

# **Saline Valley Fire Protection District**

1771 Springdale Blvd

Fenton, MO 63026

Business Hours

Monday - Friday - 8:00 - 4: 30



## **Existing Residential Handout**

This is a general, brief statement for the convenience of the builder, architects and other interested persons. Full provisions are declared to be the Fire District Code.

#### B-108.4 Work commencing before permit issuance:

Any person who commences any work on a building, structure, electrical, gas, mechanical or the placing of concrete slabs, piers, runners, footings or other materials, including lumber for the purpose of erecting, altering, repairing or adding, for new or existing structures shall be subject to a fee established by the code official that shall be in addition to the required permit fees as stated in B-108.4.1.

#### B-108.4.1 Fee schedule for work commencing before permit issuance:

The building permit fees shall be doubled. Where work for which the permit is required has commenced prior to obtaining the permit. The payment of this double fee shall not relieve any person from fully complying with all provisions regulating such construction.

#### B-105.7 Placement of permit:

The Fire Prevention Building Authorization card shall be kept on the site of operation and open to public inspection during entire period of prosecution of work and until the completion of the same. The card shall be posted in the window, as soon as they are installed, and the lot number or address, which is on the back of the card, shall face toward the street. Inspection shall not be made of structures without a posted card.

#### R-110.4 Temporary occupancy:

Temporary occupancy is not allowed at any time for new construction unless approved by the Fire Marshal.

### Garages and Carports

#### R309.1 Opening protection:

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid core wood doors no less than 1 3/8" thickness or a 20 minute labeled fire-rated door.

#### R309.1.1 Duct Penetration:

Ducts in the garage and ducts penetrating the walls or ceilings are not allowed to be left exposed. They must be covered with the same material covering the walls and ceiling. Opening from the duct work into the garage is not allowed.

#### R309343435 Vacuum System:

Vacuum system piping passing through a separation wall between the house and garage can be a steel pipe and fire caulked in the annular space at the pipe penetration. If a plastic pipe is used, it must be installed in accordance with the manufacturer's recommendations on the garage side.

#### R309.2 Separation required:

The garage shall be separated from the residence and its attic area by not less than one (1) layer of ½ "type X gypsum board applied to the garage side. Drywall seams must be taped and covered with joint compound and nail heads covered with joint compound. Garage door brackets must be installed over the drywall. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½" type X gypsum board or the equivalent.

R309.4 Carports must be separated from the residence and attic by one (1) layer of ½" type X Gypsum board or equivalent. The floor must slope away from the residence to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. Windows are not allowed in the separation wall. Doors in this wall must be 1 3/8 solid core door or 20 min labeled steel door. Glass panels cannot be in the door unless they are fire rated.

### Smoke Detectors

#### B907.2.10.1.2 Groups R-2, R-3, R-4 and I-1                      Diagram #1

This system shall be required in lieu of any monitored system. All detectors must be AC/DC with battery backup and each unit must sound. Single and multiple-station smoke alarms shall be installed in the following locations:

1. Outside each sleeping area on the ceiling or wall and within ten (10) feet of each bedroom door.
2. Within each room used for sleeping purposes. Where sleeping rooms ceilings slope is greater than one (1) foot rise in eight (8) foot rise horizontal, the upper edge of the smoke detector shall be located within 3 feet of the highest pint of the ceiling.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.
4. Additional smoke alarms may be required by the Fire Marshal where necessary for adequate safety due to additional walls or ventilation system.

When more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

### Carbon Monoxide Detectors

#### R1006.1.5 Carbon Monoxide Detectors

Diagram #2

A carbon monoxide detector shall be located outside each sleeping area on the ceiling or wall. When the smoke detectors are interconnected, a combination smoke alarm and carbon monoxide detector may be installed in place of the smoke detector in the hallway.

Exceptions:

1. A home without any fuel fire appliances.
2. Appliances not requiring gas as a fuel or other raw material to produce light and heat.

### Emergency Egress Openings

#### R310.1.1 Minimum size;

Diagram #3

Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

Exception: The minimum net clear opening for emergency escape and rescue grade floor openings shall be 5 square feet. (NOTE: The window sill cannot be more than 44 inches above the finished grade to meet this exception).

#### R310.1.2 Minimum opening height.

Diagram #3

The minimum net clear opening height shall be 24 inches.

#### R310.1.3 Minimum opening width.

The minimum net clear opening width shall be 20 inches.

