



**St. Louis County
Department of Public Works**

APPROVED RULES & REGULATIONS

SECTION: Code Enforcement

RULE NO :

M – E – P – Rule # MEP- 01-02

EFFECTIVE : November 4, 2002

SUBJECT: Starting Mechanical, Electrical & Plumbing Emergency Repair Work Without A Permit

Purpose: The purpose of this Rule is to ensure that employees are aware of the Code Enforcement Division Policy concerning starting mechanical, electrical & plumbing emergency equipment replacement work and other emergency repair work without a permit. It is also the purpose of this Rule to establish a uniform policy for the mechanical, electrical & plumbing sections concerning this subject.

Scope: This approved Rule & Regulation covers all Code Enforcement Division Employees responsible for enforcement of the Mechanical, Electrical and/or Plumbing Codes, or the processing and issuance of permits for such work.

Codes in Effect: The 1998 International Mechanical Code & Related Adoption Ordinances; the 1999 National Electrical Code & its Related Adoption Ordinance and the 1997 Uniform Plumbing Code & Related Adoption Ordinances.

Applicable Code Provisions Provisions for Approved Rules & Regulations as contained in the Mechanical, Electrical & Plumbing Codes.

Background: The Mechanical, Electrical & Plumbing Sections of the Code Enforcement Division all have differing policies & procedures as related to starting emergency equipment replacement work and other repair work without a permit. This situation is unnecessarily complex as well as confusing to the construction industry.

The underlying technical issues and administrative concerns related to starting emergency equipment replacement work and other emergency repair work without a permit are essentially the same for the mechanical, electrical & plumbing disciplines.

The Building Revitalization Code that was proposed at the time of preparation of this Rule contains provisions for emergency repairs which treats all mechanical, electrical & plumbing emergency equipment or fixture replacement work and other emergency repair work in essentially the same manner as this rule.



Rule

M-E-P- # 01-02

Starting Mechanical, Electrical & Plumbing Emergency Repair Work Without A Permit

Where mechanical, electrical or plumbing equipment, fixture or system components replacement work and/or other repair work must be performed in an emergency situation, the permit application shall be filed in the Clayton Office of the Code Enforcement Division, no later than the next working business day.

Emergency situations are those situations where mechanical, electrical or plumbing equipment or fixture replacement work or other repair work is necessary in order to allow for all or significant portions of buildings or structures to be continued to be utilized for their intended purpose.

Equipment or fixture replacement work shall mean replacement(s) of the same nominal capacity, size, type and location. Other emergency repair work includes removal and replacement of defective or inoperative portions of a system's components including piping, ducting, circuitry, fixtures, etc. of the same nominal capacity, size, type and location.

Permit processing center(s) of the Code Enforcement Division shall maintain brochures, notices to industry and other publications, which define and describe those mechanical, electrical & plumbing permit items that may be issued while the applicant waits for a review of plans, **Or** issued directly over-the-counter, by fax, or email when no plans are required.

It is the intent of this Rule to not require any special form of notification to inspection disciplines on the day when bonified emergency repair work is initiated.

This Rule does not nullify or set aside any provision of the Mechanical, Electrical or Plumbing Codes related to licensing of companies or workmen.

Prepared by:

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