

CODE ENFORCEMENT BY SAINT LOUIS COUNTY
MUNICIPALITY CONTRACT AGREEMENT – MATRIX DEFINITIONS / DESCRIPTIONS GUIDE

MATRIX COLUMN HEADING DEFINITIONS / DESCRIPTIONS GUIDE

(Column Heading Terms are listed below in the order that they appear on the Matrix)

- Building Code:** Applies to and regulates the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of buildings and structures. Buildings regulated include Assembly, Business, Educational, Factory & Industrial, High Hazard, Institutional, Mercantile, Residential (Hotels/Motels, Dormitories, Multifamily, Residential Care, etc.), Storage, and Utility/Miscellaneous Occupancies. Structures include, but are not limited to signs, retaining walls, towers, temporary structures, parking lots, etc. Excludes buildings and accessory structures regulated by the Residential Code.
- Residential Code:** Applies to and regulates the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories in height with a separate means of egress and their accessory structures. Also see definition / description for townhouse.
- Existing Building Code:** Applies to and regulates the repair, alteration, change of occupancy, addition and relocation of existing buildings. Existing buildings include all of the uses/occupancies regulated by both the Building Code and Residential Code.
- Mechanical Code:** Applies to and regulates the design, installation, maintenance, or alteration of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. Regulates mechanical systems, system components, devices, equipment and appliances specifically addressed in the code which include, but are not limited to, heating and/or air-conditioning systems, refrigeration systems, exhaust systems, piping systems, duct systems, venting systems, hydronic systems, ventilations systems, mechanical fire protection systems, elevator and conveying systems, hoists, automotive lifts, conveyors, and amusement rides & devices. Also includes the Fuel Gas Code which regulates the installation of fuel gas distributions piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems.
- Electrical Code:** Applies to and regulates the design, installation, erection, maintenance, or alteration of material, wiring, fixtures, equipment, or other apparatus to be used in the generation, transmission, or utilization of electricity or communications equipment and systems.
- Plumbing Code:** Applies to and regulates the design, installation, alteration, repair, relocation, replacement, addition to, or maintenance of plumbing, drain laying, and process drainage systems, including industrial waste sewers to site pretreatment. Includes connections to any sewer, installation of septic systems, installation or

replacement or permanent removal of any backflow prevention device or assembly, and the connection of any dedicated fire suppression water main to any potable water main.

- Explosives Code:** Applies to and regulates the storage, transportation, handling and use of explosives and blasting agents used as part of the construction process.
- Property Maintenance Code:** Applies to all existing residential and nonresidential structures and all existing premises setting out minimum requirements and standards for premises, structures, equipment and facilities for light ventilation, space, heating, sanitation, protection from elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance of premises and structures.
- Residential Re-Occupancy:** Applies to and regulates the re-occupancy of existing dwelling units by a new tenant or owner. Residential buildings under this program include single-family dwellings, two-family dwellings, townhouses, and multiple-family complexes.
- Fire Suppression Systems:** Systems that utilizes gasses, liquids, or solids to control, or suppress fires through either automatic or manual application of agent. Term includes all sprinkler and standpipe fire hose systems, as well as, other suppression systems. Term system includes all pumps, tanks, pipes, valves, fittings, compressors or other components.
- Elevators and Conveying Systems:** Applies to and regulates the installation, alteration, replacement, repair, and maintenance of elevators and conveying systems such as escalators, moving walks, dumbwaiters, freight lifts, and man lifts that are regulated through the Building and/or Mechanical Codes. Also includes the periodic inspection of elevators and conveying systems equipment that is regulated through the Mechanical Code.
- Amusement Rides:** Applies to and regulates the erection, set up, or operation of temporary mechanical amusement rides or devices that are regulated through the Mechanical Code as adopted and amended. Includes, but not limited to, carnival rides, inflatable devices, rock climbing walls, bull-riding devices, etc.
- Periodic Inspect Mech Equip:** Applies to the periodic inspection of certain existing mechanical equipment such as amusement rides & devices, boilers, crematories, emergency generators, incinerators, kitchen exhaust systems, paint spray booth exhaust systems, pressure vessels, large water heaters & storage tanks, air compressors, elevators, escalators, moving walks, dumbwaiters, hoists, automotive lifts, conveyors, freight lifts, man lifts, etc.
- Land Disturbance Code:** Applies to and regulates the design, construction, use, and maintenance of any development or other activity that disturbs land surfaces or results in the movement of earth. Land disturbance activities include clearing, grading, excavating, or any related work which results in the removal of natural site vegetation or destruction of the root zone or otherwise results in leaving the ground surface exposed to soil erosion through the action of wind or water.

EXCLUSIONS / MODIFICATIONS TERM DEFINITIONS / DESCRIPTIONS GUIDE

(Exclusion / Modification Terms are listed below in alphabetical order)

- Commercial:** An umbrella term used by Code Enforcement that includes the uses/occupancies regulated by the Building Code and inspected by the Commercial Inspection Group. These include all buildings and structures other than those included in the definition of Residential, thus includes multi-family structures. The term commercial is used to include residential uses/occupancies mixed with other uses/occupancies such as mercantile, assembly, or business, etc. Also see definitions of Building Code and Residential Code.
- Multi-family:** A building consisting of multiple dwelling units (rental apartments or condominium units) and common areas such as breezeways, lobbies, hallways, corridors, balconies, and stairways providing access to and egress from the units. The dwelling units are typically stacked above and below each another. Usually multi-family buildings also have basements with common access and use by all building occupants.
- Residential:** A general term used by Code Enforcement that includes the uses/occupancies regulated by the Residential Code and inspected by the Residential Inspection Group which are detached one- and two-family dwellings and townhouses and their accessory structures.
- Townhouses:** Townhouses are single-family dwellings constructed in a groups of 3 or more units in which each unit extends from foundation to roof (must be constructed as side-by-side attached units) with a yard or street on at least two sides. Each unit must have their own separate entrance and independent living facilities and utilities. They may be either rental or condominiums. There is no limit on the number of townhouses that can be built in a row.