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**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, May 13, 2013
7:30 PM**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

PUBLIC HEARING

ACCEPTANCE OF AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. – 7:00 p.m. – Work Session

7:00 p.m. – Regular Meeting of the City Council

However, the regularly scheduled meeting for Monday, May 27 will be moved to Tuesday, May 28 due to the holiday and will begin at 7:30 p.m. due to an extended budget work session.

FUTURE PUBLIC HEARINGS

Monday, June 10, 2013 - 7:00 p.m. Public Hearing for the FYE 2014 Budget

1. CONSENT AGENDA

a. Minutes dated April 22, 2013

b. Annual Records Disposal

Summary: The City annually contracts with a company to dispose of old records in accordance with state requirements.

c. Acceptance of sponsorship from Monsanto for The Love of Creve Coeur Community Workshop in the amount of \$4,000 and hosting a pre-workshop dinner.

Summary: Monsanto Corporation has agreed to sponsor the June 1 Community Workshop in the amount of \$4,000 as well as host a pre-



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workshop dinner. Per the City's Donation policy any funds over \$1,000 must be approved by the City Council prior to acceptance.

- d. Acceptance of \$2,500 Donation for the Creve Coeur Arts Commission Silver Screen Series Film Festival from Bob Leonard, Director of Operations of The Gatesworth at One McKnight Place, on behalf of The Gatesworth Senior Living and Parc Provence.**

Summary: The Creve Coeur Arts Commission received approval for the Silver Screen Series Film Festival by the City Council on September 23rd to be held during August 2013. Parc Provence/Gatesworth is donating \$2,500 as a sponsor of the event. Per the City's Donation policy any funds over \$1,000 must be approved by the City Council prior to acceptance.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated May 7, 2013 in the amount of \$347,895.86 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

- 2. Bill No. 5419 - An Ordinance Amending The Municipal Code Chapter 125 Boards, Commissions And Committees, Section 125.010.A (11) Regarding The Number Of Members Of The Economic Development Commission. Final Reading and Passage**

Summary: The Economic Development Commission is recommending changing their membership from 7 to up to 9 members.

NEW BUSINESS

- 3. Bill No. 5420 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 1,500 Square-Foot Pizza Takeout And Delivery Only, Limited-Service Restaurant Located At 11032 Olive Boulevard Within The Graeser Square Shopping Center. First Reading**

Summary: An application was submitted by Michael Serra, of the Crevco Pizza LLC dba Jet's Pizza, for a conditional use permit for a 1,500 square-foot takeout and delivery only, pizza restaurant, at 11032 Olive Boulevard, located at the southwest corner of Olive Boulevard and Graeser Road. Section 405.210 Table A, all limited-service restaurants in the "GC", General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits.



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Planning and Zoning Commission recommended approval on May 6, 2013.

- 4. Bill No. 5421 - An Ordinance Correcting Certain Shopping Center Parking Regulations In Chapter 405.820, Article VII Off-Street Parking And Loading Regulations, Of The Zoning Ordinance Of The Code Of Ordinances Of The City Of Creve Coeur, Missouri. First Reading**
Summary: Ordinance No. 5297 approved on February 11, 2013 amended Section 405.820(B)(1) of the General Parking Requirements for Shopping Centers to allow for a fifteen percent (15%) in the required number of parking spaces; and, Ordinance No. 5300 approved on April 22, 2013 amended various sections of the Zoning Code of the City of Creve Coeur to convert the naming and definitions of permitted and conditional uses from the 1987 Standard Industrial Classification (SIC) system to the 2012 North American Industrial Classification System (NAICS), and included updated references from the SIC System to the NAICS within Section 405.820 (B)(1) General Parking Requirements for Shopping Centers and the prior approved change allowing for the 15% reduction in parking requirements was inadvertently omitted due to the normal delay in the incorporation of changes into the published code.
- 5. Bill No. 5422 - An Ordinance To Amend And Adopt The 2009 International Building Code As The City's New Building Code For Commercial Structures. First Reading**
Summary: This proposed building code regulates building construction for and within structures such as office buildings, churches, temples, theaters, restaurants, schools, hospitals, shopping centers and warehouses. The city's present commercial building code is the 2003 edition of the International Building Code. St. Louis County and many municipalities within St. Louis County have already adopted this building code as their commercial building code. The building division is recommending that the City of Creve Coeur do the same.
- 6. Bill No. 5423 - An Ordinance To Adopt The 2009 International Energy Conservation Code As The City's New Energy Conservation Code. First Reading**
Summary: This code regulates the design and construction of residential and commercial buildings for the effective use of energy. Many municipalities within St. Louis County have adopted this energy



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conservation code as their new energy conservation code. The building division is recommending the City of Creve Coeur do the same.

7. Bill No. 5424 - An Ordinance To Amend And Adopt The 2009 International Residential Code For One- And Two-Family Dwellings As The City's New Residential Building Code. First Reading

Summary: This proposed building code regulates the construction, alteration, movement, enlargement, replacement, repair, location and demolition of detached one- and two-family dwellings and townhomes not more than 3 stories in height with a separate means of egress. Residential dwelling units more than 3 stories in height or that share a means of egress are regulated by the 2009 IBC. The city's present residential building code is the 2003 edition of the International Residential Code. St. Louis County and many municipalities within St. Louis County have already adopted this building code as their residential building code. The building division is recommending that the City of Creve Coeur do the same.

8. Resolution No. 1055 - A Resolution Of The City Of Creve Coeur Authorizing Participation In The St. Louis Area Insurance Trust (SLAIT) Health Insurance Program For the Plan Year Beginning July 1, 2013 And Ending June 30, 2014.

Summary: The City's health coverage with the St. Louis Area Insurance Trust is due for renewal on July 1, 2013. The resolution will authorize the City to continue its participation in the SLAIT health program, with rates increasing 6% effective July 1.

9. Resolution No. 1056 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A "School Resource Officer Program Agreement" With The Parkway School District

Summary: The purpose of having a school resource officer (SRO) provides the school itself with a law enforcement officer who is assigned specifically to the Parkway Northeast Middle School and Bellerive Elementary. The main goal of the SRO is to prevent juvenile delinquency by promoting positive relations between youth and law enforcement.

10. Resolution No. 1057 - A Resolution Authorizing The City Administrator Of The City Of Creve Coeur To Enter Into An



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Agreement With Winning Technologies For The Purchase Of Information Technology Services.

Summary: The city outsourced its information technology management services earlier this year. Outsourcing these services is expected to result in greater IT capabilities as well as lower costs. The proposed contract is for a three year period, with an option to renew for an additional two years.

BUSINESS FROM THE MAYOR and CITY COUNCIL

11. Trash and Recycling Forum

Summary: Mayor Glantz would like to comment on the May 7 Trash and Recycling Forum.

12. Comprehensive Plan

Summary: Mayor Glantz would like to make a few comments based on the Planning and Zoning Commission's first meeting on this matter on May 6.

BUSINESS FROM CITY ADMINISTRATOR

13. Food Trucks

Summary: At request of City Council, staff is reviewing our current regulations regarding mobile food vendors (food trucks) and has also researched regulations in other municipalities. Staff is seeking Council input and direction on this matter.