#### R310.1.4 Operational constraints:

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

#### R310.2 Window Wells:

Diagram #4

The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

#### R310.2.2.1. Ladder and steps:

Diagram #4

Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders and rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

#### R310.4 Bars, grills and covers:

Bars, grills, covers or similar devices are not permitted to be placed over emergency escape and rescue windows.

#### R311.4.1 Exit door required:

Not less than one exit door conforming to this section shall be provided from each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage.

#### R311.4.2 Door type and size:

The required exit door shall be a side hinged door not less than 3 ft in width and 6 feet 8 inches in height.

### Landings

#### R311.4.3.1 Landings between garage and house:

A landing is not required between the garage and the house. When a door opens from the garage to the exterior will need to meet the requirements of R311.4.3.

### Width of Hallway

#### R311.4 Hallways:

The minimum width of a hallway shall not be less than 3 feet.

### Locks and Latches

#### R311.4.4 Type of lock or latch:

Diagram #5

All egress doors shall be readily open able from the side from which egress is to be made without the use of a key or special knowledge or effort.

## Interior Doors

### R311.4.3.2 Interior bedroom doors:

All bedroom doors shall be a minimum of thirty (30) inches in width. When French doors (double doors, pocket doors etc.) are used at the entrance of the bedroom each door shall be a minimum of thirty (30) inches in width.

## Attic Access

### B1208.2 Attic spaces:

Diagram #6

An opening not less than 22.5 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. A 30 inch minimum clear headroom in the attic space shall be provided at or above the access opening. Where complete access is not obtained throughout the attic additional attic access shall be required by the Fire Marshal.

## Stairways

### R303.4 Stairway illumination:

All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landing.

### R303.6.1 Light activation:

The control for activation of the required interior stairway lighting shall be accessible at the top and bottom of each stair without traversing any step of the stair. The illumination of exterior stairs shall be controlled from the inside of the dwelling unit.

Exception:

Lights that are continuously illuminated or automatically activated.

### R314.1 Width: (stairways)

Stairways shall not be less than 36 inches in clear width at all points excluding the handrail width.

### R311.5.6 Handrails:

Diagram #7

Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

### R311.5.6.1 Height:

Diagram #7

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall not be less than 34 inches and not more than 38 inches.

### R311.5.6.2 Continuity:

Diagram #8

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight, to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 ½ inch between the wall and the handrails.

R311.5.6.3 Handrail grip size:

Diagram #8

The handgrip portion of the handrails shall have a circular cross section of 1 ¼ inches minimum to 2 5/8" maximum.

R312.1 Guards

Diagram #8

Porches, balconies or raised floor surfaces, located more than 30 inches above in floor or grade below, shall have guards not less than 36 inches height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below, shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.

#### Insulation

R316.1.2 Exposed insulation:

Insulation that is left exposed not meeting the flame spread and smoke density of R316.1 must be covered with a minimum of ½ inch drywall or as approved by the Fire Marshal.

R320.1.1 Insulation facing: (garage or basement walls)

Paper faced insulation shall be covered with ½ inch gypsum board or 3/8inch plywood or as directed by the Fire Marshal. This wall does not need to be taped and until the wall is finished, receptacles are not required to be installed. This does not delete the requirement of one GFI in the basement.

R611 Insulating concrete form wall construction:

Insulating concrete form walls shall be covered when exposed to the interior of the structure including the attic area. They must be covered with ½ inch gypsum board, 3/8 inch plywood or other material approved by the Fire Marshal.

#### Premises Identification

B501.2 Premises identification:

Approved numbers or addresses shall be provided for new and existing buildings in such a position as to be clearly visible and legible from the street or roadway fronting the property.

B501.2.1 Residential property:

Diagram #9

Residential building shall be clearly marked with the numerical address. Minimum height is three (3) inches. Color of numbers must be contrasting to the exterior of the building. Numbers must be permanently affixed and must be located either over the garage door or within six (6) feet of the front door. If not visible from the street the address must be posted next to the street by the driveway on a post four (4) feet high or as approved by the Fire Marshal.

#### Draft stopping

R502.12 Draft stopping required: (Floor truss or drop ceiling) Diagram #10

When there is usable space both above and below the concealed space of a floor/ceiling assembly, draft stops shall be installed so that the area of the concealed space does not exceed 500 square feet. Draft stopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below draft stopping shall be provided in floor/ ceiling assemblies under the following circumstances;

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open – web or perforated members.

#### Fire blocking:

R602.8 Fire blocking required:

Diagram #11

Fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fire blocking shall be provided in wood-frame construction in the following locations.

