated in this chapter.

B. Any person aggrieved by the decision of the Code Official relative to this chapter may file an appeal with the Board of Building Appeals in the same manner and time period as provided in the Building Code of the City of St. Louis.

25.56.160 False Statements Prohibited - Occupancy Load.

It shall be unlawful for any applicant for a Certificate of Inspection to make a false statement in the application. It shall be the responsibility of the owner to inform the prospective occupants of the maximum occupancy load and post a copy of the Certificate of Inspection within the unit. Notwithstanding the provisions of any other ordinance it shall be unlawful to occupy or to allow occupancy of a dwelling unit beyond that number legally allowed in accordance with this chapter.

It shall be the responsibility of the owner or grantor of any property to inform any prospective lessee or prospective grantee of a building that said building is subject to the requirements of this chapter, of the posted occupancy load of all the units within that building and of any outstanding violations of this chapter.

25.56.170 Penalties for Violation.

Any person, firm or corporation, who shall violate any provision of this chapter shall upon conviction thereof, be subject to a fine of not more than five hundred dollars (\$500.00) or imprisonment for a term not to exceed ninety (90) days, or both. Every day that a violation exists shall be deemed a separate violation. This chapter shall be deemed a regulatory code relating to buildings, structures or premises and enforced in accordance with Chapter 25.33.

SECTION TWO. Effective Date.

1 A. The Effective Date of this Ordinance shall be sixty (60) calendar days after the Board of
2 Aldermen adopts a resolution, approved by the Code Official, stating that implementation of the
3 rental registration program is technologically feasible, or alternatively on July 1, 2027, whichever
4 occurs first.

5 B. All actions taken prior to the effective date of this Ordinance, pursuant to the provisions of
6 previous ordinances pertaining to the Housing Conservation Program, including, but not limited
7 to, inspections, issuances or revocations of Certificates of Inspections, condemnations for
8 occupancy, impositions and collections of fees and penalties, shall remain valid and in full force
9 and effect unless and until they are specifically rescinded or superseded by actions taken pursuant
10 to this chapter.

11 **SECTION THREE. Severability Clause.**

12 The sections of this ordinance shall be severable. In the event any section of this ordinance is found
13 by a Court of competent jurisdiction to be unconstitutional, the remaining sections of this
14 ordinance are valid, unless the Court finds the valid sections of this ordinance are so essentially
15 and inseparably connected with, and so dependent upon the void section that it cannot be presumed
16 that the Aldermen would have enacted the valid sections without the void ones; or unless the Court
17 finds that the valid sections, standing alone, are incomplete and are incapable of being executed in
18 accordance with the legislative intent.

Board Bill Number 180

EXHIBIT A

(Interior Only)

1. *Sanitation.*

General unsanitary conditions shall not be allowed within Public Areas, Dwelling Unit or Basement. Trash, debris, rodent and insect infestation shall be eliminated.

2. *Walls & Ceilings.*

Plaster or tile shall not be missing, loose or broken.

Required fire resistance assemblies shall be maintained.

Wall coverings shall not be loose, water damaged or in bad repair.

3. *Entry Doors.*

Lock on entry door(s) shall be in good working order. Door(s) shall latch properly for privacy. If entry door is a fire door, it shall have an operable self closer. Common area entrance/exit door(s) where a door frame exists shall not be equipped with double key or clasp type locking mechanism.

4. *Structural.*

Floors/joists shall not be missing, rotten, fire damaged, spalled, rusted or broken. Floor covering shall not be torn or broken. There shall be no unsafe structural conditions.

5. *Safety.*

Sufficient exits shall be provided. Stair(s) shall not be missing, rotten, fire damaged, spalled, rusted or broken. Handrail(s) or guardrail(s) shall not be missing, rotten or broken. Operable entrance/exit doors shall be provided and maintained. Excessive storage of any material shall not be permitted. Operable smoke detectors shall be provided as required by Ordinance.

6. *Plumbing Fixtures.*

No fixtures shall be missing, inoperable or defective. No pipe or fixture shall be leaking or improperly connected. A hot water heater shall be required. A hot water heater shall be operable, and properly vented. Hot water heater shall have a temperature/pressure relief valve.

7. *Electrical Equipment.*

Cover plates shall not be missing or broken. Switches or outlets shall be operable, and of sufficient number.

Fuses/Circuit breakers shall be properly sized. Lighting fixtures shall not be defective. Excessive, defective or hazardous extension cords shall not be allowed. Loose, hanging, frayed, bare wires or open splices shall not be permitted. Defective or hazardous electrical services shall be prohibited.

8. *Mechanical Equipment.*

Heating unit shall be operable. Furnace shall be properly vented. Space heaters shall be properly vented (when applicable).

9. *Space Requirements.*

Occupancy load shall be limited by the most stringent of:

- a. Minimum habitable gross floor area of 150 square feet for first occupant, plus 100 square feet for each additional occupant; or
- b. Sleeping room area of a minimum of 70 square feet for first occupant, 50 square feet for each additional occupant; and the master bedroom will be limited to a maximum of two (2) occupants.

The master bedroom will be construed as the largest bedroom within said unit. After an occupancy load has been established and unit is legally occupied, said unit will still be considered to be legally occupied if an infant under the age of thirty (30) months is found to be added to the legally occupied unit.

- c. Minimum occupancy area requirements for living room and dining room as reflected in the applicable Sections of Chapter Four of adopting Ordinance 68791 of the 2009 International Property Maintenance Code of the City of St. Louis.
- d. Basement occupancies shall not be permitted unless they meet the following requirements:
 1. Floors and walls are weather tight so as to prevent entry of moisture.
 2. Minimum ceiling heights are in accordance with applicable sections of this chapter.
 3. Means of egress and emergency escape requirements as reflected in the applicable sections of the current Building Code of the City of St. Louis.
- e. Minimum Ceiling Height. Habitable spaces shall have a clear ceiling height over the minimum area required by this code at not less than 7 feet (2134 mm) except that in attics or top half stories the ceiling height shall be not less than 7 feet (2134 mm) over not less than one third of the minimum area required by this code when used for sleeping, study or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of 5 feet (1524 mm) or more shall be included. Exception: Hallways, corridors, bathrooms, toilet rooms, and habitable basements used as recreation rooms shall have a ceiling height of not less than seven feet (2134 mm) to the lowest projection from the ceiling.
- f. Every bedroom shall be equipped with an operable window which complies with the current adopted International Property Maintenance Code.
- g. Toilet rooms and bathrooms shall be arranged and designed to provide privacy.
- h. Every room used as a bedroom shall have access to at least one water closet without passing through another room used as a bedroom.
- i. The required dining room shall be located on the same level as the required kitchen.