14. Third Quarter FY 2013 Financial Analyses

Summary: Third Quarter FY 2013 Financial Analyses

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 5/9/13
Deborah Ryan, MRCC
City Clerk



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, April 22, 2013
7:00 PM**

CALL MEETING TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the Creve Coeur Government Center, 300 N New Ballas Road on Monday, April 22, 2013.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation and asked for a moment of silence for all those affected by the Boston Marathon bombings and for John Viehland, husband of Pam Viehland, employee of Police Department.

ROLL CALL

Mayor Glantz	Mayor
Mrs. Kistner	Council Member Ward I
Mrs. Nealey	Council Member Ward II
Mr. Wang	Council Member Ward II
Mrs. D'Alfonso	Council Member Ward III
Mr. Hoffman	Council Member Ward III
Mr. Saunders	Council Member Ward IV
Mrs. Rhoades	Council Member Ward IV

* - Absent: Council Member David Kreuter

ACCEPTANCE OF THE APRIL 2, 2013 CERTIFIED ELECTION RESULTS

Council Member Kistner moved, seconded by Council Member Saunders to accept the April 2, 2013 certified election results, with the vote upon such motion being as follows, to-wit:

Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Kistner – Aye
Council member Wang – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

SWEARING IN OF THE NEWLY ELECTED OFFICIALS

City Clerk swore in the newly elected and re-elected officials.



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Cynthia Kramer – Ward 1
Ellen Lawrence – Ward 2
Charlotte D'Alfonso – Ward 3
Scott Saunders – Ward 4

The new Council Members took their seats at the dais. Mayor Glantz presented recognition plaques to Ms. Kistner and Ms. Nealey, and all Council thanked them for their service. They then departed.

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

No one requested to speak.

ACCEPTANCE OF AGENDA

Council Member Hoffman moved, seconded by Council Member Saunders to accept the agenda as presented, with the vote upon such motion being as follows, to-wit:

Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. – 7:00 p.m. – Work Session

7:00 p.m. – Regular Meeting of the City Council

City clerk announced that the work sessions in May would end at 7:30, so the Regular Meetings will start at that time.

1. CONSENT AGENDA

Council Member Hoffman moved, seconded by Council Member D'Alfonso to approve the consent agenda.

a. Council minutes dated April 8, 2013

Mayor Glantz called the question to approve the consent agenda as presented, with the vote upon such motion being as follows, to-wit:



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Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated April 18, 2013 in the amount of \$129,349.80 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

- 2. Bill No. 5417 - An Ordinance Amending Various Sections Of The Zoning Code Of The City Of Creve Coeur To Convert The Naming And Definitions Of Permitted And Conditional Uses From The 1987 Standard Industrial Classification (SIC) System To The 2012 North American Industrial Classification System (NAICS), Along With Changes In Status For Certain Uses Resulting From The Conversion, And The Inclusion Of Certain New Uses. Final Reading and Passage**

City Clerk read Bill No. 5417 for the final time.

Council Member Wang moved, seconded by Council Member D'Alfonso to approve Bill No. 5417.

Mark Perkins stated there are two uses that should be shown as permitted uses but are actually shown as conditional uses. Mark Perkins stated Sections 424810 and 424820 both related to beer, ale, wine and distilled alcoholic beverage merchant wholesaler. There is a business currently in town that is reliant upon that category and is currently shown as permitted under the old system and it should still be shown as permitted in the Light Industrial district.

Council Member Rhoades moved, seconded by Council Member Saunders to amend the ordinance as indicated by staff, with the vote upon such motion being as follows, to-wit:

Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Saunders – Aye



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The vote on the motion being 7 ayes and 0 nays, motion carried.

Mayor Glantz then called for the final vote of Bill No. 5417 as amended, with the vote upon such motion being as follows, to-wit:

Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5417 becomes Ordinance No. 5300.

3. Bill No. 5418 - An Ordinance Amending The Adopted 2012-2013 General Fund, Capital Fund And Retirement Fund Budgets Of The City Of Creve Coeur By Authorizing Additional Appropriations And Unappropriations From Operating Departments. Final Reading and Passage

City Clerk read Bill No. 5418 for the final time.

Council Member Hoffman moved, seconded by Council Member Wang to approve Bill No. 5418.

Mark Perkins stated City staff requests budget amendments from time to time based upon changing needs and new programs that may arise. The significant budget amendments in this bill focus on: (1) Information Technology, with the outsourcing of the management, which is going to be advantageous from a service and cost standpoint, and (2) Police Administration, due to vehicle change over and retirement that occurred that affected the need for a pension related adjustment as well.

Mayor Glantz called to question the approval of Bill No. 5418, with the vote upon such motion being as follows, to-wit:

Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye



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The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5418 becomes Ordinance No. 5301.

NEW BUSINESS

4. Bill No. 5419 - An Ordinance Amending The Municipal Code Chapter 125 Boards, Commissions And Committees, Section 125.010.A (11) Regarding The Number Of Members Of The Economic Development Commission. First Reading

City Clerk read Bill No. 5419 for the first time. Mr. Perkins explained the Commission has requested this change.

5. Resolution No. 1054 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Purchase Of Seven, In-Car Video Camera Systems

City Clerk read Resolution No. 1054.

Council Member Wang moved, seconded by Council Member D'Alfonso to approve Resolution No. 1054.

Lt. Jon Romas stated the police department uses the in-car camera system for a variety of reasons. Current system is five years old and last year department lost 118 days of usage on different cars because the system was down and experienced \$3,000 in repair costs. Officers and staff did a trial on a few different systems and all chose the system manufactured by WatchGuard.

Council Member Lawrence asked would the length of service be approximately equal?

Lt. Romas stated generally with systems like this the department looks at a five year contract because technology is always evolving.

Council Member Hoffman asked if this is approved, how long before the cameras are in service.

Lt. Romas stated approximately six months for delivery and two weeks for installation.

Robert Kent resident of 13084 Fern Trails Lane stated this is a good proposal.

Mayor Glantz called the question to approve Resolution No. 1054, with the vote upon such motion being as follows, to-wit:

Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye



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Council Member Kramer – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

APPOINTMENTS

6. Election of Council President

Council Member Hoffman moved, seconded by Council Member Wang to appoint Council Member Scott Saunders as the new Council President, with the vote upon such motion being as follows, to-wit:

Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Saunders – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Mayor Glantz thanked Dr. Hoffman for his service as president.

BUSINESS FROM THE MAYOR and CITY COUNCIL

7. For the Love of Creve Coeur

Council Member D'Alfonso encouraged Council to think about those people that make a difference and personally write those people letters inviting them to the event. Reach out to those citizens that are doing something in the city, school, church or other organization.

Mark Perkins agreed and stated is it going to take some person outreach to really make the program work.

BUSINESS FROM CITY ADMINISTRATOR

8. Submittal of FY2014 Annual Budget

Mark Perkins stated the proposed budget has been distributed on the dais for Council and it will be available online tomorrow. The budget will be covered at two work sessions at each of the two meetings in May. The budget will be reviewed with the Finance Committee next month also. There will be a public hearing the first meeting in June.

