

FLORISSANT VALLEY FIRE PROTECTION DISTRICT FIRE PREVENTION CODE

ORDINANCE

4000-2025

AN ORDINANCE REPEALING ORDINANCE 4000-04 AND ENACTING IN LIEU THEREOF A NEW ORDINANCE PRESCRIBING MINIMUM REGULATIONS GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, REPAIR CONVERSION, USE OR MAINTENANCE OF ALL BUILDINGS AND STRUCTURES TO SAFEGUARD LIFE, PROPERTY OR PUBLIC WELFARE FROM THE HAZARDS OF FIRE, EXPLOSIONS, DANGEROUS CONDITIONS, AND OTHER HAZARDS KNOWN AS THE FIRE PREVENTION CODE; PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTION OF FEES, MAKING OF INSPECTIONS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; REPEALING EXISTING ORDINANCE NUMBERS OF THE FLORISSANT VALLEY FIRE PROTECTION DISTRICT AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE FLORISSANT VALLEY FIRE PROTECTION DISTRICT OF ST LOUIS COUNTY, MISSOURI AS FOLLOWS:

SECTION 1. INCONSISTENT ORDINANCES REPEALED:

AN ORDINANCE REPEALING ORDINANCE 4000-04 AND ALL AMENDMENTS THERETO, OF THE FLORISSANT VALLEY FIRE PROTECTION DISTRICT OF SAINT LOUIS, COUNTY, AND REPEALING ALL OTHER CONFLICTING ORDINANCES ARE HEREBY REPEALED.

SECTION 2. ADOPTION OF THE FIRE PREVENTION CODE: That certain documents, copies of which are on file in the office of the Fire Code Official of the Florissant Valley Fire Protection District and can be viewed at <http://codes.iccsafe.org1/-codes.html>, being marked and designated as the “**International Fire Code**,” 2021 Edition, including Appendix Chapter B “Fire Flow Requirements for Buildings,” Appendix Chapter C “Fire Hydrant Locations and Distribution,” Appendix Chapter D “Fire apparatus Access Roads,” Appendix Chapter F “Hazard Ranking,” Appendix Chapter L “Requirements for Fire Fighter Air Replenishment Systems” (see “International Fire Code, “Section 101.2.1 2021 Edition), as published by the International Code Council, Inc. referenced herein are hereby adopted and declared to be **The Fire Prevention Code of the Florissant Valley Fire Protection District of St Louis County, Missouri**, for the control of buildings and structures and each and all of the regulations, provisions, penalties, conditions, and terms of the “International Fire Code” 2021 Edition and the “International Building Code, “ 2021 Edition, as published by the International Code Council, Inc. referenced herein are hereby referred to, adopted and made part hereto by reference, as is fully set out in this Ordinance, with the additions, insertion, deletions, and changes, if any, prescribed in the following sections of this Ordinance.

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SECTION 3. THE FOLLOWING SHALL BE ADDED TO, INSERTED IN, DELETED FROM, OR CHANGED IN THE “INTERNATIONAL FIRE CODE” 2021 EDITION, AS FOLLOWS:

Section 101.1 delete in its entirety and insert:

101.1 “**Fire Prevention Code** Title; These regulations shall be known as The Fire Prevention Code of The Florissant Valley Fire Protection District St. Louis County, Missouri, hereinafter referred to as “this code.”

Section 101.6 insert the following:

101.6 “**Fire Prevention Bureau.** Wherever ‘Code Compliance Agency’ appears in this code, it shall read “Fire Prevention Bureau of the Florissant Valley Fire Protection District of St. Louis County, Missouri.”

Section 101.7 insert the following:

101.7 “**Means of Appeals.** Wherever ‘Board of Appeals’ appears in this code, it shall read “Board of Directors of the Florissant Valley Fire Protection District of St Louis County, Missouri.”

Section 105.1.2 Subsection 2. Shall be deleted in its entirety and insert the following:

“2 Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by **Section 105.6** and the International Building Code.”

Section 105.1.2.1 insert the following:

105.1.2.1 “**Operational permit part of occupancy permit.** The Fire Code Official may authorize an operational permit to be part of an occupancy permit in accordance with **Section 105.1.3.** The legal operation, or occupancy of any structure, existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, or the International Building Code, or as is deemed necessary by the fire code official for the general safety and welfare of the occupants and the public.”

Section 105.3.3 insert the following after the first sentence:

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“Failure to obtain approval before occupancy will constitute a violation of this Ordinance, subject to the penalties as described in Section 107.4 and Section 112.4 of this code.”

Section 105.5.34 Delete the words “**Exception:** Recreational fires.”