- j. Kitchens, nonhabitable spaces, and public spaces shall not be used for sleeping purposes.

ORDINANCE #67914
Board Bill No. 499
Committee Substitute

An Ordinance pertaining to a City Housing Conservation Program; repealing earlier adopted ordinances establishing housing conservation districts and regulations; enacting in lieu thereof, an Ordinance pertaining to the same matter subject matter with provisions setting forth the procedures, requirements, fees, regulations, inspections, issuance and revocation of Certificates of Inspection for dwelling units; and containing a penalty clause and severability clause.

WHEREAS, the City of St. Louis contains many aging residential properties, with approximately ninety percent (90%) being built before 1978, that now require, and will continue to require, improvements and maintenance in order to meet the minimum housing standards of the City of St. Louis.

WHEREAS, the City of St. Louis first created Housing Conservation Districts in 1986 to preserve the integrity of the residential housing and building structures in the City of St. Louis.

WHEREAS, seventy-five percent (75%) of the residential units in the City of St. Louis are currently in the Housing Conservation District program and sixty-seven percent (67%) of physical area of the City of St. Louis is in a Housing Conservation District.

WHEREAS, Housing Conservation Districts have been successful in sustaining and improving the quality of residential housing and buildings in the City of St. Louis.

WHEREAS, the requirement of Certificates of Inspection as a prerequisite for the occupation of any residential dwelling unit will serve as a valuable tool in the enforcement of the minimum housing standards in the City of St. Louis.

WHEREAS, the requirement of Certificates of Inspection will also assist in identifying lead contaminated residences and, thus, preventing childhood lead poisoning.

WHEREAS, the lead safe community believes that the City can provide a safer and healthier environment for children by placing the City of St. Louis under a Housing Conservation Program.

WHEREAS, it is desirable and prudent for the health and safety of the City of St. Louis to create a City Housing Conservation Program.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Ordinance Nos. 60632, 60677, 60733, 60734, 60798, 60853, 60929, 61178, 61180, 61293, 61545, 61845, 62195, 62335, 62404, 62449, 62561, 62780, 62876, 62879, 62887, 62925, 62927, 63003, 63113, 63121, 63175, 63401, 63657, 64283, 64400, 64456, 64543, 64544, 64677, 64842, 65499, 65640, 65712, 65743, 65949, 66704, 66977 and 67043 are hereby repealed as of the effective date of this Ordinance, January 1, 2009, and the following is hereby enacted in lieu thereof:

SECTION TWO. 25.56.010 City Housing Conservation Program.

All areas within the legal boundaries of the City of St. Louis, except for the areas excluded under Section Seventeen, are hereby placed under the City Housing Conservation Program to be administrated and regulated by the provisions and requirements herein and implemented pursuant to Section Seventeen of this Ordinance.

SECTION THREE. 25.56.020 Definitions.

A. "Code Official" as used in this Ordinance means the Building Commissioner or a duly authorized representative.

B. "Condemnation for Occupancy" means an order issued by the Code Official, prohibiting any person from occupying the dwelling unit specified in such order until it has been revoked, and further preventing anyone from being present on such premises except for the purpose of cleaning up and/or making repairs to the premises.

C. "Dwelling Unit" means single family homes and any single unit in a multi-family dwelling which provides complete

independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

D. "Owner" means any person, agent, operator, firm, corporation or any other legal entity having a legal or equitable interest in the property; or recorded in the official records of the City of St. Louis as holding title to the property; or otherwise having control of the property, including the collector of rent or the guardian of the estate of any such person, the executor, personal representative, administrator of the estate of such person, or bankruptcy trustee.

SECTION FOUR. 25.56.030 Code Official to Enforce Ordinance.

The Code Official shall implement the requirements of this Ordinance.

SECTION FIVE. 25.56.040 Certificate of Inspection Requirements.

A. It shall be unlawful for any person, firm, partnership, corporation, or any other legal entity to occupy or permit the occupancy for any purpose or collect the rent of any occupied dwelling unit when a complete change of occupancy has occurred without first securing a Certificate of Inspection for said dwelling unit.

B. It shall be unlawful for any person, partnership, firm, corporation or other legal entity to take possession as a result of conveyance as it is reflected in the Office of the Recorder of Deeds, of an occupied residential unit(s) without first securing a Certificate of Inspection for said unit(s).

C. Upon determining that a dwelling unit has undergone a complete change of occupancy or a sale of the property as reflected in the Recorder of Deeds Office without first obtaining a Certificate of Inspection, the Code Official shall serve notice on the owner of such dwelling unit, by either first class mail or personal service that a Certificate of Inspection must be obtained within thirty (30) calendar days of notification or unit will be condemned for occupancy and must be vacated.

D. It is the responsibility of the owner or grantee to secure a Certificate of Inspection. It shall be the responsibility of the owner or the owner's agent and/or the tenant to provide access to all applicable areas subject to inspections as provided in this ordinance.

E. It shall be unlawful for the owner or owner's agent to require a prospective occupant to apply or pay for any fee contained herein for a Certificate of Inspection.

F. If there is a change in occupancy or ownership of a dwelling unit(s) within twelve (12) months of the date of issuance of a Certificate of Inspection for that unit(s), a new Certificate of Inspection shall not be required.

SECTION SIX. 25.56.050 Certificate of Inspection-Issuance.

A. If the unit is available for inspection by the City, the City shall inspect the unit within (7) working days from date of application for Certificate of Inspection unless owner approves a longer time. Failure of City to make inspection within said seven days does not waive requirements of Certificate of Inspection.

B. The Certificate of Inspection will be issued for the proposed or actual dwelling unit and premises that comply with the exterior provisions of the International Property Maintenance Code, the Zoning Ordinance of the City of St. Louis, and the requirements of Exhibit "A" of this Ordinance, which is attached hereto and made a part hereof.