Council Member Wang moved, seconded by Council Member D'Alfonso to go into Executive Session for litigation and attorney client communication at 7:34 p.m., with the vote upon such motion being as follows, to-wit:

Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Saunders – Aye



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Council Member Hoffman – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Council Member Hoffman moved, seconded by Council Member Saunders to resume regular session at 7:52 p.m., with the vote upon such motion being as follows, to-wit:

Council Member D'Alfonso - Aye
Council Member Lawrence – Aye
Council Member Wang - Aye
Council Member Saunders - Aye
Council Member Hoffman – Aye
Council Member Rhoades – Aye
Council Member Kramer - Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Council Member Wang moved, seconded by Council Member Kramer to adjourn at 7:54 p.m., with the vote upon such motion being as follows, to-wit:

Council Member Lawrence – Aye
Council Member Kramer - Aye
Council Member Saunders – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Hoffman – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Submitted by:

Deborah Ryan
City Clerk

Barry Glantz
Mayor



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: May 7, 2013

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Annual Records Shredding

On May 17, 2013 the Police Department will conduct the annual records shredding. The Police Department has contracted with Secure Document Destruction of St. Louis to conduct the annual records shredding. A request has been sent out to all departments requesting their information and compliance with records retention requirements.

A list of all documents to be shredded by department is attached with the memo.

On the day of the records shredding Police personnel will be on sight to ensure the destruction of those records.



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR COURT RECORDS May 2013

The following list of records has met their retention schedule and is recommended for disposal pending approval from the Presiding Judge of the St. Louis County Circuit Court. These records are eligible for destruction under Court Operating Rule 8 and Chapter 610, RSMO. The following records are recommended for shredding.

FILE SERIES:

INCLUSIVE DATES:

Open Records including:

Other Traffic Tickets, excluding DWI/DUI/BAC	01/01/2008-12/31/2009
Parking Tickets	01/01/2008-12/31/2009
Animal Control Cases	01/01/2008-12/31/2009
Housing Violation Cases	01/01/2008-12/31/2009
Other Ordinance Violation Cases	01/01/2008-12/31/2009

Approximately 42 letter size banker boxes in total.



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

MAY 2013

The following **Creve Coeur City Clerk records** have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS	DESTRUCTION BOX #
Full-time employee medical files prior to 7 years past separation.	Prior to June 2006 termination	GS 027	
1. Outdated Job Descriptions – superseded 2. Employee Compensation Study	1996	GS 063	
Dental Bids 1996	1996	GS 060	
Medical Insurance Bids	2001, 2002 and 2003, 2005, 2006	GS 060	
Life and AD&D bids	2006	GS 060	
Blue Cross Contracts	2004, 2005, 2006	GS 060	
UHC Enrollment Forms UHC Administrative Group Policy Blue Cross Enrollment Forms	2003 2003 2006	GS 056	
Employee Time Sheets – Administrative Department Other Departments	Prior to Jan. 2009	GS 029	
Employee Leave Requests	Prior to Jan. 2009	GS 029	
Applications for Employment more than 1 year since position filled		GS 062	
Time and Attendance Records	Prior to 2009	GS 028	



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

Finance Department

May 2013

The following **Creve Coeur municipal finance records** have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

**RECORD
SERIES:**

**INCLUSIVE
DATES:**

Accounts PayablePrior to 1/01/08

Accounts ReceivablePrior to 1/01/08

PayrollPrior to 1/01/08

LOCAL RECORDS PROGRAM



DISPOSITION LIST

CITY OF CREVE COEUR

Police Department

May 2013

VEHICLE INSPECTION CHECKLISTS – PRIOR TO 1-1-11

POLICE VEHICLE RECORDS NO LONGER PROPERTY OF CITY – PRIOR TO 1-1-12

APPLICATION FOR EMPLOYMENT (APPLICANTS FOR COMMISSIONED AND NON-COMMISSIONED POSITIONS-NOT HIRED – PRIOR TO 1-1-12

ACCIDENT REPORTS FROM – 2007

ALARM REPORTS – 2011

ARREST NUMBER LOG – 2011

ARREST RECORDS WITH NO ARRESTS WITHIN THE PAST 10 YEARS

BOND RECEIPTS – 2011

COMPUTER CANCELLATION FORMS, NO REPORTS WRITTEN – 2011

CRIMINAL HISTORY CHECKS – 2010

DELETED CARE AND REJIS USER FORMS – 2010

FAX REQUESTS – 2011

FINGERPRINT TALLY SHEET – 2011

INCIDENT REPORTS (EXCEPT Class A Felonies & Cases W/Active Warrants)
Prior to 1/1/2003

REPOSSESSIONS – 2011

REPORT REQUISITION LOG – 2011

TOWED VEHICLE WITH NO REPORT WRITTEN – 2009

UCR Reports – 2005 – 2006 – 2007

VALIDATION SIGN OFF SHEETS – 2011

VSI FORMS – 2011

WARNINGS - 2011



LOCAL RECORDS PROGRAM

DISPOSITION LIST

CITY OF CREVE COEUR

May - 2013

The following **Creve Coeur City Clerk records** have met the mandated retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The records are scheduled for shredding and said action shall be recorded in the jurisdictional minutes with the record series and inclusive dates.

RECORD SERIES	INCLUSIVE DATES	DESTRUCTION CODE FROM SOS
Legal files, incoming and outgoing letters from staff, elected officials and legal counsel. Includes opinions draft bills, ordinances, requests, discussions, etc.	1969 - 2004	GS059 & GS012 & GS 012.1
Misc, expired and outdated contracts (County traffic signal, the contract group) temporary construction easements	1999 - 2003	GS 060
Draft council packets – includes copies of staff memos, draft resolutions and bills, copies of proposed contracts/agreements, copies bids for purchases, hand written notes taken during the meeting and speaker cards	1989 – 2011	GS 021
Election information (includes candidate petitions, candidate nomination form, certified petitions from election authority, etc)	1962 - 2005	RSMo 115.493 and 028.009 & 028.013 & 028.018 & 028.019
Request for solicitors permit/permission to canvas the City	1983 - 1987	GS 050
Contracts/agreements	1962 - 1980	GS 060
Letters to/from previous Mayor(s) on appointments to outside Boards/committees. Various letters to/from Mayor	1954 - 1996	GS 012
Bids	1996	GS 055

From: CROSSLAND, TERESA W (AG/1000) [mailto:teresa.w.crossland@monsanto.com]
Sent: Tuesday, April 30, 2013 7:40 AM
To: Perkins, Mark C.
Cc: CROSSLAND, TERESA W (AG/1000); BERRYMAN, OSCAR C (AG/1000); KAISER, DEBORAH A (AG/1000)
Subject: "for the love of Creve Coeur" workshop

Mark,

Monsanto is honored to a sponsor of the "For the Love of Creve Coeur" workshop at \$4,000 and hosting the May 31st night dinner on our campus.

In order to facilitate the donation, please send me an invoice for the sponsorship and we'll make payment.

Thanks so much and we're looking forward to this wonderful event.