SECTION 105.5.53 Add a New Section. Insert

105.5.53 Premise Identification: An operational permit is required. The plan shall be submitted and reviewed annually by August 1 of each year.

SECTION 105.6.25 Add a New Section. Insert:

105.6.25 Premise Identification: A construction permit is required to install premises identification in accordance with Section 408. Premise identification plans shall be submitted for review and approval before a permit will be issued. Premise identification permits shall be issued at no charge.

Section 107.4 delete in its entirety and insert the following:

107.4 “**Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or fire protection system for which a permit is required before obtaining the necessary permits shall be subject to a fee in accordance with Section 107.4.1 through 107.4.1.4 that shall be in addition to the required permit fees.”

Section 107.4.1 through 107.4.1.4 insert the following:

Section 107.4.1 “**Penalty fee.** Notwithstanding Section 112.4 below, the fire code official may assess an additional fee up to the amount of 100 percent of the permit fee or \$500.00, whichever is less, in accordance with **Section 107.4.1.1 through 107.4.1.4** for any work occurring without a permit that is not qualified as emergency repairs in accordance with Section 105.1.4.”

107.4.1.1 “**First Violation.** In lieu of a penalty fee, the fire code official shall provide the parties a written warning of the permit requirements and the penalties for further violations.”

107.4.1.2 “**Second Violation.** Where the property owner, occupant or contractor found to be engaging in work without the required permit has been previously provided written warning as defined in Section 113.3.1.1 the fire code official shall

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assess a fee in the amount of 50 percent of the permit fee or \$250.00, whichever is less.”

107.4.1.3 **“Additional Violations.** Where the property owner, occupant or contractor has been previously found to be engaging in work without the required permit more than two (2) times, the fire code official shall assess a fee in the amount of 100 percent of the permit fee or \$500.00, whichever is less.”

107.4.1.4 **“Repeatedly Non-Compliant Parties.** Where the same property owner, occupant or contractor has been found engaging in work without the required permits for work occurring at more than one physical address, regardless of elapsed time between instances, the violations at separate locations shall be considered cumulative for the purposes of determining penalty fees under **Section 107.4.1.**”

Section 109.6 delete in its entirety and insert the following:

109.6 “Overcrowding. Overcrowding or admittance of any person beyond the *approved* capacity of a building or a portion thereof shall not be allowed. The *fire code official*, on finding any overcrowding conditions or obstructions in the *aisles*, passageways or other *means of egress*, or on finding any condition that constitutes a life safety hazard, shall be authorized to cause the event to be stopped until such condition or obstruction is corrected and subject to the penalties described in **Section 109.6.1 through 109.6.4.**

109.6.1 **“First Violation.** In lieu of a penalty fee, the fire code official shall provide the parties a written warning notice as described in **Section 114.4** and the penalties for further violations as in **Sections 109.6.2 through 109.6.4.**”

109.6.2 **“Second Violation.** Where the property owner, the owner’s authorized agent, operator or occupant found to be engaging in overcrowding and has been previously provided a written warning notice as defined in **Section 114.4** the fire code official shall assess a fee in the amount of \$500.

109.6.3 **“Additional Violations.** Where the property owner, the owner’s authorized agent, operator or occupant has been previously found to be engaging in overcrowding more than two (2) times, the fire code official shall assess a fee in the amount of \$500.00 and cause the Operational permit to be a “Conditional Permit” as described in **Section 105.3.4** for no less than 180 days from the last occurrence.”

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109.6.4 **“Repeatedly Non-Compliant Parties.** Where the same property owner, the owner’s authorized agent, operator or occupant has been found engaging in “Overcrowding” will result in the Revocation of their “Operational Permit” as described in **Section 105.4** for no less than one year from the last occurrence.

Section 111 through the end of Section 111.4 shall be deleted in its entirety and insert the following:

111 “Means of Appeal”

Section 111.1 insert the following:

109.1 **“Application for Appeal.** Any person shall have the right to appeal a decision of the Fire Code Official of the Florissant Valley Fire Protection District of St. Louis County, Missouri, or his designee, under the Fire Prevention Code of the District. The appeal of the decision shall be made to the Board of Directors of the Fire District not later than ten days after the making of such order, determination, or decision, or the giving of notice of the Fire Prevention Bureau where such giving of notice is required, whichever date is later.”

Section 111.1.1 insert the following:

109.1.1 **“Basis of Appeal.** An application for appeals shall be based on a claim that the true intent of the code or the rules legally adopted there under has been incorrectly interpreted, the provision of this code do not fully apply, or an equivalent level of protection or safety is proposed. The Board shall have no authority to waive requirements of this code.”

