

any home shall constitute a violation. The owner of such home shall be punished by a fine of not less than one dollar (\$1.00) nor more than fifty dollars (\$50.00) for each offense and each day such unit shall be maintained or operated without a permit shall constitute a separate offense.

- C. Provided, that nothing in this Section shall prevent an adjoining owner of property from bringing civil action for the removal of such installation when the same is made without a permit as herein provided.

**Section 505.030. Construction of Chimneys and Flues.** [R.O. 2009 §505.030; Ord. No. 250 §1, 4-14-1980]

Notwithstanding anything contained in Chapter 321, RSMo., regarding the regulatory authority of the fire protection districts as to chimneys and flues; also notwithstanding the fact that the County Building code (adopted by the City) contains provisions further regulating chimneys or flues in the City, no chimney or flues of Pasadena Hills shall be constructed for any purpose unless the materials of which they are constructed shall be of brick, stone or stucco on brick, on concrete, on cinder, concrete block, on hollow tile or on metal lath; none of such walls constituting the outer structures of the chimneys or flues shall be of less thickness than six (6) inches, exclusive of the fireproof, approved material or pipe in which the actual exhaust of smoke and flames from the heating source is contained.

**Section 505.040. Construction and Use of Buildings.** [R.O. 2009 §505.040; Ord. No. 444 §§1 — 11, 8-10-1993; Ord. No. 752 §1, 6-13-2005]

- A. *Exterior Walls.* No building shall be constructed or altered on any lot in the City of Pasadena Hills, Missouri, unless the exterior walls thereof shall be constructed of either:
1. Brick,
  2. Stone, or
  3. Stucco on brick, concrete, cinder block, hollow tile or metal lathe.

Provided however, with the exception of garages, all such walls must be of a minimum thickness of thirteen (13) inches. Alternatively, exterior walls may be constructed of 2 x 4 wood studs at sixteen (16) inch on center, with BOCA approved exterior sheathing, minimum R-13 insulation with a vapor barrier and a minimum four (4) inch nominal brick veneer.

- B. *Roofing Materials.* The roof of any building or structure within the City that is constructed, replaced or altered shall comply with this Section. Roofs of all buildings and structures shall be either of tile, of slate or of 30-year architectural-grade shingles of a fiberglass and mineral composition. No person, firm or corporation shall reconstruct or replace any roof without first obtaining a permit for said reconstruction or replacement from the City's Building Commissioner. The Building Commissioner may order any roofing materials which are placed or installed in violation of this Section removed and replaced by materials satisfying the requirements hereof.
- C. *Pitched Or Hipped Roof.* Every building shall have a pitched or hipped roof, the pitch to be at an angle of not less than thirty degrees (30°).

- D. *Bungalows.* No bungalows shall be erected on any residential lot. For the purpose of this Section, "*bungalow*" shall be deemed to be any residence which does not contain a second (2nd) story capable of being utilized for at least two (2) bedrooms of not less than ten (10) feet by twelve (12) feet each and space for a stairway leading thereto.

**Section 505.045. Installation of Windows and Doors.** [Ord. No. 812 §1, 10-9-2006; Ord. No. 885 §6, 6-14-2010]

- A. *Definitions.* As used in this Section, the following terms shall have these prescribed meanings:

COMMISSION — The Historical Preservation Commission of the City of Pasadena Hills, Missouri.

REPLACEMENT WINDOW/REPLACEMENT DOOR/WINDOW REPLACEMENT/DOOR REPLACEMENT — The removal of the existing unit and its frame leaving the rough opening in the wall to remeasure for new replacement.

- B. No person, firm or corporation may install or construct new windows and doors or alter existing windows and doors in any structure within the City without first obtaining a permit from the City Building Commissioner.
- C. All applications for a window or door permit shall be accompanied by material samples, renderings and construction plans and specifications drawn by a qualified and reputable contractor.
- D. No permit for installation or alteration of windows or doors shall be issued unless the samples, renderings, plans and specifications for such installation or alteration conform to the specifications set forth in this Section; provided however, that such specifications are consistent with standards promulgated by the Secretary of the Interior as such standards have been incorporated by Ordinance No. 619.

1. *General specifications.*

- a. Existing windows and doors should be repaired, not replaced. Wood that can be repaired shall not be removed; wood components shall be repaired by patching, piecing-in, consolidation or otherwise reinforcing the wood.
- b. If an applicant believes that an existing window or door cannot be repaired, the following characteristics of such window or door shall be preserved and not altered:
  - (1) The position, function, number, size and arrangement of historic windows and doors in a building wall, and
  - (2) The material and design of the existing window or door, including the casing, size, number of panes and type of window or door.

However, if such window or door is not a character-defining feature of the facade as determined by the Historic Preservation Commission, minor changes in the proposed replacement window or door may be approved by the Commission.