Best regards,

Teresa



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: September 24, 2012

Subject: Creve Coeur Arts Commission Requests Approval for Silver Screen Series Film Festival

Memo Prepared by: Whitney Kelly, AICP, City Planner

Attached: Creve Coeur Arts Commission Film Festival Proposal

The Creve Coeur Arts Commission is interested in partnering with Maturity and Its Muse for establishing "The Silver Screen Series" Film Festival in the summer of 2013 in the City of Creve Coeur. The Film Series would be an annual series of four films shown during the day time over one summer month, at a venue within the City. The films selected would carry the message that aging is positive and fun. Additional ancillary events could be developed to coordinate with these films, i.e., a display of visual arts from age appropriate members of the Creve Coeur community, classes, and projects to unite the young and old. In addition, panel discussions about productive aging, and classes with OASIS Members.

Maturity and Its Muse, (MAIM), a 501(c)(3) not for profit organization, was founded by Lynn Hamilton in 2009. The mission of MAIM is to promote positive and productive aging through the arts. The attached proposal provides further information regarding the film festival, including a list of potential sponsors and those that may be contacted for donations.

The Creve Coeur Arts Commission is seeking Council's approval for the event and to solicit for donations and to negotiate rates in compliance with the City's Donation Policy to lessen the amount of financial assistance from the City. The initial estimated budget includes \$2750 in financial assistance from the City out of the Creve Coeur Arts Commission budget (any additional funds raised would be used to lessen the City's contribution):

EXPENSES

Facility rental (\$600 per screening x 4 screenings)	\$ 2,400
Film rental (\$350 per film x 4 films)	1,400
Printing (posters & flyers)	1,500
Refreshments (\$250 x 4)	1,000
Contingency	<u>1,200</u>
<u>Total Expenses</u>	<u>\$ 7,500</u>

REVENUES

Ticket Prices	
(100 attendees per showing x 4 showings x \$5.00 ticket price)	\$ 2,000
Underwriters	2,750
Financial assistance from City	<u>2,750</u>
<u>Total Revenues</u>	<u>\$ 7,500</u>

THE SILVER SCREEN SERIES PROPOSAL

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2. Partnership between Maturity and Its Muse and the Creve Coeur Arts Commission
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 - George Warren Brown School of Social Work at Washington University
 - OASIS
 - Harvey A. Friedman Center For Aging, Washington University
 - Cinema St. Louis
4. Role of the City
5. Movie Procurement and Selection
6. Programming
 - Display of visual arts from members of the Creve Coeur community, to unite the young and old
 - Panel Discussions
 - Classes
7. Targeted Audience
 - Independent Living Facilities
 - Residential Care Facilities
 - Supporting Organizations
 - NORC Community Residents
 - Creve Coeur Senior Citizens
8. Marketing
9. Financial Projections
10. Compliance with City's Donation Policy

THE SILVER SCREEN SERIES

PROPOSAL SUMMARY

Maturity and Its Muse has invited the Creve Coeur Arts Commission to collaborate in presenting "The Silver Screen Series". Our two organizations will jointly present an annual series of four films shown during the day time over one summer month, at a venue within the City of Creve Coeur. Intended to serve as a way to promote well being, lift the spirits and offer an outing for both the well and not as well, along with their caregivers/care partners, the films selected would carry the message that aging is positive and fun as opposed to depressing and gloomy. Examples of films that could be selected are:

The Sunshine Boys
Calendar Girls
Grand Torino
Somethings Gotta Give
About Schneider
Nobody's Fool
Driving Miss Daisy
Sunset Story
Million Dollar Baby

There will be additional ancillary events developed to coordinate with these films, i.e., a display of visual arts from age appropriate members of the Creve Coeur community, classes, projects to unite the young and old. In addition, panel discussions about productive aging, and classes with OASIS Members.

THE SILVER SCREEN SERIES
PARTNERSHIP BETWEEN
MATURITY AND ITS MUSE
&
THE CREVE COEUR ARTS COMMISSION

Maturity and Its Muse, (MAIM), a 501(c)(3) not for profit organization, was founded by Lynn Hamilton in 2009. The mission of MAIM is to promote positive and productive aging through the arts. In addition to outreach and collaboration with other arts organizations, MAIM puts together groundbreaking exhibits and activities spotlighting nationally recognized senior artists. MAIM also creates film, books and interactive media to raise awareness of and inspire participation of seniors in the arts.

Its first event, Maturity and Its Muse, an exhibit of 40 St. Louis visual artists over the age of 70, was held at the Sheldon Art Galleries, 3648 Washington Avenue. This exhibit, from October 1, 2010-February 5, 2011, was made possible with major sponsorship support from the Missouri Arts Council, Washington University in St. Louis, the Delmar Gardens Family, and The Hallmark Creve Coeur: Brookdale Senior Living. Reviewers from St. Louis Beacon, Riverfront Times, and St. Louis Jewish Light along with publications in Mount Vernon, IL (where the exhibition was invited to tour) gave the artists and its curatorial theme accolades as did the 23,000 who attended the show during the time of its exhibition.

In its efforts to further its mission, Maturity and Its Muse has since partnered and collaborated, on a myriad of projects, with the following organizations: OASIS, Laumeier Sculpture Park, University of Missouri at St. Louis, Regional Arts Commission, Poetry Scores, the Mildred Lane Kemper Art Museum, Sam Fox School of Design & Visual Arts, Washington University in St. Louis, Alzheimer's Association, and Craft Alliance Gallery.

In the Spring of 2012, Ms. Hamilton proposed a partnership with the Creve Coeur Arts Commission (CCAC) to produce The Silver Screen Series. The CCAC voted unanimously at its June, 2012 meeting to proceed with this collaboration.

By partnering with Maturity and Its Muse for The Silver Screen Series, the Creve Coeur Arts Commission will fulfill some of the important goals and objectives of the Creve Coeur Public Art Master Plan, which include:

- Establish an arts identity for Creve Coeur
- Educate the community about the arts
- Establish relationships with corporate, private and individual leaders to encourage broad participation.
- Sponsor events to enhance awareness of the arts
- Promote both visual and performance arts (which would include cinema)
- Develop opportunities for children's art

THE SILVER SCREEN SERIES

CO-SPONSORS

We have the support of Edward S. Lawlor, Ph.D., Dean of the George Warren Brown School of Social Work at Washington University. He indicated that he is enthusiastic about the project and is happy to support it. For example, opportunities exist to present a panel discussion or featured speaker about productive aging.

In conversations with Marylen Mann, founder and chairman emeritus of OASIS, she has given this project OASIS's full support. It is anticipated that OASIS will plan a month long series of classes in conjunction with The Silver Screen Series and promote it to their members in the St. Louis metropolitan area. (OASIS is a pioneer in the field of successful aging, offering programs of continued lifelong learning, healthy lifestyles and civic engagement for people age 50+.)

The Silver Screen Series has the full support of the Harvey A. Friedman Center for Aging at Washington University.

Cinema St. Louis is also one of our co-sponsors. Chris Clark, Artistic Director of Cinema St. Louis, has offered his guidance on this project.

THE SILVER SCREEN SERIES

ROLE OF THE CITY

We envision the City's role as follows:

- Staff time to do publicity in the City's Newsletter, and to put a link on the City's Website.
- Use of staff time to answer phone inquiries.
- Financial assistance, depending on the cost of the films and the cost to rent a facility. See Part 9 of this proposal for Financial Projections.