C. The Certificate of Inspection may be issued for the proposed or actual dwelling unit(s) and premise(s) that comply with the Zoning Code of the City of St. Louis and the requirements of Exhibit A and are in substantial but not complete compliance with the exterior provisions of the International Property Maintenance Code as determined by the Code Official, but said building must meet total compliance within thirty (30) calendar days after the date of issuance. When total compliance is not practical or feasible within the specified time period, extensions to the aforementioned compliance period may be granted at the discretion of the Code Official.

D. No Certificate of Inspection can be issued when the dwelling unit(s), building or the premise(s) is in such condition as to warrant condemnation or when there are found to be conditions existing that may imminently and adversely affect the health,

safety and welfare of the actual or proposed occupants.

E. When long term rehabilitation work is in progress with required building permits being issued, a portion of that building may be occupied if that portion meets the requirements of Exhibit "A" and the exterior portion of the building is in compliance with the International Property Maintenance Code. That portion of the building that meets the requirements will be inspected and a Certificate of Inspection with an occupancy load will be issued for that area only. Additional areas will be required to be inspected after rehabilitation work is completed and before those areas become occupied. A new application must be filed for these additional areas.

SECTION SEVEN. 25.56.060 Certificate of Inspection-Issuance-Exceptions.

A. The provisions of this Ordinance pertaining to the issuance of a Certificate of Inspection shall not apply to changes in building ownership nor to tenancy changes in individual dwelling units in lawfully licensed residential and/or nonresidential buildings, nor to lawful occupancies existing at the time of the effective date of the ordinance codified in this Ordinance.

B. The provisions of this Ordinance shall not apply to a change of ownership of any occupied residential and/or nonresidential building which the buyer either thirty (30) calendar days prior to purchase or within seven (7) calendar days after purchase delivers a notarized statement to the Code Official that the buyer will cause said building to be demolished within six (6) months after purchase. Failure to provide the notarized statement to the Code Official within this time period will require the owner to comply with the provisions of this Ordinance. The provisions of this Ordinance shall not apply to a change of ownership of one- or two-family dwellings as a result of inheritance or a transfer of title to a first degree relative.

SECTION EIGHT. 25.56.070 Certificate of Inspection--Fees.

A. Fees for a Certificate of Inspection prior to occupancy when the application for inspection is:

1. General inspection of exterior of building and all common areas and premises plus one dwelling unit is \$70.00. Each additional dwelling unit included in the General Inspection, if inspection is performed within the same building and on a common date is \$25.00 per each additional dwelling unit.

2. As noted above, general inspection of exterior of building and all common areas and premises plus one dwelling unit is \$70.00. An owner may apply for Certificates of Inspection for several dwelling units located in different buildings. The fee for each additional dwelling, up to three (3) units regardless of location will be \$25.00 per unit above and beyond the initial fee of \$70.00 provided, however, that to qualify for this reduced fee, the owner must apply for all of the Certificates of Inspection at the same time, all of the dwelling units must be available for inspection on a common date and all of the buildings in which the dwelling units are located must have the same owner according to the records in the office of the Recorder of Deeds.

B. The fee for a Certificate of Inspection per unit which is unlawfully occupied shall be as follows:

1. \$110.00 per unit.

C. Major rehabilitation of dwelling units pursuant to interior floor plans for each level, and site plans approved by the Building Division as well as newly constructed units having been certified as completed in accordance with the codes and ordinances of the City of St. Louis will be issued original Certificates of Inspection as described herein at no charge after construction completion and Building Code compliance certification.

SECTION NINE. 25.56.080 Reinspection of Premises for Which Valid Certificate of Inspection Exists.

A. After the issuance of the Certificate of Inspection for a dwelling unit, or multiple dwelling units in the same building, the Code Official may require reinspection, pursuant to the provisions of this Section. The Code Official may require reinspection where he has reasonable cause to believe that the dwelling unit(s) to be reinspected, and/or the building in which the unit or units are located, no longer comply with the standards for issuance of a Certificate of Inspection. Reasonable cause to conduct a reinspection shall include, but not be limited to: (1) damage to the building in which the dwelling unit to be reinspected was impacted by wind, fire, earthquake, an Act of God, or by man-made causes that jeopardize the health and safety of the occupants; (2) a complaint made by a resident of the dwelling unit to be reinspected; or (3) a documented complaint of the existence of conditions not in compliance with standards for issuance of a Certificate of Inspection from someone other than the resident, including, but not limited to, police officers and inspectors employed by the Division of Building and Inspection or other City agencies. No reasonable cause shall be necessary to conduct a reinspection where an occupant of the dwelling unit to be reinspected voluntarily permits the reinspection to be conducted.

B. If unit/s and/or common areas are not accessible for reinspection, a request for reinspection shall be made in writing to the owner, owner's agent, and/or tenant designating the date and time on which the reinspection shall be made, giving at least seven (7) days notice of the date on which the reinspection is to occur.

C. If the Code Official determines, pursuant to subsection A of this section, that a dwelling unit(s) should be reinspected, the owner, owner's agent and/or tenant shall be responsible for providing access to the unit(s) and common areas for which a Certificate of Inspection has previously been issued. If entry for reinspection of a dwelling unit(s) is denied by the owner, owner's agent, and/or tenant, the Code Official may revoke the Certificate of Inspection for said dwelling unit(s), condemn the unit(s) for occupancy, and require vacation of the unit(s).

D. Should the Code Official determine upon reinspection that a dwelling unit no longer complies with the standards for issuance of a Certificate of Inspection, the Code Official shall give the owner notice of the deficiencies found by the inspection. This notice shall specify that such deficiencies must be corrected within thirty (30) calendar days of the date of notice. It shall further state that if the deficiencies are not corrected within thirty (30) calendar days of the date of the notice that the Code Official may revoke the Certificate of Inspection for such unit, condemn it for occupancy, and order the unit vacated. The Code Official shall have authority to grant extensions for completion of work necessary to eliminate deficiencies observed during a reinspection where it is not feasible or possible to complete such work within thirty (30) calendar days of the date on which the notice was issued. Notwithstanding the foregoing, if the Code Official determines that a dwelling unit, or the building in which such unit is located, is condemnable pursuant to the provisions of this ordinance or any other ordinances, the Code Official shall have authority to condemn such unit or building pursuant to the provisions of this code, without regard to the time limits specified above.

SECTION TEN. 25.56.090 Condemnation for occupancy.

