



WEST PECULIAR FIRE PROTECTION DISTRICT

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Peculiar, Missouri 64078
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29 January 2024

Future Business or Property Owner:

The West Peculiar Fire Protection District (WPFPD) welcomes you to Northern Cass County, Missouri, and the City of Peculiar area. We hope your business or residential project is a successful and worry-free experience.

The West Peculiar Fire Protection District is a special governing district with powers granted by the Missouri General Assembly, separate from the City of Peculiar and the Cass County government. The WPFPD is governed by a three-person elected Board of Directors. The responsibilities of the fire protection district include fire protection, emergency response, fire code enforcement, and emergency medical services. The district is staffed by full-time career personnel operating from two fire stations. The district has an ISO PPC rating of Class 4.

The area of legal responsibility for the WPFPD is approximately:

- North from 203rd St to 263rd St South
- West From S Wheeler Road from the East to a portion of "Y" Highway to the West just South of "YY" Highway (**See attached county Assessors map for specific boundaries**)
- WPFPD also provides EMS services for the geographical area of the Dolan West-Dolan Fire Protection District. This area is outside the WPFPD's fire protection and code enforcement area.

Adopted Fire Codes:

The Board of Directors of WPFPD has adopted, through ordinance, the **2018** Edition of the **International Fire Code (2018 IFC)** and **NFPA 101, Life Safety Code, 2012 Edition**.

Construction Applications, Permits & Fees:

Permits are required for the following:

- New Construction (non-residential)
- Remodel of existing business (usually >50% of existing construction)
- Fuel or Hazardous material tank removal
- Hazardous condition or Hazardous Operations (Hot work, etc.)
- New Commercial Cooking Hood Installation (includes upgrades and replacement)
- Construction in non-residential buildings with fire loss >50%

Application & Plan Review Process:

1. Submit a completed application with the required construction plans before beginning any construction.
 - a. All plans must be dated, signed, and stamped (sealed) by an Engineer or Architect. ***Unstamped plans will be rejected and not reviewed.***
2. Once received and only after the required payment is received, plans will be reviewed within 15 working days.
3. A pre-plan submittal meeting between the applicant and the fire district is recommended to save time with the plan review process. This meeting will typically last 30 minutes to one (1) hour. A pre-plan meeting will most likely be unnecessary if the applicant has participated in a prior DRC (Development Review Committee) with the City of Peculiar.
4. It is not the fire district's plan reviewer's role to assist the applicant with avoiding requirements within the fire code. The plan reviewer's job is to ensure compliance with the adopted 2018 International Fire Code. The fire official does and will **not** waive requirements within the code. Any alternative compliance methods are developed by the applicant's engineer, architect, or fire protection engineer and submitted as part of the applicant's building plans.

Fee Schedule as Adopted by Ordinance No: 2018-01

| Type | Fee |
|--|---|
| Base Plan Review | \$200 |
| Construction Permit (per \$1k of construction cost) ¹ | \$3.00 per \$1,000 of Construction Cost |
| Minimum Construction Permit | \$100.00 |
| After Hours Required Inspections | \$75.00/hr. ² |
| Hazardous Conditions/Operations Permit ³ | \$100.00 |
| Tank Removal, Hazardous | \$150.00 per tank |
| Carnivals & Tents (Over 20' x 30') | \$20.00 per tent |
| Commercial Range-Hood System | \$200 |
| Fireworks Seasonal Retail/ Public Display | \$150.00 |

¹ Fire Losses over 50% of the original construction will incur new Base Plan review fees and construction permit fee.

² Two (2) hour minimum

³ Inspection determined by the Fire Chief or Fire Marshal

NOTE:

1. As defined in RSMO statutes, government agencies will be exempt from plan review fees and the WPPFD fee structure. This exemption does **not** waive the inspection and required plan review process.
2. Large or Special Occupancies may require outside consultation. If this occurs, the plan review fee will be waived, and the applicant will pay the outside consultant fee. The standard construction fee will still be applicable at \$3.00 per \$1,000 of construction cost.

Inspections & Certificates of Occupancy (COO) & Inspections:

The fire district may require some or all of these inspections during a construction project:

- 1) Rough-in
- 2) Final
- 3) Above ceiling
- 4) Fire Sprinkler hangers and head placement
- 5) Fire supply line
- 6) Fire sprinkler Hydrostatic test
- 7) Fire alarm wiring, panel, notification devices
- 8) Fire alarm acceptance testing
- 9) Fire Walls
- 10) Roadway surfaces
- 11) Reinspection of any failed prior inspection
- 12) Tank removal/placement testing
- 13) Other inspections as required by the Fire Chief or District Fire Inspector

NOTE:

Failure to comply with required inspections and code compliance can lead to a STOP WORK ORDER being placed at the project/construction site by the Fire Official.

Certificate of Occupancy (COO) & Temporary COO (TCO)

The City of Peculiar issues all COOs and TCOs. A COO will be issued after consultation and agreement with the fire protection district. If required inspections and compliance are not completed or met, we will not agree to issue a COO.