THE SILVER SCREEN SERIES

MOVIE PROCUREMENT AND SELECTION

We will be contacting film companies to determine costs for film rentals and have been advised that the films could cost between \$250-500 per screening, but this rate can sometimes be negotiable.

We are actively networking with various members of the community, including

- Chris Clark, artistic director of Cinema St. Louis.
- Faculty members of Sam Fox School of Design & Visual Arts, Washington University in St. Louis.
- Sun Smith-Foret, a tapestry artist whose textile techniques depict her interpretation of classic cinema and popular culture, will provide Hamilton with additional specialized knowledge.

Hamilton will be selecting four films with input from experts in the field of productive aging, along with the advice of Cinema St. Louis and the Creve Coeur Arts Commission.

THE SILVER SCREEN SERIES

PROGRAMMING

We will develop programming that will make best use of our co-sponsors' special talents and resources. This may include:

- A display of visual arts from members of the Creve Coeur community
- Panel discussions about productive aging, organized by Washington University
- Classes with OASIS
- Hands-on projects to unite the young and old.

THE SILVER SCREEN SERIES

TARGETED AUDIENCE

Our primary audience will be residents of **independent living and residential care facilities** in the greater St. Louis area. We will contact and market to the activity director of every retirement and life care community and home in the area.

We will work with **organizations** such as Alzheimer's Association, Memory and Aging at Washington University Medical School, and others who support and encourage the best mental health for all and with a particular emphasis on the older adults as well as the promotion of positive and productive aging for all.

In addition, Creve Coeur is the home of the only **Naturally Occurring Retirement Community (NORC)** in the St. Louis area. The St. Louis NORC is a nationally renown non-sectarian geographical district that supports the healthy aging of adults 65+ in their own homes by providing opportunities for meaningful community involvement and increased access to support services. Outings include visits to a myriad of cultural and entertainment destinations.

Finally, *The Warren Poll*, conducted by Creve Coeur in October, 2011, reaffirms our hypothesis that since Creve Coeur is an aging community, it is a prime demographic for a film series geared toward **senior citizens**. *The Warren Poll* data reveal that Creve Coeur has a population with a disproportionately high percentage of older residents.

THE SILVER SCREEN SERIES

MARKETING

There are numerous marketing opportunities. Initial examples include the following:

- Flyers to members of the targeted audience (see previous section).
- Press release to all periodicals, including the St. Louis Beacon, the St. Louis Jewish Light, Creve Coeur Patch, St. Louis American, St. Louis Post-Dispatch, and community newspapers
- Creve Coeur Website
- Maturity and Its Muse website.
- Article in the Sam Fox School of Design and Visual Arts eNewsletter.
- Article in the Arts Zipper
- Listing in Cinema St. Louis Newsletter
- OASIS Course Guide and blast broadcast to its membership
- Bi-monthly announcements and hand-outs by Lynn Hamilton at Breakthrough Coalition meetings. Breakthrough Coalition is a network of service providers concerned with senior issues, committed to enhancing the quality of life for older adults within the St. Louis area. It includes more than 200 agencies and individuals.
- Outreach to Lifelong Learning Institute attendees.

THE SILVER SCREEN SERIES

FINANCIAL PROJECTIONS

At this time, the figures listed below are estimated Expenses and Revenues. We plan to refine these estimates, once the venue and the films have been selected.

We will seek financial support (including funds raised by Maturity and Its Muse for this project) as described under Donations in Part 10 of this Proposal. We hope to be successful in obtaining such financial support, which would lessen the amount of financial assistance from the City.

Additionally, we intend to apply for a grant.

EXPENSES

Facility rental (\$600 per screening x 4 screenings)	\$2400
Film rental (\$350 per film x 4 films)	1400
Printing (posters & flyers)	1500
Refreshments (\$250 x 4)	1000
Contingency	<u>1200</u>
<u>Total Expenses</u>	<u>\$7500</u>

REVENUES

Ticket Prices (100 attendees per showing x 4 showings x \$5.00 ticket price)	\$2000
Underwriters	2750
Financial assistance from City	<u>2750</u>
<u>Total Revenues</u>	<u>\$7500</u>

THE SILVER SCREEN SERIES

COMPLIANCE WITH CREVE COEUR'S DONATION POLICY

In accordance with the City's Donation Policy, we are asking permission to contact the following entities for underwriting support and/or in-kind contributions. Money raised will reduce the amount of financial assistance from the City.

AMC
The Hallmark
Parc Provence
SWANK
Washington University
Danforth Plant Science Center
First Watch
St. Louis Bread Co
Monsanto or Monsanto Fund (Deborah Patterson)
Pasta House
Mercy Hospital
Barnes Jewish Hospital
St. Lukes Hospital

THE SILVER SCREEN SERIES

We invite The Gatesworth and/or Parc Provence to be a major sponsor of the innovative, landmark *Silver Screen Series* festival, September, 2013.

WHAT: Maturity and Its Muse (MAIM), a 501(c)(3), www.maturityanditsmuse.org, and The City of Creve Coeur through the Creve Coeur Arts Commission (CCAC), www.creve-coeur.org/index.aspx?NID=433, will jointly present *The Silver Screen Series*. The films screened and ancillary events will promote well-being, lift the spirits and offer an outing for both the well and not as well, along with their caregivers/care partners.

WHERE and WHEN: This first annual event will feature films shown on consecutive Monday afternoons in September (commencing September 9), at the AMC Creve Coeur 12 Theatre (occupancy 287).

WHO: Targeting the greater St. Louis area senior population, the selected films will carry the message that aging is positive and fun as opposed to depressing and gloomy. ***The Silver Screen Series, offered as a community service, is free and open to the public.*** CCAC and MAIM have an extremely credible film selection committee as well as the marketing expertise necessary to make this an important, noteworthy film series, one of exemplary renown.

Community Co-Sponsors

- OASIS, www.oasisnet.org
- The Harvey A. Friedman Center for Aging at Washington University, wucfa.wustl.edu
- Cinema St. Louis, www.cinemastlouis.org
- AMC Creve Coeur 12, www.amctheatres.com/movie-theatres/amc-creve-coeur-12

Film Selection Committee

- Harper Barnes, longtime film critic and author of "Never Been Another Time"
- Marla Berg-Weger, Ph.D., Executive Director of the Geriatric Education Center, Saint Louis University
- Chris Clark, Artistic Director of Cinema St. Louis
- Lynn Hamilton, Executive Director of MAIM
- Kathy Kniepmann, OTD, MPH, EdM, OTR/L Instructor of Occupational Therapy and Neurology Washington University in St. Louis
- Marylen Mann, founder of The Oasis Institute
- Judy Pass, member of the Creve Coeur Arts Commission
- Sun Smith-Foret, a fine artist utilizing textile techniques to depict her interpretation of classic cinema and popular culture

Film Selection Specifics

- *The Silver Screen Series* will hold a competition among regional university undergraduate and graduate students to produce a 6-10 minute documentary that illustrates the festival mission. We hope to encourage the younger generation participants to see the potential in their mature years. A monetary award will be given.
- Examples of films under consideration are a combination of mainstream films, such as: *Calendar Girls*, *Grand Torino*; independent films, for example: *Age of Champions*; and documentaries, such as *Bella Bella*, the inspirational story of a Bay Area sculptor reaching 70, overcoming the challenges of widowhood, a life threatening heart problem, and a new trans-Atlantic love affair.