Section 111.1.2 insert the following:

111.1.2 **“No right of Appeal.** Notwithstanding anything herein contrary, no right to appeal as provided for in this Section shall exist for or be provided to any person, firm, or corporation, which has been cited for violation in accordance with Sections 107.4 or 112.4 hereof. Such violations, if necessary, shall be prosecuted in the manner provided for in Section 112.4.”

Section 111.2 insert the following:

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“111.2 **Form of Appeal.** Such appeal shall be in writing addressed to the Board of Directors of the Florissant Valley Fire Protection District, and shall state the order, determination, or decision of the Fire Prevention Bureau which is appealed from and the reasons for such appeal. However, no such appeal shall be required to be in any form of style or technical pleading. The appeal shall be accompanied by the application fee in accordance with the Fire Prevention Bureau fee schedule.”

Section 111.3 insert the following:

111.3 **Stay of Action.** No such appeal shall stay the order, decision, or determination of the Fire Prevention Bureau, unless the majority of the Florissant Valley Fire Protection District Board of Directors shall direct the Fire Prevention Bureau, by written notice, after the receipt of such appeal.”

Section 111.4 insert the following:

111.4 **Membership of the Board.** The appeals board shall consist of the members of the Board of Directors for the Florissant Valley Fire Protection District St. Louis County, Missouri.”

Section 111.5 insert the following:

111.5 **Disqualifications of members.** A member shall not hear an appeal in which that member has any personal, professional, or financial interest.”

Section 111.6 insert the following:

111.6 **Notice of Hearing.** The Board of Directors, on receipt of such an appeal, shall fix a time not more than 30 days later, and a place at which such appeal shall be heard.”

Section 111.7 insert the following:

111.7 **Hearing Procedure.** At such a hearing, the appellant shall be permitted to produce proof of why his or her appeal should be granted such hearing shall be informal and shall not require rules of evidence adhered to in court, at such hearings, the appellant may appear in person, or by agent, or by attorney. At such hearing, the Board of Directors may request such further information, either from the appellant or from the Fire Prevention Bureau or from other members of the staff of the Fire Protection District, as the Board of Directors may consider appropriate to the matter.”

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Section 111.8 insert the following:

111.8 “**Board Decision.** After the conclusion of such hearing, the Board of Directors may decide the questions forthwith by majority vote of the Directors, or the Board of Directors may take the matter under advisement to be decided by majority vote of the Board at such other time, not later than 20 days after such hearings, as the Board may determine.”

Section 111.9 insert the following:

111.9 “**Resolution.** The decision of the Board of Directors shall be entered in the minutes of the Board, in the form of a resolution and may approve or disapprove the matter appealed. If such decision is made at the time of the hearing, then the Board of Directors shall announce the same forthwith to the appellant or his or her agent or attorney. If the decision is made thereafter, then the Board of Directors shall notify the appellant, or his or her agent or attorney, who appeared at the hearing, in writing, of such decision promptly after making thereof.”

Section 111.10 insert the following:

111.10 “**Day Computation.** In computing the number of days, Saturday, Sunday and legal holidays shall be excluded.”

Section 111.11 insert the following:

111.11 “**Court Review.** Any person shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Applications for review shall be made in a manner and time required by law following the filing of the decision of the Board of Directors of the Florissant Valley Fire Protection District.”

Section 112.4 shall be deleted in its entirety and insert the following:

112.4 “**Violation Penalties.** Persons, firms or corporations who shall violate a provision of this Ordinance or shall fail to comply with any of the requirements thereof or who shall erect, construct, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate issued under the provisions of this Ordinance, or who prevents the fire code official from conducting any inspection required or permitted by this Ordinance, or shall start any work requiring a permit without first obtaining a permit therefore, or who shall continue any work in or about a structure after having been served a stop work order, except for such work which

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that person, firm or corporation has been directed to perform to remove a violation or unsafe condition, or any owner or tenant of a building or premise or any other person who commits, takes part or assists in any violation of this Ordinance or who maintains any building or premises in which such violation shall exist, shall be guilty of a Class B misdemeanor, provided for in **§ 321.600(12) R.S.Mo.** and **§557.21 R.S.Mo.**, punishable by a fine of not less than \$500.00 or by imprisonment not to exceed six months or both such fine and imprisonment, as provided for by law. Each day that a violation continues shall be deemed a separate offense.

Notwithstanding the provisions hereof, the Fire Code Official, with the approval of the Board of Directors, may cause to be instituted in the name of the District, a civil action for injunction or other appropriate relief to secure a compliance with the provisions of this Ordinance. Injunctive or other appropriate relief shall not be denied on the grounds that an adequate remedy at law exists through the imposition of criminal sanctions or by administrative appeal.”

Section 113.4 shall be deleted in its entirety and insert the following:

113.4 **“Failure to comply.** 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 liable to penalties as specified in Section 112.4 of this Ordinance.”