A. Condemnation for Failure to Obtain Certificate of Inspection Prior to Occupancy.

1. The Code Official may condemn for occupancy any building or portion thereof when a Certificate of Inspection has not been obtained thirty (30) calendar days after notification by the Code Official.

2. The building or portion thereof shall remain vacated until such time that the Code Official has issued a Certificate of Inspection.

3. The condemnation will be lifted after a Certificate of Inspection has been issued for the building or any portion thereof that was previously condemned.

B. Condemnation for Conditions.

1. When the Code Official shall find any building or portion thereof to be in an extreme unsanitary or unsafe condition or any condition that constitutes an immediate and serious fire hazard and thus endangers the lives of any persons whether owners or occupants the Code Official shall condemn for occupancy under the provisions of the City Condemnation Ordinances.

2. Such notice shall clearly state the conditions causing the unsafe conditions thereof and shall command the immediate vacation of the building or portions thereof.

3. The building shall be placarded and the building or portion thereof shall remain vacated until a Certificate of Inspection has been issued for the condemned portion(s) by the Code Official.

C. It shall be the duty of the Police Department to cause removal of any person from such building or portion thereof, so condemned, and to prevent any person from entering same.

D. Every dwelling unit or premises condemned for occupancy due to the condition of such dwelling unit or premises must be issued a valid Certificate of Inspection prior to reoccupancy.

E. Notwithstanding any provision of this Ordinance to the contrary, no Certificate of Inspection shall be reissued for a dwelling unit or premises which has been condemned for occupancy by the Building Commissioner unless such dwelling unit or premises are in substantial compliance with the exterior provisions of the International Property Maintenance Code and in full compliance with the interior provisions of the International Property Maintenance Code and Exhibit A.

SECTION ELEVEN. 25.56.100 Change of Utility User-Notification.

A. Upon change of user of residential electric or gas service, Ameren U.E. company and/or Laclede Gas Company shall notify the Code Official of the City of St. Louis in writing within seven (7) business days of said change, indicating the names of electric or gas user(s) per service and address and apartment number in whose name said service is connected and billed.

B. It shall be unlawful for the owner of a dwelling unit not to inform any prospective purchaser or grantee of the requirement to obtain Certificates of Inspection before occupancy as provided in this Ordinance.

SECTION TWELVE. 25.56.110 Previously Established Housing Conservation Districts.

All Housing Conservation Districts which have been established pursuant to the provisions of earlier ordinances and which are in existence on the effective date of this Ordinance shall remain in existence until the effective date of this Ordinance. On July 1, 2008, these previously existing Housing Conservation Districts shall thereafter be governed by and subject to the provisions of this Ordinance, or Chapter, with regard to all future inspections, issuances and revocations of Certificates of Inspection, condemnations for occupancy, fees, penalties and other procedures and requirements. All actions taken prior to the effective date of this Ordinance, pursuant to the provisions of previous ordinances pertaining to Housing Conservation Districts, including but not limited to, inspections, issuances or revocations of Certificates of Inspections, condemnations for occupancy, impositions and collections of fees and penalties, shall remain valid and in full force and effect unless and until they are specifically rescinded or superseded by actions taken pursuant to this Ordinance.

SECTION THIRTEEN. 25.56.120 Administration-Appeals.

A. The Code Official may adopt and promulgate such rules, policies and procedures as are necessary for the administration of this Ordinance. This Ordinance runs solely to the benefit of the City of St. Louis and not to any owner, lessee, tenant or occupant. The City makes no warranties as a result of these inspections and certificates, and the City and its employees and officials are not liable for errors or omissions in performing the duties enumerated in this ordinance.

B. Any person aggrieved by the decision of the Code Official relative to this Ordinance may file an appeal with the Board of Building Appeals in the same manner and time period as provided in the Building Code of the City of St. Louis.

SECTION FOURTEEN. 25.56.130 False Statements Prohibited-Occupancy Load.

It shall be unlawful for any applicant for a Certificate of Inspection to make a false statement in the application. It shall be the responsibility of the owner to inform the prospective occupants of the maximum occupancy load and post a copy of the Certificate of Inspection within the unit. Notwithstanding the provisions of any other ordinance it shall be unlawful to occupy or to allow occupancy of a dwelling unit beyond that number legally allowed in accordance with this Ordinance. It shall be the responsibility of the owner or grantor of any property to inform any prospective lessee or prospective grantee of a building that said building is subject to the requirements of this Ordinance, of the posted occupancy load of all the units within that building and of any outstanding violations of this Ordinance.

SECTION FIFTEEN. 25.56.140 Penalties for Violation.

Any person, firm or corporation, who shall violate any provision of this ordinance shall upon conviction thereof, be subject to a fine of not less than one hundred dollars (\$100) nor more than five hundred dollars (\$500.00) or imprisonment for a term not to exceed ninety (90) days, or both. Every day that a violation exists shall be deemed a separate offense.

SECTION SIXTEEN. Severability Clause.

The sections of this ordinance shall be severable. In the event any section of this ordinance is found by a Court of competent jurisdiction to be unconstitutional, the remaining sections of this ordinance are valid, unless the Court finds the valid sections of this ordinance are so essentially and inseparably connected with, and so dependent upon the void section that it cannot be presumed that the Aldermen would have enacted the valid sections without the void ones; or unless the Court finds that the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION SEVENTEEN. Implementation.

The provisions of this Ordinance shall take effect on July 1, 2008, for all areas within a previously established Housing Conservation District. The Code Official shall set forth an implementation schedule for the areas of the City not currently within a Housing Conservation District. The implementation schedule and any amendments made to such schedule shall be kept on file with the Code Official in the Building Department. Furthermore, notice of the implementation of the City Housing Conservation Program shall be provided to the impacted areas by publication in the City Journal and the City website four weeks prior to the implementation date for that area. The notice shall set forth the legal boundaries of the area to be included in the Program as well as the implementation date. All areas of the City shall be included in the City Housing Conservation Program no later than July 1, 2009, except for the areas described below. The areas described below shall only be included in the City Housing Conservation Program through amending this Ordinance.

A. Areas Excluded from City Housing Conservation Program:**Tract I:**

An area of Ward 4 comprised of two City Blocks describing by beginning at the intersection of N. Euclid Ave. and Leduc St. and proceeding along the centerlines in a generally clockwise direction east along Leduc St to Marcus Ave., south to Cote Brillante Ave., west to N. Euclid Ave., to the point of the beginning, being comprised of an area also known as City Blocks 3780, and 4488.