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs; as follows:
  - 1.1 Vertically at the ceiling and floor levels.
  - 1.2 Horizontally at intervals not exceeding 10 feet.
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with R311.2.2.
4. At openings around vents, pipes and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
5. For the fireblocking of chimney's and fireplaces, see Section R1001.16. Diagram #16.

6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

#### R602.8.1 Materials:

Except as provided in Section R602.8, Item 4, fireblocking shall consist of 2" nominal lumber, or two thicknesses of 1" nominal lumber with broken lap joints, or one thickness of 23/32" wood structural panels with joints backed by 23/32" wood structural panels or one thickness of 3/4" particleboard with joints backed by 3/4" particleboard, 1/2" gypsum board or 1/4" cement based millboard. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted for compliance with the 10 foot horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. Loose-fill insulation material shall be not used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

#### Masonry Fireplace Clearance

##### R1003.11 Fireplace clearance.

Diagram #12

All wood beams, joists, studs and other combustible material shall have clearance of not less than 2 inches from the front faces and sides of masonry fireplaces and not less than 4" from the back faces of masonry fireplaces. The air space shall not be filled, except to provide fire blocking in accordance with Section R1003.13.

#### Fireplaces

##### R1004.1 General:

Diagram # 13, 14, 15

Factory built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory built fireplaces shall be tested in accordance with UL 127.

R1004.2 Hearth extensions. Hearth extensions of approved factory built fireplaces shall be installed in accordance with the listing of the fireplace. The hearth extension shall be readily distinguishable from the surrounding floor area.

R1004.4 Unvented gas log heaters. An unvented gas log heater shall not be installed in a factory built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL127.

##### R1006.1 Solid fuel burning appliances:

All solid fuel burning appliances shall be installed as follows; All solid fuel burning appliances shall be listed by a nationally recognized testing agency, shall be installed per the manufacturers installation instructions.

##### R1006.1.2 Residential homes:

All solid fuel burning appliances installed in one and two family dwellings shall be listed by a nationally recognized testing agency, shall be installed per the manufacturer's installation instructions.

#### R1006.1.3 Other use groups:

All solid burning fuel appliances installed in all other use groups shall be installed where permitted by appropriate section of the fire code. All solid fuel burning appliances shall be listed by a nationally recognized testing agency, shall be installed per the manufacturers installation instructions.

#### R1006.1.6 Carbon Monoxide Detectors:

A carbon monoxide detector shall be located outside each sleeping area on the ceiling or wall and within ten (10) feet of each bedroom door. When the smoke detectors are interconnected a combination smoke alarm and carbon monoxide detector may be installed in place of the smoke detector in the hallway.

##### Exceptions:

1. A home without any fuel fired appliances.
2. Appliances not requiring gas as a fuel or other raw material to produce light and heat do not require a carbon monoxide detector.

#### IFGC 409.5 Equipment shutoff valve.

#### Diagram #16

Each appliance shall be provided with a shutoff valve separate from the appliance. The shutoff valve shall be located in the same room as the appliance, not further than 6 (6) feet from the appliance, and shall be installed upstream from the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided with access.

Exceptions: Shutoff valves for vented decorative appliances and decorative appliances for installation in vented fireplaces shall not be prohibited from being installed in an area remote from the appliance where such valves are provided with ready access. Such valves shall be permanently identified and shall serve no other equipment. Piping from the shutoff valve to within 3 feet of the appliance connection shall be sized in accordance with Section 402.

IFGC 409.5.1 Shutoff valve in fireplace.. Equipment shutoff valves located in the firebox of a fireplace shall be installed in accordance with the appliance manufacturer's instructions.

IFGC 503.5.6 Inspection of chimneys. Before replacing an existing appliance or connecting a vent connector to a chimney, the chimney passageway shall be examined to ascertain that it is clear and free of obstructions and it shall be cleaned if previously used for venting solid or liquid

fuel-burning appliances or fireplaces. A certified chimney sweep or local gas company shall do such inspection and approval. A copy of the approval shall be submitted to the Fire Marshal.

IFGC 503.5.6.3 Unsafe chimneys. Where inspection reveals that an existing chimney is not safe for the intended application, it shall be repaired, rebuilt, lined, relined, or replaced with a vent or chimney to conform to NFPA 211 and it shall be suitable for the equipment to be vented.

#### Clothes Dryer Exhaust

IMC 504.3 Cleanout. Each vertical riser shall be provided with a means for cleanout.

(Always provide (or maintain) access panels to clean out locations when doing remodeling.)

#### Service Utilities

R111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until approved by the building official.