Section 202 insert the following definitions:

BEDROOM – SLEEPING ROOM:

Any space in the conditioned area of a dwelling unit or accessory structure which is 70 square feet and greater in size and which is located along an exterior wall, but not including the following: hall; bathroom; Kitchen; living room(maximum of one per dwelling unit); dining room (in proximity to kitchen, maximum of one per dwelling unit);family room (maximum of one per dwelling unit), great room (maximum of one per dwelling unit), hearth room (maximum of one per dwelling unit), laundry room, closet/dressing room opening off of a bedroom.

The fire code official may grant exceptions if a room, by its design, cannot function as a bedroom. Sewing rooms, dens, studios, lofts, game rooms, and any other conditioned room along an exterior wall which is 70 square feet or greater in size will be bedrooms unless the room is specifically exempted. If a home office,

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library or similar room is proposed, it may be exempted from being considered a bedroom if there is no closet and at least one of the following is present

- a. Permanently built-in bookcases, desks and other features that encumber the room in such a way that it cannot be used as a bedroom.
- b. A minimum 4- foot opening, without doors, into another room; or
- c. A half wall (4-foot maximum height) between the room and another room. A detached building which contains only a half bath will not routinely be considered as having a bedroom unless it is specifically identified and permitted as a guest house.

When an exception is made per the above, it shall be documented in Permit Application Documents and Submitted Plans in the comments section so all staff are aware of the determination.

A conditional statement may be required to be signed by the property owner if the permit is for an outbuilding which has been determined to be a use other than a bedroom or other living space. This statement may be recorded as necessary to inform future property owners of restrictions on use of the building.

“Cease and Desist Order”. To stop (doing something) immediately.

“FALSE ALARM. Activation of an alarm system intentionally or by inadvertence, negligence, or unintentional act to which the Fire District responds, including activation caused by malfunction of the fire alarm system.”

“LARGE LOT SUBDIVISION. A single-family residential subdivision wherein all lots are three acres or more in area and each boundary side is greater than 200 feet in length.”

Delete **“FIRE CODE OFFICIAL.** The fire chief or other designated authority charged with the administration and enforcement of the code, or a “duly authorized representative” and insert the following: **“FIRE CODE OFFICIAL.** The Fire Marshal of the Florissant Valley Fire Protection District of St. Louis County, Missouri or his duly authorized representative(s).”

“OCCUPANCY. For the purpose of this code, occupancy shall be defined as utilization of a building or area that establishes tenancy, habitation or other use or activity beyond construction. This shall include, but is not limited to: fixtures, furnishings, stock, merchandise, equipment, supplies, decorating, personal

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belongings or effects, training and all other uses as determined by the Fire Code Official.”

Delete “**SKY LANTERN**”. An unmanned device with a fuel source that incorporates an open flame to make the device airborne” and insert “**SKY LANTERN**”, an unmanned device designed to carry an open flame as an airborne light. Also known as kong ming lantern, wish lantern, sky candle, fire balloon, etc.”

Section 315.3.1 add the following after the last sentence:

Exception: Where other recognized standards, listed in Chapter 80, or where specific equipment listings specify greater clearances, they shall be followed.”

Section 403.10.2.1 insert the following:

403.10.2.1 “**Firefighter assist plans.** An approved pictographic display (sign, drawing or wall marking) shall be posted within all enclosed stairways at each floor landing in all new and existing high-rise buildings. Individual displays, or signs, shall show the floor level number where the graphic is displayed, the configuration of exit corridors, including all door openings, exit stairways, elevators, exterior building walls, fire alarm pull stations, fire hoses and sprinkler valves. The display shall be located approximately 5 feet above the floor landing in a position that is readily visible when the door is in the open or closed positions.”

Section 403.10.2.2 insert the following:

403.10.2.2 “**Exterior floor identification.** All new and existing high-rise buildings shall be marked on the exterior with floor level identification dots. Said dots shall not be less than 8 inches in diameter and be of illumination reflective material. Dots shall identify every 5th floor level of the building, in relationship to floor level indicators inside elevator cars. Dots must be visible on all faces or sides of the building. Specific dot locations shall be approved by the Fire Code Official.”

SECTION 404.5 Premise Identification: Add a New Section. Insert:

404.5 Premise Identification: Premises identification shall be in accordance with Section 408.

Add a New Section. Insert:

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SECTION 408 PREMISES IDENTIFICATION

408.1 Where required: New and existing buildings of Educational Group E shall be identified in accordance with 408.2 through 408.5. Exception: Previously approved signage shall be permitted until August 1, 2023.