Tract II:

The entirety of Ward 5 described by beginning at the intersection of the Mississippi River and the centerline of the eastward prolongation of Mullanphy Street and proceeding in a generally clockwise direction along the centerlines west to N. 7th St., south to Interstate 70, south to Cole St., west to N. Tucker Blvd., south to Locust St., west to N. 13th St., north to Lucas Ave., west to 18th St., north to Dr. Martin Luther King Drive, west to Glasgow Ave., north to Gamble St., east to Leffingwell Ave., north to Madison St., west to Glasgow Ave., north to N. Market St., west to Grand Blvd., south to Dr. Martin Luther King Drive, west to N. Vandeventer Ave., north to Maffitt Ave., east to Prairie Ave., north to St. Louis Ave., east to Glasgow Ave., northeast to Greer Ave., east to Elliott Ave., north to Hebert St., east to Parnell St., north to Natural Bridge Ave., east to Palm St., east to Destrehan St., northeast to Branch St., southeast to the Mississippi River and south along the Mississippi River to the point of beginning.

Tract III:

An area of Ward 6 beginning at the intersection of the centerlines of Compton Ave. and Chouteau Ave. and proceeding along the centerlines in a generally clockwise direction north along Compton Ave., to Olive St., east to Leffingwell Ave., north to Delmar Blvd., west to T.E. Huntley Ave., north to Franklin Ave., east to Leffingwell Ave., north to Dr. Martin Luther King Drive, east to 18th St., south to Lucas Ave., east to 13th St., south to Locust St., west to 15th St., south to Olive St., west to 18th St., south to Randolph St., east to 14th St., south to Park Ave., west to S. 18th St., south to Lafayette Ave., west to Waverly Pl., south to Interstate 44, west to Jefferson Ave., north to Chouteau Ave., then west along Chouteau Ave. to the point of beginning.

Tract IV:

An area of Ward 18 beginning at the intersection of the centerlines of Vandeventer Ave. and Lindell Blvd., and proceeding along the centerlines in a generally clockwise direction west to Newstead Ave., north to McPherson Ave., east to N. Boyle Ave., north to Olive St., northwest to Washington Pl., west to Kingshighway Blvd., north to Delmar Blvd., west to Union Blvd., north to Cates Ave., east to Clarendon Ave., north to Raymond Ave., east to Academy Ave., north to Page Blvd., west to Academy Ave., north to Dr. Martin Luther King Drive, west to Academy Ave., north to Cote Brillante Ave., east to N. Euclid Ave., south to Cote Brillante Ave., east to Marcus Ave., south to Evans Ave., east to Newstead Ave., south to Finney Ave., east to Vandeventer Ave., south to the point of beginning.

Tract V:

An area of Ward 19 beginning at the intersection of the centerlines of Laclede Ave. and Vandeventer Ave., and proceeding along the centerlines in a generally clockwise direction north to Finney Ave., west to N. Newstead Ave., north to Evans Ave., east to N. Vandeventer Ave., north to Dr. Martin Luther King Drive, east to Grand Blvd., north to N. Market St., east to Glasgow Ave., south to Madison St., east to Leffingwell Ave., south to Gamble St., west to Glasgow Ave., south to Dr. Martin Luther King Drive, southeast to Leffingwell Ave., south to Franklin St., west to T.E. Huntley Ave., south to Delmar Blvd., east to Leffingwell Ave., south

to Olive St., west to Compton Ave., south to Highway 40/I-64 west to Grand Ave, north on Grand Ave to Laclede Ave, then west on Laclede Ave. to the point of beginning.

EXHIBIT A
(Interior Only)

1. SANITATION

General unsanitary conditions shall not be allowed within Public Areas, Dwelling Unit or Basement. Trash, debris, rodent and insect infestation shall be eliminated.

2. WALLS & CEILINGS

Plaster or tile shall not be missing, loose or broken.

Required fire resistance assemblies shall be maintained.

Wall coverings shall not be loose, water damaged or in bad repair.

3. ENTRY DOORS

Lock on entry door(s) shall be in good working order. Door(s) shall latch properly for privacy. If entry door is a fire door, it shall have an operable self closer. Common area entrance/exit door(s) where a door frame exists shall not be equipped with double key or clasp type locking mechanism.

4. STRUCTURAL

Floors/joists shall not be missing, rotten, fire damaged, spalled, rusted or broken. Floor covering shall not be torn or broken. There shall be no unsafe structural conditions.

5. SAFETY

Sufficient exits shall be provided. Stair(s) shall not be missing, rotten, fire damaged, spalled, rusted or broken. Handrail(s) or guardrail(s) shall not be missing, rotten or broken. Operable entrance/exit doors shall be provided and maintained. Excessive storage of any material shall not be permitted. Operable smoke detectors shall be provided as required by Ordinance.

6. PLUMBING FIXTURES

No fixtures shall be missing, inoperable or defective. No pipe or fixture shall be leaking or improperly connected. Hot water heater shall be required. Hot water heater shall be operable, and properly vented. Hot water heater shall have a temperature/pressure relief valve.

7. ELECTRICAL EQUIPMENT

Cover plates shall not be missing or broken. Switches or outlets shall be operable, and of sufficient number.

Fuses/Circuit breakers shall be properly sized. Lighting fixtures shall not be defective. Excessive, defective or hazardous extension cords shall not be allowed. Loose, hanging, frayed, bare wires or open splices shall not be permitted. Defective or hazardous electrical services shall be prohibited.

8. MECHANICAL EQUIPMENT

Heating unit shall be operable. Furnace shall be properly vented. Space heaters shall be properly vented (when applicable).

9. SPACE REQUIREMENTS

Occupancy load shall be limited by the most stringent of:

a. Minimum habitable gross floor area of 150 square feet for first occupant, plus 100 square feet for each additional occupant; or

b. Sleeping room area of a minimum of 70 square feet for first occupant, 50 square feet for each additional occupant; and the master bedroom will be limited to a maximum of two (2) occupants. The master bedroom will be construed as the largest bedroom within said unit. After an occupancy load has been established and unit is legally occupied, said unit will still be considered to be legally occupied if an infant under the age of thirty (30) months is found to be added to the legally occupied unit.

c. Minimum occupancy area requirements for living room and dining room as reflected in the applicable Sections of the 2003 International Property Maintenance Code of the City of St. Louis.