Target Audience and Marketing

Our target audience is all seniors in the greater St. Louis area. Examples are:

- Residents of independent living and residential care facilities
- Clients of the Alzheimer's Association, www.alz.org
- Participants in the Memory and Aging Program at Washington University Medical School, alzheimer.wustl.edu
- Residents of the Naturally Occurring Retirement Community (NORC), which is a nationally renowned non-sectarian geographical district that supports the healthy aging of adults 65+ in their own homes. The St. Louis NORC is located in Creve Coeur.

Examples of marketing opportunities, all of which, along with all of our printed communication material, will prominently note the generosity of our sponsors:

- Publicity to the area that is serviced by the Mid East Area Agency on Aging
- Flyers to members of the targeted audience
- Press releases to all periodicals, including the St. Louis Beacon, the St. Louis Jewish Light, Creve Coeur Patch, St. Louis American, St. Louis Post-Dispatch, and community newspapers
- Creve Coeur website, and Maturity and Its Muse website
- Article in the Sam Fox School of Design and Visual Arts eNewsletter
- Listing in the Arts Zipper, the St. Louis Cultural Calendar
- Listing in the Cinema St. Louis Newsletter and eblast to its members
- OASIS Course Guide and eblast broadcast to its 90,000 recipients
- Article in the OWL Newsletter

Ancillary Programming to Promote and Make *The Silver Screen Series* More Meaningful to our Target Audience:

- Panel discussions, immediately following each screening, about productive aging and the films viewed facilitated by esteemed members of the St. Louis community
- Classes for OASIS Members
- Conversations with directors and producers of several of the films

Conclusion

The Silver Screen Series will be the first of its kind in the St. Louis area. Productive aging through the arts is a noted international topic and a rallying point for those who specialize in mentoring the aged. A partnership with The Gatesworth and Parc Provence will enable the Creve Coeur Arts Commission to enhance awareness of the arts, (one of the goals in our city's Public Art Master Plan) and to take special notice of its elderly population.ⁱ Joining forces, together we will celebrate, enhance, entertain and inspire artful aging to those within the greater St. Louis area senior population. We ask for a donation, from your organization, of \$2500 to ensure the success of this exciting event.

ⁱ *The Warren Poll*, conducted by Creve Coeur in October, 2011, reveals that Creve Coeur has a population with a disproportionately high percentage of older residents. As such, it is a prime demographic for a film series geared toward senior citizens.



City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
(314) 432-6000
www.creve-coeur.org

DATE: May 7, 2013

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Bills Payable

For your information and transmittal to the City Council, is a list of bills payable dated May 7, 2013 in the amount of \$347,895.86.



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

NO DEPT - NO DIV

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00084	0		3868350719	16-Apr-13	COCA-COLA	VENDING SODA AT SHOP	01-00-00-4739	290.94
00080	0		8996194	19-Apr-13	DIERBERGS	PRISONER MEALS	01-00-00-2410	11.07
01951	0		041613	16-Apr-13	DOHOGNE, LEO	SEWER LATERAL REPAIR REIMB	02-00-00-1901	2,482.40
00066	0		216982	18-Apr-13	FROESEL OIL	6607 GAL UNLEADED GASOLINE	01-00-00-1651	21,032.13
00066	0		216809	17-Apr-13	FROESEL OIL	1700 GAL DIESEL FUEL	01-00-00-1653	5,703.33
00686	0		42513	25-Apr-13	MISSOURI STATE HIGHWAY PATROL	GROUND FIGHT OFFICERS SCHOOL	01-00-00-2411	210.00
00116	0		7000	19-Apr-13	SAM'S CLUB	PRISONER MEALS	01-00-00-2410	84.30
00332	0		021913	24-Apr-13	ST LOUIS COUNTY AND MUNICIPAL POLICE ACADEMY	PPCT DEF TACT INSTR RECERT	01-00-00-2414	45.00
Sum of Invoices								29,859.17



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

LEGISLATIVE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
CHAMBER OF COMMERCE CREVE								
00136	0		6650	15-Apr-13	COEUR/OLIVETTE	ANNUAL MEMBERSHIP	01-11-12-6262	850.00
00080	0		9228-139-5	22-Apr-13	DIERBERGS	REFRESHMENTS NEW OFFICIALS REC	01-11-12-7315	63.66
00080	0		5546-106-5	22-Apr-13	DIERBERGS	PAPER PRODUCTS FOR RECEPTION	01-11-12-7315	8.59
00045	0		651453975001	04-Apr-13	OFFICE DEPOT	NAME PLATES-NEW EMPLOYEES	01-11-12-7304	43.98
00045	0		652053513001	10-Apr-13	OFFICE DEPOT	NAME SIGNS-NEW COUNCIL MEMBERS	01-11-12-7306	39.98
01893	0	P001585	CREVECOEUR3	06-Mar-13	SHOCKEY CONSULTING SERVICES, LLC	STRATEGIC PLAN DEVELOPMENT	01-11-12-6203	2,476.30
01000	0		042913	29-Apr-13	SULLIVAN PUBLICATIONS	SUPP #13 PAPERWORK & UPDATE WB	01-11-13-6203	<u>712.00</u>
Sum of Invoices								4,194.51



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

Administration

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00053	0		59982	16-Apr-13	MERCY CORPORATE HEALTH	D.O.T. TESTING	01-12-11-6271	45.00
00053	0		59292	16-Apr-13	MERCY CORPORATE HEALTH	PREPLACEMENT PHYSICAL	01-12-11-6271	85.00
00053	0		59937	16-Apr-13	MERCY CORPORATE HEALTH	PREPLACEMENT PHYSICAL	01-12-11-6271	85.00
00053	0		59981	16-Apr-13	MERCY CORPORATE HEALTH	D.O.T. TESTING	01-12-11-6271	70.00
01262	0	P001456	28063	15-Apr-13	SPECIALTY MAILING	HANDLING/MAILING NEWSLETTER	01-12-11-6203	224.67
Sum of Invoices								509.67



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

IT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01948	0	P001638	25239	15-Apr-13	MB TECHNOLOGY SOLUTIONS	BARRACUDA BACKUP SERVER 490	01-12-51-7332	4,311.14	
01948	0	P001638	25239	15-Apr-13	MB TECHNOLOGY SOLUTIONS	3 YEAR EU	01-12-51-7332	1,982.66	
01948	0	P001638	25239	15-Apr-13	MB TECHNOLOGY SOLUTIONS	3 YEAR IR	01-12-51-7332	2,413.86	
01948	0	P001638	25239	15-Apr-13	MB TECHNOLOGY SOLUTIONS	SHIPPING	01-12-51-7332	60.00	
01948	0	P001638	25239	15-Apr-13	MB TECHNOLOGY SOLUTIONS	2 1 YEAR BARRACUDE CLOUD STOR	01-12-51-7332	948.64	
00050	0		inv0028334	15-Apr-13	REJIS	PIX FIREWALL MAINTENANCE	01-12-51-6213	21.24	
01891	0	P001632	10198	08-Apr-13	WINNING TECHNOLOGIES, INC.	IT OUTSOURCING	01-12-51-6202	6,400.00	
01891	0	P001620	10151	08-Apr-13	WINNING TECHNOLOGIES, INC.	1 SEAGATE CHEETAH 73.4GB 15K R	01-12-51-6213	78.00	
01891	0	P001620	10151	08-Apr-13	WINNING TECHNOLOGIES, INC.	SHIPPING	01-12-51-6213	40.00	
01891	0	P001620	10151	08-Apr-13	WINNING TECHNOLOGIES, INC.	3 FUGITSU ENTERPRISE 147GB 15K	01-12-51-6213	811.08	
Sum of Invoices									17,066.62