408.2 Zone Identification: Zones shall be identified in accordance with sections 408.2.1 through 408.2.4.

408.2.1 Zone Designation: All occupiable structures on the premises shall be divided into sections or designated a specific zone agreeable to the AHJ.

408.2.2 Zone Color Assignment: The zones shall be assigned a primary or secondary color. Other colors may be used/added if approved by the AHJ. (Recommended, not required, assign the zone with the main entrance RED and proceed clockwise with ORANGE, YELLOW, GREEN, BLUE, PURPLE) 35

408.2.3 Zone Level Consistency: Zone color assignment shall be consistent on all grades of multilevel structures.

408.3 Corridors Identification: Corridors inside of a zone shall be identified by the color assigned per section 408.2.

408.3.1: Striping: A solid color representative of the designated zone shall be applied on the walls on both sides of the corridor.

408.3.2 Striping Size and Location: The stripe shall be no less than 4" AFF and no more than 36" AFF. and a minimum of 4 inches (102 mm) in width. The stripe shall be continuous in length of the corridor and terminate at the exit or the transition to a different zone. (In corridors with lockers, displays, or other fixed obstructions an alternative location may be used as approved.)

408.3.3 Directional Identification: Colored arrows representative of the zone shall be provided at intersecting corridors. The arrow shall be a minimum of 1" in width and 8" in length. The arrows shall be affixed to the corridor wall at least 4" AFF and no more than 36" AFF. Other heights may be used as approved.

408.4 Room and Area Identification: All occupiable rooms and areas within a zone shall be identified in accordance with section 408.4.1 through 408.4.5. with numbers or labels in accordance with section 408.2.

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408.4.1 Room and area designation: Rooms and areas shall be identified by their current known number or known descriptive name (i.e., Gym, Library).

408.4.2 Room and Area Color Assignment: Rooms and areas shall be assigned the color of the zone they occupy.

408.4.3 Doors: Doors shall be identified with signage conforming to 408.4.3.1 through 408.4.3.2 Doors shall be labeled in Arabic numbers and alphabetical letters. Numbers shall not be spelled out. Where required, doors shall have signage both inside and out.

408.4.3.1 Egress/Room side of door: A sign with the room number in the assigned zone color shall be affixed over the door and shall be readily visible from inside the room. The numbers shall be in white on a background of the zone color. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (13 mm).

408.4.3.2 Ingress/Corridor side of door. Room numbers shall be placed above the door and shall be readable from all angles from the hallway or area to which they open. The numbers shall be in white on a background of the zone color. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (13 mm).

408.4.4 Windows: Signs with the room number in the designated zone color shall be affixed to the interior surface of the left most facing window and shall be visible from the exterior of the building.

408.4.4.1 Placement: Room numbers shall be placed on the leftmost window when viewed from outside the building.

408.5 Exterior Door Identification. All doors on the exterior of a building that provide access into the building shall be identified in accordance with section 408.5.1 through 408.5.5.

408.5.1 Number designation: All exterior doors shall be numbered in a sequential order starting with the main entrance (office door/public entrance). The main entrance shall always be #1. Subsequent doors shall be numbered in sequential order in a clockwise manner.

408.5.2 Number color: The color of the number shall represent the zone color per section 408.3. Door numbers shall contrast with their background

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408.5.2 Number Size: Door numbers shall be Arabic numbers and alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152 mm) high with a minimum stroke width of 1/2 inch (13 mm).

408.5.3 Number placement: Door number shall be placed at the top center of the door. Exception: Roll-up doors the number shall be located between 1/2 and 3/4 of the height of the door adjacent to the door opening.

408.5.4 Exterior access to corridors: Doors that provide access directly to a corridor shall be marked with the door number on a retro-reflective block in the corridor zone color per section 408.3.

408.5.5 Exterior access to rooms: Doors that provide access directly into a room shall be marked with the room number or descriptive name per section 408.4.1 directly below the exterior door identification number.

Section 503.1 add to the end of the first sentence:

...and **Appendix D** of this code”

Exception:

1. A fire apparatus access road that leads to three or less dwelling units shall have an unobstructed width of 12 feet.

Section 503.4 through the end of **Section 503.4.1** shall be deleted in its entirety and insert the following:

503.4 “Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. A person or persons shall not erect, construct, place or maintain any bumps, fences, chains, bars, pipes, wood or metal horses, or any other type of obstructions in or on any fire apparatus access road within the boundaries of the Florissant Valley Fire Protection District. The minimum widths and clearances established in **Section 503.2.1** shall be maintained, at all times.”

Exception: Gates meeting the requirements of **Section 503.6.** Fire apparatus shall not be required to pass through more than one gate to access, or pass through, any part of a subdivision, development, facility or building.