MINIMUM OCCUPANCY IN SQUARE FEET

SPACE	1-2 OCCUPANTS	3-5 OCCUPANTS	6 OR MORE
LIVING ROOM	NO REQUIREMENTS	120	150
DINING ROOM	NO REQUIREMENTS	80	100

d. Basement occupancies shall not be permitted unless they meet the following requirements:

1. Floors and walls are weather tight so as to prevent entry of moisture.
2. Minimum ceiling heights are in accordance with applicable sections of this ordinance.
3. Means of egress and emergency escape requirements as reflected in the applicable sections of the current building code of the City of St. Louis.

e. MINIMUM CEILING HEIGHT: Habitable spaces shall have a clear ceiling height over the minimum area required by this code at not less than 7 feet (2134 mm) except that in attics or top half stories the ceiling height shall be not less than 7 feet (2134 mm) over not less than one third of the minimum area required by this code when used for sleeping, study or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of 5 feet (1524 mm) or more shall be included. Exception: Hallways, corridors, bathrooms, toilet rooms, and habitable basements used as recreation rooms shall have a ceiling height of not less than seven feet (2134 mm) to the lowest projection from the ceiling.

f. Every bedroom shall be equipped with an operable window which complies with the current building codes of the City of St. Louis.

g. Toilet rooms and bathrooms shall be arranged and designed to provide privacy.

h. Every room used as a bedroom shall have access to at least one water closet without passing through another room used as a bedroom.

i. The required dining room shall be located on the same level as the required kitchen.

j. Kitchens, nonhabitable spaces, and public spaces shall not be used for sleeping purposes.

Approved: March 10, 2008

ORDINANCE #69202
Board Bill No. 42
Floor Substitute

An ordinance pertaining to a city-wide housing conservation program; amending earlier adopted ordinances establishing housing conservation districts and regulations; setting forth procedures, requirements, fees, regulations, inspections, issuance and revocation of certificates of inspection for dwelling units of residential properties in the City of St. Louis; repealing sections two, eight, twelve, and seventeen, of ordinance 67914, and enacting in lieu thereof new sections two, eight, twelve and seventeen as set forth herein; and amending paragraph 9 of exhibit a as attached to this ordinance, and containing a penalty clause, severability clause **and an emergency clause.**

WHEREAS, on January 1, 2009, Ordinance 67914 as approved by the Board of Aldermen of the City of St. Louis, took effect; Ordinance 67914 is an Ordinance pertaining to a City Housing Conservation Program regarding and regulating dwelling units contained in the Housing Conservation Districts, which were first established in 1986, continuing to strive toward the goal of enforcing housing standards and identifying health hazards for the promotion of the health and well being of the citizens of the City of St. Louis;

WHEREAS, more than ninety percent (90%) of the housing stock of the City of St. Louis was built before 1978, and requires, and will continue to require, improvements and maintenance in order to meet the minimum housing standards of the City of St. Louis, and do so in a way to avoid and prevent lead poisoning of its residents;

WHEREAS, lead exposure can cause devastating and irreversible effects, especially in children, and recognizing that lead poisoning is preventable through risk identification through the Housing Conservation program;

WHEREAS, Housing Conservation Districts have been successful in sustaining and improving the quality of residential housing and homes in the City of St. Louis;

WHEREAS, the requirements of the Certificate of Inspection for occupancy will serve as a valuable tool toward enforcing the minimum housing standards and securing the health and safety of all residents of the City of St. Louis;

WHEREAS, the Board of Aldermen of the City of St. Louis finds that certain duties, authority, rights, obligations, and procedures of the Building Division, herein, including the need to alert residents of the City of St. Louis to risks from lead exposure, are in need of certain refinements, and

WHEREAS, the Board of Aldermen of the City St. Louis finds that it is desirable and prudent for the health and safety of the City of St. Louis and all of its residents to provide for the changes to Ordinance 67914 as provided herein.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Sections Two, 25.56.010., is hereby repealed as of the effective date of this Ordinance, and the following is enacted in lieu thereof:

SECTION TWO. All areas within the legal boundaries of the City of St. Louis are hereby placed under the City Housing Conservation Program to be administrated and regulated by the Provisions and requirements herein and implemented pursuant to Section Seventeen of this Ordinance.

SECTION TWO. Section Eight. 25.56.070 of Ordinance 67914 is repealed and in its place stands the following:

SECTION EIGHT. 25.56.070-Certificate of Inspection-Fees

A. Fees for a Certificate of Inspection prior to occupancy when the application for inspection is:

1. General Inspection of exterior of building and all common areas and premises plus one dwelling unit is ~~\$100.00~~ **\$90.00**. Each additional dwelling unit included in the General Inspection, if inspection is performed within the same building and on a common date, is \$50.00 per each additional dwelling unit.

B. The fee for a Certificate of Inspection per unit which is unlawfully occupied shall be as follows:

1. \$150.00 per unit.
- C. Major rehabilitation of dwelling units pursuant to interior floor plans for each level, and site plans approved by the Building Division, as well as newly constructed units having been certified as completed in accordance with the codes and ordinances of the City of St. Louis will be issued original Certificates of Inspection as described herein at no charge after construction completion and Building Code compliance certification.
- D. ~~Fifty percent (50%)~~ **Sixty percent (60%)** of fee revenue collected will be allocated to the Lead Remediation Fund of the City of St. Louis.

SECTION THREE. Section Twelve 25.56.110 of Ordinance 67914 is repealed and in its place stands the following:

SECTION TWELVE 25.56.110 Previously Established Housing Conservation Districts.

All Housing Conservation Districts which have been established pursuant to the provisions of earlier ordinances and which are in existence on the effective date of this Ordinance shall remain in effect until the effective date of this Ordinance. On July 12, 2012, these previously existing Housing Conservation Districts shall thereafter be governed by and subject to the provisions of this Ordinance, or Chapter, with regard to all future inspections, issuances and revocations of Certificates of Inspection, condemnations for occupancy, fees, penalties, and other procedures and requirements. All actions taken prior to the effective date of this Ordinance, pursuant to the provisions of previous ordinances pertaining to Housing Conservation Districts, including but not limited to, inspections, issuances or revocations of Certificates of Inspections, condemnations for occupancy, impositions and collections of fees and penalties, shall remain valid and in full force and effect unless and until they are specifically rescinded or superseded by actions taken pursuant to this Ordinance.