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

FINANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00016	0		041513	15-Apr-13	COLLECTOR OF REVENUE	SALES TAX REPORT-APRIL 2013	01-13-11-6202	20.00	
							Sum of Invoices		20.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

MUNICIPAL COURT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00050	0		INV0028332	15-Apr-13	REJIS	SUBSCRIPTION FEES-APRIL 2013	01-13-14-6202	<u>1,843.90</u>	
							Sum of Invoices		1,843.90



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

INTERDEPARTMENTAL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00195	0		P1309	16-Apr-13	ALARM 24, INC.	(50) EMPLOYEE ID BADGES	01-13-15-7304	256.65
00014	0	P001494	0215132 300 N NEW	06-Apr-13	CHARTER COMMUNICATIONS	CABLE SERVICE-CH-APRIL INVOICE	01-13-15-6255	81.36
00045	0		653414200001	15-Apr-13	OFFICE DEPOT	TONER FOR P.D.	01-13-15-7312	115.37
00045	0		653406889001	15-Apr-13	OFFICE DEPOT	ENVELOPES	01-13-15-7312	11.38
00045	0		653406888001	13-Apr-13	OFFICE DEPOT	SORTKWIK	01-13-15-7312	2.49
00045	0		653406813001	15-Apr-13	OFFICE DEPOT	FOLDERS, POST IT FLAGS, MARKER	01-13-15-7312	61.03
00045	0		651611323001	03-Apr-13	OFFICE DEPOT	BINDERS, DIVIDERS	01-13-15-7312	109.15
00045	0		651577971001	03-Apr-13	OFFICE DEPOT	FOLDERS, ENVELOPES	01-13-15-7312	74.28
01169	0		3196725681	06-Apr-13	STAPLES ADVANTAGE	VARIOUS OFFICE SUPPLIES	01-13-15-7312	248.63
01169	0		3197501024	13-Apr-13	STAPLES ADVANTAGE	FILE JACKETS FOR PW	01-13-15-7312	63.11
00075	0		3553	18-Apr-13	WUSSLER BUSINESS FORMS	BUSINESS CARDS	01-13-15-7312	152.00
Sum of Invoices								1,175.45



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

COMMUNITY SERVICES

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00431	0		69758	10-Apr-13	ELLIOTT DATA SYSTEMS	ID CARD SUPPLIES	01-14-11-7304	116.00
00116	0		0979-1	24-Apr-13	SAM'S CLUB	BINDERS	01-14-11-7304	6.78
Sum of Invoices								122.78



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

ICE ARENA

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00249	0		57506	24-Apr-13	AMERICAN CARNIVAL MART	PARTY FAVOR SUPPLIES	06-14-31-7304	87.88
01550	0		452-5966070	16-Apr-13	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (041613)	06-14-31-7301	0.88
01550	0		452-5966070	16-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORMS (041613)	06-14-31-7308	3.96
01550	0		452-5939821	09-Apr-13	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (040913)	06-14-31-7301	0.88
01550	0		452-5939821	09-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORMS (040913)	06-14-31-7308	3.96
01550	0		452-5992404	23-Apr-13	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (042313)	06-14-31-7301	0.88
01550	0		452-5992404	23-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORMS (042313)	06-14-31-7308	3.96
01550	0		452-6018613	30-Apr-13	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (043013)	06-14-31-7301	0.88
01550	0		452-6018613	30-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORMS (043013)	06-14-31-7308	3.96
01566	0		385173-CRC-1	05-Apr-13	CONTINENTAL RESEARCH CORP.	CLEANER FOR DASHER BOARDS	06-14-31-7301	171.00
00080	0		1577-123-5	28-Apr-13	DIERBERGS	BIRTHDAY CAKES	06-14-31-7304	43.98
00080	0		9161-174-5	19-Apr-13	DIERBERGS	BIRTHDAY CAKE	06-14-31-7304	21.99
01326	0		7913	23-Apr-13	FIREPRO LLC	ANNUAL FIRE EXTINGUISHER TESTS	06-14-31-6212	85.00
00117	0		9026742	05-Apr-13	HOME DEPOT	SUPPLIES FOR TV INSTALL	06-14-31-6212	212.71
00117	0		9026742	05-Apr-13	HOME DEPOT	RAKES, WOOD FOR TRASH ENCLOSUR	06-14-31-7302	25.92
00082	0		0694602	09-Apr-13	METROLIFT PROPANE	PROPANE FOR OLYMPIA	06-14-31-7307	120.09
00970	0		1388-452274	16-Apr-13	O'REILLY AUTO PARTS	OLYMPIA MAINTENANCE SUPPLIES	06-14-31-6211	142.72
00116	0		0979	24-Apr-13	SAM'S CLUB	TABLECLOTHS	06-14-31-7304	19.98
Sum of Invoices								950.63



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

GOLF MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01326	0		7911	23-Apr-13	FIREPRO LLC	TESTS	06-14-32-6212	61.00
00081	0		9120148813	18-Apr-13	GRAINGER	CABLE AND WIRE CLIPS	06-14-32-6212	139.91
01415	0		INV0007403	08-Apr-13	GREENSPRO, INC.	POST EMERGENT HERBICIDE	06-14-32-7303	720.00
01415	0		INV0007495	11-Apr-13	GREENSPRO, INC.	GREENS	06-14-32-7303	430.00
01415	0		INV0007674	26-Apr-13	GREENSPRO, INC.	PRE-EMERGENCE HERBICIDE	06-14-32-7303	486.00
01415	0		INV0007580	17-Apr-13	GREENSPRO, INC.	FUNGICIDE & GREENS FERTILIZER	06-14-32-7303	717.75
00117	0		0176089	24-Apr-13	HOME DEPOT	PVC SINK TRAP & COUPLER	06-14-32-6212	10.01
00117	0		1181310	23-Apr-13	HOME DEPOT	FLOWERS	06-14-32-6212	19.49
00117	0		1181310	23-Apr-13	HOME DEPOT	PAINT	06-14-32-7301	4.77
00117	0		1181310	23-Apr-13	HOME DEPOT	SINK FAUCET	06-14-32-7303	19.96
00175	0		894983-0	18-Apr-13	MTI DISTRIBUTING, INC.	TIRE FOR 3300D TORO	06-14-32-6211	138.01
00116	0		0648	23-Apr-13	SAM'S CLUB	GARBAGE BAGS & BATTERIES	06-14-32-6212	63.54
Sum of Invoices								2,810.44