Section 507.5.1.2 insert the following:

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507.5.1.2 **“Commencement of Construction.** A public and/or private water system and fire hydrants as required by **Section 507** and **Appendix C** of this code shall be installed, operational and approved by the Fire Code Official prior to the commencement of construction beyond footings and foundations. The public water system shall first be approved and accepted by the public water utility company.”

Section 507.5.4.1 insert the following:

507.5.4.1 **“Parking Clearance.** Where fire hydrants are required to be installed in areas where vehicles would normally be parked or standing, said vehicle parking shall be restricted for 10 feet in each direction from the fire hydrant.

Exception: Where fire hydrants are placed on a 10 foot-wide island that projects to the edge of the driving lane.”

Section 510.4 insert the following after the last sentence:

“Emergency responder radio coverage systems shall be isolated to the public safety spectrum only, and shall be approved by the local or regional emergency communication authority.”

Section 603.3 insert the following after the first sentence:

“Illumination of these areas shall be provided with emergency power.”

Section 603.4 insert at the end of the last sentence before the exceptions:

“The area of clearance shall be marked on the floor with a permanent contrasting color or other approved method, as required by the Fire Code Official.”

Section 606.2.1 insert the following:

606.2.1 **“Cooking Appliances.** – Cooking appliances located under commercial kitchen exhaust hoods shall comply with Chapter 12 of NFPA 96 listed in Chapter 80.”

Section 901.5.2 insert the following:

901.5.2” **Pre-test required.** All fire protection equipment shall be subject to field inspection, acceptance testing and evaluation prior to final approval. All such

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equipment shall have been pre-tested before acceptance tests and final inspections are scheduled.”

Section 901.6.1 Insert the following after the first sentence.

All such records shall be copied to the fire code official.

Section 902.1 insert the following:

“FALSE ALARM”

Section 903.2 insert after the first sentence.

“An approved automatic sprinkler system shall be provided throughout all buildings of all Use Groups that are 3 or more stories in height.”

Section 907.1.4 insert the following:

907.1.4 **“Multiple Fire Alarm Systems.** Multiple fire alarm systems within a single protected premise are not permitted, unless specifically authorized by the Fire Code Official. For the purposes of this section a “faulty” false alarm is an alarm caused by a malfunction of a system or an accidental activation. Such alarms will be evaluated on a case-by-case basis at the discretion of the fire code official

Section 907.6.6 Delete in its entirety. Insert:

907.6.6 **“Monitoring.** All fire alarm systems shall be monitored by an approved central station as defined in NFPA 72. A UL Certificate or FM Placard, in accordance with the 2016 Edition of NFPA 72, shall be issued by the UL listed or FM approved prime contractor for all newly installed required fire alarm systems. This regulation shall apply to all new required fire alarm systems. An existing required fire alarm system wherein the fire alarm control unit and alarm components are to be replaced shall be considered new for the purposes of this section. Central station service in full compliance with NFPA 72 shall be maintained at the protected property, so long as the requirement for the fire alarm system exists.

Exception. Monitoring by an approved central station is not required for:

1. Single and multiple station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies.

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3. Automatic sprinkler systems in one-and two- family dwellings.

Section 907.6.6.1 Add a new section. Insert:

907.6.6.1 **“Owner Declaration.** When a fire alarm system is provided an “Owner’s Declaration of Fire Alarm Certifying” form provided by the District shall be completed and returned before the main building permit will be issued.”

Section 907.6.7 insert the following:

907.6.7 **“Fire Alarm System Control Panel.** A fire alarm system control panel or an approved fire alarm system annunciator panel shall be installed at the building main entrance, at a location approved by the Fire Code Official.”

Section 907.11 insert the following: Section entitled:

907.11 “False Alarms”

907.11.1 “Insert the following:

907.11.1 **“Maintenance.** Every person, corporation, firm, or other entity owning or occupying any premise within the boundaries of the Florissant Valley Fire Protection District, in or on which premises is installed a fire alarm, fire detection, fire sprinkler, fire suppression, emergency alarm or emergency communication system, shall maintain such system in such good working order that the system shall not transmit to the Florissant Valley Fire Protection District’s Emergency Dispatching Center any false alarm.”

Section 907.11.2 insert the following:

907.11.2 **“Unlawful Act.** It shall be unlawful for any owner or occupant to reduce the effectiveness of the fire alarm, emergency alarm or emergency communication system so required or so installed; except this shall not prohibit the owner or occupant from temporarily reducing or discontinuing the protection where necessary to make test, repairs, alterations, or additions. The Fire Code Official shall be notified before such tests, repairs, alterations, or additions are to be affected and of its completion, and shall be advised of the extent of any such work for additional code requirements.”