SECTION FOUR. Section Seventeen of Ordinance 67914 is repealed and in its place stands the following Section Seventeen:

SECTION SEVENTEEN. Implementation.

The provisions of this Ordinance shall take effect ~~on July 1st, 2012~~, for all areas within the city ~~within a previously established Housing Conservation District~~, **except for the areas described below. The areas described below shall only be included in the City Housing Conservation Program through amending this Ordinance.**

A. Areas Excluded from City Housing Conservation Program:

Tract I: The Eighteenth Ward with the exception of the areas consisting of the 4300 and 4400 blocks of Enright Avenue and the area beginning at the point of intersection of Olive St. and Pendleton Ave., and proceeding northerly along Pendleton Ave. to the east-west alley north of Olive through Blocks 4583 4876 and 4584 to its intersection with a north-south alley in Block 4584, and proceeding northerly along said alley to its intersection with an east-west alley in Block 4584, and proceeding easterly along the east-west alley to Vandeventer Ave., and proceeding southerly along Vandeventer Ave. to the east-west alley south of Olive St., and proceeding easterly along said alley to Spring Ave., and proceeding southerly along Spring Ave. to the east-west alley south of Lindell Blvd., and proceeding westerly along said alley through Block 3927 to Vandeventer Ave., and proceeding northerly along Vandeventer Ave. to Lindell Blvd, and proceeding westerly along Lindell Blvd. to Newstead Ave., and proceeding northerly along Newstead Ave. to Maryland Ave., and proceeding easterly along Maryland Ave. to Boyle Ave., and proceeding northerly along Boyle Ave. to Olive St., and proceeding westerly along Olive St. to point of beginning.

SECTION FIVE. Severability Clause.

The sections of this Ordinance shall be severable. In the event any section of this Ordinance is found by a Court of competent jurisdiction to be unconstitutional, the remaining sections of this Ordinance are valid, unless the Court finds the valid sections of this Ordinance are so essentially and inseparably connected with, and so dependent upon the void section that it cannot be presumed that the Aldermen would have enacted the valid sections without the void ones; or unless the Court finds that the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION SIX. Emergency Clause. This being an Ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this Ordinance shall become effective immediately upon its passage and approval by the Mayor.

EXHIBIT A
(Interior Only)

1. SANITATION

General unsanitary conditions shall not be allowed within Public Areas, Dwelling Units or Basements. Trash, debris, rodent and insect infestation shall be eliminated.

2. WALLS & CEILINGS

Plaster or tile shall not be missing, loose or broken.

Required fire resistance assemblies shall be maintained.

Wall coverings shall not be loose, water damaged or in bad repair.

3. ENTRY DOORS

Lock on entry door(s) shall be in good working order. Door(s) shall latch properly for privacy. If entry door is a fire door, it shall have an operable self closer. Common area entrance/exit door(s) where a door frame exists shall not be equipped with double key or clasp type locking mechanism.

4. STRUCTURAL

Floors/joists shall not be missing, rotten, fire damaged, spalled, rusted or broken. Floor covering shall not be torn or broken. There shall be no unsafe structural conditions.

5. SAFETY

Sufficient exits shall be provided. Stair(s) shall not be missing, rotten, fire damaged, spalled, rusted or broken. Handrail(s) or guardrail(s) shall not be missing, rotted or broken. Operable entrance/exit doors shall be provided and maintained. Excessive storage of any material shall not be permitted. Operable smoke detectors shall be provided as required by Ordinance.

6. PLUMBING FIXTURES

No fixtures shall be missing, inoperable or defective. No pipe or fixture shall be leaking or improperly connected. Hot water heater shall be required. Hot water heater shall be operable, and properly vented. Hot water heater shall have a temperature/pressure relief valve.

7. ELECTRICAL EQUIPMENT

Cover plates shall not be missing or broken. Switches or outlets shall be operable, and of sufficient number.

Fuses/Circuit breakers shall be properly sized. Lighting fixtures shall not be defective. Excessive, defective or hazardous extension cords shall not be allowed. Loose, hanging, frayed, bare wires or open splices shall be permitted. Defective or hazardous electrical services shall be prohibited.

8. MECHANICAL EQUIPMENT

Heating unit shall be operable. Furnace shall be properly vented. Space heaters shall be properly vented (when applicable).

9. SPACE REQUIREMENTS

Occupancy load shall be limited by the most stringent of:

- a. Minimum habitable gross floor area of 150 square feet for first occupant, plus 100 square feet for each additional

occupant; or

- b. Sleeping room area of a minimum of 70 square feet for first occupant, 50 square feet for each additional occupant; and the master bedroom will be limited to a maximum of two (2) occupants. The master bedroom will be construed as the largest bedroom within said unit. After an occupancy load has been established and unit is legally occupied, said unit will still be considered to be legally occupied is an infant under the age of thirty (30) months is found to be added to the legally occupied unit.
- c. Minimum occupancy area requirements for living room and dining room as reflected in the applicable Sections of Chapter Four of adopting Ordinance #68791 of the 2009 International Property Maintenance Code of the City of St. Louis.
- d. Basement occupancies shall not be permitted unless they meet the following requirements:
 - 1. Floors and walls are weather tight so as to prevent entry of moisture.
 - 2. Minimum ceiling heights are in accordance with applicable sections of this Ordinance.
 - 3. Means of egress and emergency escape requirements as reflected in the applicable sections of the current building code of the City of St. Louis.
- e. MINIMUM CEILING HEIGHT: Habitable spaces shall have a clear ceiling height over the minimum area required by this code at not less than 7 feet (2134 mm) except that in attics or top half stories the ceiling height shall not be less than 7 feet (2134 mm) over not less than one third of the minimum area required by this code when used for sleeping, study, or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of 5 feet (1524 mm) or more shall be included.

Exception: Hallways, corridors, bathrooms, toilet rooms, and habitable basements used as recreation rooms shall have a ceiling height of not less than seven feet 92134 mm) to the lowest projection from the ceiling.
- f. Every bedroom shall be equipped with an operable window which complies with the current adopted International Property Maintenance Code.
- g. Toilet rooms and bathrooms shall be arranged and designed to provide privacy
- h. Every room used as a bedroom shall have access to at least one water closet without passing through another room used as a bedroom.
- i. The required dining room shall be located on the same level as the required kitchen.
- j. Kitchens, nonhabitable spaces, and public spaces shall not be used for sleeping purposes.

Approved: July 24, 2012

BOARD BILL NO. 267 INTRODUCED BY ALDERMAN JACK COATAR

An Ordinance pertaining to a City Housing Conservation Program; amending Section Eleven of Ordinance 67914, adopted on April 11, 2008, and codified at Section 25.56.100 of the Revised Code of the City of St. Louis; and containing an Emergency Clause.

WHEREAS, pursuant to Board Rule 54, the proposed revisions and amendments to Section Eleven of Ordinance 67914 are set out in ~~striketrough~~ and **boldface** in the body of this bill.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Section Eleven of Ordinance Number 67914, codified at Section 25.56.100 of the Revised Code of the City of St. Louis, is hereby amended to read as follows:


SECTION ELEVEN. 25.56.100 Change ~~of in~~ Utility Service User-Notification

A. Upon change **or disconnection** of user of residential electric or gas service, Ameren U.E. company and/or Laclede Gas Company shall notify the Code Official of the City of St. Louis in writing within seven (7) business days of said change **or disconnection**, indicating the names of electric or gas user(s) per service and address and apartment number in whose name said service is **either** connected and billed **or disconnected**.

B. It shall be unlawful for the owner of a dwelling unit not to inform any prospective purchaser or grantee of the requirement to obtain Certificates of Inspection before occupancy as provided in this chapter.

SECTION TWO. This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

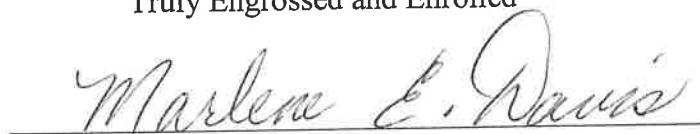

Clerk, Board of Aldermen


President, Board of Aldermen

Approved ☒ Date February 8, 2017
Disapproved ☐


Mayor

Truly Engrossed and Enrolled


Chairman

Board Bill Number 180

EXHIBIT A

(Interior Only)

1. *Sanitation.*

General unsanitary conditions shall not be allowed within Public Areas, Dwelling Unit or Basement. Trash, debris, rodent and insect infestation shall be eliminated.

2. *Walls & Ceilings.*

Plaster or tile shall not be missing, loose or broken.

Required fire resistance assemblies shall be maintained.

Wall coverings shall not be loose, water damaged or in bad repair.

3. *Entry Doors.*

Lock on entry door(s) shall be in good working order. Door(s) shall latch properly for privacy. If entry door is a fire door, it shall have an operable self closer. Common area entrance/exit door(s) where a door frame exists shall not be equipped with double key or clasp type locking mechanism.

4. *Structural.*

Floors/joists shall not be missing, rotten, fire damaged, spalled, rusted or broken. Floor covering shall not be torn or broken. There shall be no unsafe structural conditions.

5. *Safety.*

Sufficient exits shall be provided. Stair(s) shall not be missing, rotten, fire damaged, spalled, rusted or broken. Handrail(s) or guardrail(s) shall not be missing, rotten or broken. Operable entrance/exit doors shall be provided and maintained. Excessive storage of any material shall not be permitted. Operable smoke detectors shall be provided as required by Ordinance.

6. *Plumbing Fixtures.*

No fixtures shall be missing, inoperable or defective. No pipe or fixture shall be leaking or improperly connected. A hot water heater shall be required. A hot water heater shall be operable, and properly vented. Hot water heater shall have a temperature/pressure relief valve.

7. *Electrical Equipment.*

Cover plates shall not be missing or broken. Switches or outlets shall be operable, and of sufficient number.

Fuses/Circuit breakers shall be properly sized. Lighting fixtures shall not be defective. Excessive, defective or hazardous extension cords shall not be allowed. Loose, hanging, frayed, bare wires or open splices shall not be permitted. Defective or hazardous electrical services shall be prohibited.

8. *Mechanical Equipment.*

Heating unit shall be operable. Furnace shall be properly vented. Space heaters shall be properly vented (when applicable).

9. *Space Requirements.*

Occupancy load shall be limited by the most stringent of:

- a. Minimum habitable gross floor area of 150 square feet for first occupant, plus 100 square feet for each additional occupant; or
- b. Sleeping room area of a minimum of 70 square feet for first occupant, 50 square feet for each additional occupant; and the master bedroom will be limited to a maximum of two (2) occupants.

The master bedroom will be construed as the largest bedroom within said unit. After an occupancy load has been established and unit is legally occupied, said unit will still be considered to be legally occupied if an infant under the age of thirty (30) months is found to be added to the legally occupied unit.

- c. Minimum occupancy area requirements for living room and dining room as reflected in the applicable Sections of Chapter Four of adopting Ordinance 68791 of the 2009 International Property Maintenance Code of the City of St. Louis.
- d. Basement occupancies shall not be permitted unless they meet the following requirements:
 1. Floors and walls are weather tight so as to prevent entry of moisture.
 2. Minimum ceiling heights are in accordance with applicable sections of this chapter.
 3. Means of egress and emergency escape requirements as reflected in the applicable sections of the current Building Code of the City of St. Louis.
- e. Minimum Ceiling Height. Habitable spaces shall have a clear ceiling height over the minimum area required by this code at not less than 7 feet (2134 mm) except that in attics or top half stories the ceiling height shall be not less than 7 feet (2134 mm) over not less than one third of the minimum area required by this code when used for sleeping, study or similar activity. In calculating the floor area of such rooms, only those portions of the floor area of the room having a clear ceiling height of 5 feet (1524 mm) or more shall be included. Exception: Hallways, corridors, bathrooms, toilet rooms, and habitable basements used as recreation rooms shall have a ceiling height of not less than seven feet (2134 mm) to the lowest projection from the ceiling.
- f. Every bedroom shall be equipped with an operable window which complies with the current adopted International Property Maintenance Code.
- g. Toilet rooms and bathrooms shall be arranged and designed to provide privacy.
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- i. The required dining room shall be located on the same level as the required kitchen.

- j. Kitchens, nonhabitable spaces, and public spaces shall not be used for sleeping purposes.