907.11.3 **“Notification.** Fire protection system, emergency alarm system and emergency communication system repair, inspection, testing and maintenance activities shall not commence until all occupants are notified, premises posted to

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indicate testing is underway and any supervising or monitoring services and the Florissant Valley Fire Protection District Emergency Dispatch Center are notified. Failure to make notification in accordance with this section resulting in an unnecessary alarm transmitted to the District will subject the owner or occupant to a fine of \$300 for each alarm received.”

Section 907.11.4 insert the following:

907.11.4 **“Corrective Action Ordered.** Should a fire alarm system , emergency alarm system or emergency communication system transmit any false fire alarm to the Florissant Valley Fire Protection District, either directly or through a central dispatching service, or should inspection reveal that such a fire alarm system, emergency alarm system or emergency communication system is in a state of maintenance or disrepair that such system is likely to transit a false alarm, the owner or occupant of the premises shall take such remedial action as necessary, and shall make or cause to be made such adjustments and repairs to the fire alarm system, emergency alarm system or emergency communication system that the Fire Code Official shall order, in order to abate the conditions causing the transmission or likelihood of transmission of false alarms.”

Section 907.11.4.1 insert the following:

907.11.4.1 **“System Malfunctions.** Fire alarm equipment malfunctions resulting in an unwanted alarm, shall be investigated by a certified alarm contractor. Corrective action shall be taken to prevent additional unwanted alarms.”

Section 907.11.4.2 insert the following:

907.11.4.2 **“Repeated Alarms.** After 3 unintentional alarms in a 12-month period from the same initiation device(s), the fire alarm system shall be evaluated to determine if the initiation device(s) detecting the unintentional alarms are suitable for the location. If it is determined that the device(s) is unsuitable for the location or the operations in the location, the device(s) shall be replaced or relocated or the operations in the space shall be modified to prevent unwanted alarms.”

Section 907.11.4.3 insert the following:

907.11.4.3 **“Temporary Operations.** Temporary dust, smoke, steam or heat producing operations in areas protected with smoke or heat detection shall not commence until the detection devices in the area have been removed and a

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temporary impairment plan is implemented as required by Section 911. The alarm system shall be restored after completion of dust, smoke or steam producing operations.”

Section 907.11.4.4 insert the following:

907.11.4.4 “Manual Alarm Devices. Manual alarm devices subject to malicious or repeated accidental alarm activation shall be replaced with a double action manual alarm or protected with an alarm tampering prevention device.”

Section 907.11.5 insert the following:

907.11.5 “Compliance of Repairs.” Any person, firm, corporation or other entity given an order by the Fire Code Official, pursuant to Section 907.11.5 herein, shall comply within 24 hours after such order has been given. Any person, firm, corporation, or other entity that shall fail to comply within 24 hours after such order has been given shall be fined \$500 for each and every day such violation shall occur or continues to occur.”

Section 907.11.6 insert the following:

907.11.6 “Penalties.” All false alarms to which the Florissant Valley Fire Protection District responds shall result in the following service charges to the alarm system’s owner or occupant:

A warning for the first false alarm of the calendar year.

A \$50 service charge for the second false alarm in any calendar year.

A \$100 service charge for the third false alarm in any calendar year.

A \$200 service charge for the fourth and any subsequent false alarm in any calendar year.

Exception: The following shall not be considered false alarms:

1. When the Fire Code Official determines that an alarm has been caused by the malfunction of the indicators at the Florissant Valley Fire Protection District’s Emergency Dispatching Center;
2. When the Fire Code Official determines that an alarm has been caused by damage, testing, or repair of telephone equipment or lines by the telephone company, provided that such incidents are promptly reported to the telephone company;

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3. When an alarm is intentionally caused by an occupant or resident acting under a reasonable belief that a need exists to call the Fire District; and/or
4. When an alarm is followed by a call to the Fire District's Emergency Dispatching Center verifying a false alarm by giving the proper information prior to the arrival of the District's apparatus to the location of the alarm.

Section 907.11.6.1 insert the following:

907.11.6.1 "**Notice.** Upon determination by the Fire Code Official that a false alarm has occurred, the Fire District shall send a notice to the alarm user, notifying the alarm user of the determination and directing payment within 30 days of any service charge that may be due.

Exception: The Fire District may cancel any notice or service charge upon satisfactory proof by the alarm user that a particular alarm falls within the exceptions specified in Section 907.11.6"

Section 907.11.6.2 insert the following:

907.11.6.2 "**Failure to pay.** Failure to pay any such service charge within 30 days of notice shall constitute a violation in accordance with **Section 112.1** of this code."

Section 5601.2.4 shall be deleted entirely.

Appendix B

Section B105.2 insert after the last sentence:

"When the building is provided with an approved automatic sprinkler system, the minimum required fire flow shall be determined by the fire code official"

Table B105.2 delete in its entirety and insert

TABLE B105.2

REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE-AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES.

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
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No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the International Fire Code	Not less than 25% of the value in Table B105.1(2)	Duration in Table B105.1(2) at the reduced flow rate.
Section 903.3.1.2 of the International Fire Code	Not less than 25% of the value in Table B105.1(2)	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 l/m.

- a. The reduced fire-flow shall be not less than 1,000 gallons per minute.
- b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

Appendix C

Section C102.1.1 insert the following:

C102.1.1 “**Set Back.** All fire hydrants shall be set back from the curb or edge of the driving lane a minimum of one foot and a maximum of 12 feet.”

Section C102.1.2 insert the following:

C102.1.2 “**Height.** All fire hydrants shall be installed a minimum of 20 inches above finished grade measured from the center of the lowest hose connection and a maximum of 36 inches above finished grade measured from the center of the highest hose connection.”

Section C106 insert the following:

C106 “**Water Supply System Requirements for Construction and Development**”

Section C106.1 insert the following:

C106.1 “**Commencement of Construction.** With respect to all use groups other than one-and two-family dwellings, a public and/or private water system and fire hydrants as required by **Section 507** of this code shall be installed, operational and approved by the Fire Code Official prior to the commencement of any construction beyond footings and foundations. Public water systems shall first be approved and accepted by the public water utility company. This shall not prohibit construction of non-combustible footings and foundations.”

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Section C106.2 insert the following:

C106.2 “New Residential Subdivisions. In one-and two-family dwellings and multiple single-family dwelling(town house) developments under the scope of the International Residential Code, no more than 6 dwelling units shall be either constructed or under construction in any contiguous development being developed by the same builder, company, individual or developer, in any subdivision, in any platted subdivision, or in any single development prior to the installation and operation of a public water system and of fire hydrants as required be a Fire Hydrant Resolution passed and approved by the District such public water system shall first be approved and accepted by the public water utility company. In no case shall this number exceed 12 dwelling units in one subdivision. This shall not prohibit construction of non-combustible footings and foundations.”

Exception: Any subdivision to which access to a public water system is not, nor will be, reasonably available and meets the definition of a large lot subdivision.

Section C106.3 insert the following:

C106.3 “Occupancy. No building or structure shall be occupied prior to the installation and operation of a public and/or private water system with fire hydrants as required by this code. Public water system(s) shall first be approved and accepted by the public water utility company.”

Exception: Any subdivision to which access to a public water system is not, nor will be, reasonably available and meets the definition of a large lot subdivision.

Appendix D

Section D103.6 insert the following after the last sentence:

“In addition to required signage fire lanes shall be marked by one of the following methods on one or both sides of the fire apparatus road as required by Section D103.6.1 or 103.6.2.

1. Curbs shall be painted red along the entire distance of the fire department access. Minimum 4-inch high white letters with a 1-inch

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stroke stating “NO PARKING -FIRE LANE” shall be stenciled on the curb at 25-foot intervals.

2. Rolled curbs or surfaces without curbs shall have a red 6-inch wide stripe painted on the rolled curb or edge of pavement extending the length of the designated fire lane. The surface adjacent to the strip shall be marked with block lettering a minimum of 18 inches in height and with a minimum 3-inch brush stroke reading; **“NO PARKING-FIRE LANE.”** Lettering shall be in white and spaced at no more than 50- foot intervals.

Exception: Approved areas designated for parking are not required to be marked with signage or painting.

The colors for marking curbs and pavement shall conform to standard highway colors. All signage and marking of fire lanes shall be maintained in a legible condition.

D105.3 delete in its entirety and insert the following:

D105.3 **“Proximity to Building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building where practicable. The aerial fire apparatus access road shall be at least 25% of the perimeter of the building and the location shall be approved by the Fire Code Official.”

Appendix L

Section L101 “General” shall be deleted in its entirety and insert the following:

Section L101 FIREFIGHTER AIR REPLINISHMENT SYSTEMS (FARS)

L101.1 Scope. Where required by other sections of this code and in all new buildings classified as high-rise buildings by the *International Building Code*, a *firefighter air replenishment system (FARS)* for fire department operations shall comply with Section L102.1 through Section L107.

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EXECUTED BY THE BOARD OF DIRECTORS OF THE FLORISSANT VALLEY FIRE PROTECTION DISTRICT THIS 7TH DAY OF October 2025.

Approved

Cliff Robinson
Deputy Chief/Fire Marshal

Dan Lubiewski/Chairman and Director

Bob Carmack/Treasure and Director

Mike Mahaffy Sr./Secretary and Director