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

PRO SHOP

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01940	0		064182	03-Apr-13	ADVERTISING PREMIUM SALES, INC.	HATS/APPAREL FOR RESALE	06-14-33-8325	388.61
01940	0		064412	25-Apr-13	ADVERTISING PREMIUM SALES, INC.	SHIRTS FOR RESALE	06-14-33-8325	716.92
00249	0		56266	11-Apr-13	AMERICAN CARNIVAL MART	TOURNAMENT SUPPLIES/AWARDS	06-14-33-7304	111.33
01140	0		55255	09-Apr-13	ARCHWAY BOWLING & TROPHY	TROPHIES MASTERS MAYHEM TOURNE	06-14-33-7304	92.00
00344	0		1002085085	11-Apr-13	BRIDGESTONE GOLF, INC.	GOLF BALLS FOR RESALE	06-14-33-8324	309.00
00121	0		924329060	11-Apr-13	CALLAWAY GOLF	BALLS FOR RESALE	06-14-33-8324	660.00
00121	0		924329061	11-Apr-13	CALLAWAY GOLF	GOLF BALLS FOR RESALE	06-14-33-8324	28.65
01566	0		385173-CRC-1	05-Apr-13	CONTINENTAL RESEARCH CORP.	NEW CART MAINTENANCE (040513)	06-14-33-6211	532.00
00678	0		5948	01-May-13	CRESCENT SYSTEMS	POS ANNUAL DUES	06-14-33-6202	2,105.00
00080	0		712-107-5	13-Apr-13	DIERBERGS	TOURNAMENT CAKE OFFSET BY FEES	06-14-33-7304	48.99
00413	0		25344	09-Apr-13	FASTSIGNS	SPONSOR SIGN FOR TOURNAMENT	06-14-33-7304	27.00
01326	0		7912	23-Apr-13	FIREPRO LLC	ANNUAL FIRE EXTINGUISHER TESTS	06-14-33-6212	65.00
00222	0		975339	10-Apr-13	HORNUNG'S PRO GOLF SALES INC	MEASURING TAPE, PROX MARKER, T	06-14-33-7302	105.04
00222	0		975339	10-Apr-13	HORNUNG'S PRO GOLF SALES INC	DIVOT REPAIR TOOL FOR RESALE	06-14-33-8327	54.00
00217	0		949400050	10-Apr-13	NIKE USA INC	MOJO BALLS FOR RESALE	06-14-33-8324	82.50
00721	0		7556	10-Apr-13	PATTONVILLE SCHOOL DISTRICT	SCORE CARDS	06-14-33-7304	345.00
Sum of Invoices								5,671.04



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

SNACK BAR

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5966070	16-Apr-13	ARAMARK UNIFORM SERVICES	WIPING TOWELS (041613)	06-14-34-7301	3.58
01550	0		452-5939821	09-Apr-13	ARAMARK UNIFORM SERVICES	WIPING TOWELS (040913)	06-14-34-7301	3.58
01550	0		452-6018613	30-Apr-13	ARAMARK UNIFORM SERVICES	WIPING TOWELS (043013)	06-14-34-7301	3.58
01550	0		452-5992404	23-Apr-13	ARAMARK UNIFORM SERVICES	WIPING TOWELS (042313)	06-14-31-7301	3.58
00084	0	P001579	3868350718.	16-Apr-13	COCA-COLA	PAPER PRODUCTS	06-14-34-8317	56.65
00084	0	P001579	3868350718.	16-Apr-13	COCA-COLA	SODA FOR RESALE (8317)	06-14-34-8317	449.48
01263	0		00054955	04-Apr-13	FROZEN DISTRIBUTION INC	SNACKS FOR RESALE	06-14-34-8319	124.50
00116	0		0979	24-Apr-13	SAM'S CLUB	SNACKS FOR RESALE	06-14-34-8319	133.03
Sum of Invoices								777.98



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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BUILDING MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00090	0		2013-1294	15-Apr-13	AMERICAN WATER TREATMENT	QTRLY WATER TREATMENT FEE	01-16-11-6212	494.44
01550	0		452-5992403	23-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/23/13)	01-16-11-7308	7.92
01550	0		452-5966069	16-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/16/13)	01-16-11-7308	7.92
01950	0		98857	11-Apr-13	BALDWIN/PRIESMEYER	12 EA CREVE COEUR FLAGS	01-16-11-6212	486.71
00102	0		747906	11-Apr-13	BEYERS LUMBER	HARDWARE	01-16-11-6212	19.48
00117	0		0021031	24-Apr-13	HOME DEPOT	ITEMS FOR BUILDING MAINT.	01-16-11-6212	187.21
00039	0		829803	24-Apr-13	INDUSTRIAL SOAP	PAPER PRODUCTS	01-16-11-6212	604.75
00567	0		26304	17-Apr-13	OAKLEY SERVICES, INC.	GENERATOR REPAIR	01-16-11-6211	1,023.75
Sum of Invoices								2,832.18



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

POLICE-ADMIN

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01038	0	P001631	INV11856	04-Apr-13	CALEA	CALEA ANNUAL CONTINUATION FEE	01-21-11-6202	4,065.00
00080	0		218643/1	19-Apr-13	DIERBERGS	FLOWERS FOR PAM V HUSBAND	01-21-11-7306	67.00
00094	0		162196	22-Apr-13	FIRESTONE	CAR 2412 3000 MILE SERVICE	01-21-11-6210	22.99
01933	0		949263174	28-Mar-13	HOUGHTON MIFFLIN HARCOURT	BKLETS/SCORNG SHEETS FOR APPLI	01-21-11-6203	146.87
01545	0		11494	16-Apr-13	OFFICE FURNITURE GROUP, LLC	CHAIRS FOR SQUAD ROOM	01-21-11-9501	560.00
01378	0		03634	31-Mar-13	PERSONNEL EVALUATION INC.	JV PEP BOOKLETS	01-21-11-6203	83.25
00050	0		inv0028334	15-Apr-13	REJIS	IMDS ORACLE DB MAINT	01-21-11-6202	21.00
00050	0		inv0028334	15-Apr-13	REJIS	LIVESCAN CONNECTION	01-21-11-6202	50.00
00050	0	P001495	INV0028333	15-Apr-13	REJIS	ANNUAL IRIS MAINTENANCE FEES	01-21-11-6202	2,000.00
00050	0	P001462	INV0028334 P1462	08-Apr-13	REJIS	SUBSCRIPTION FEES-APRIL 2013	01-21-11-6202	4,030.39
00050	0	P001497	INV0028334 P1497	08-Apr-13	REJIS	CHARTER FIBER 5.0M CONNECTION-	01-21-11-6202	855.00
00050	0	P001498	INV0028334 P1498	08-Apr-13	REJIS	GLOBAL SOFTWARE SVCS-APRIL 201	01-21-11-6213	1,102.50
00092	0	P001454	47450	08-Apr-13	ST LOUIS COUNTY	C.A.R.E. SERVICES-APRIL 2013	01-21-11-6202	23.91
01048	0		9703403811	18-Apr-13	VERIZON WIRELESS	MONTHLY AIRCARD CHARGES	01-21-11-6253	40.01
Sum of Invoices								13,067.92



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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POLICE-INVESTIGATIONS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00234	0		387622	03-May-13	ED. ROEHR SAFETY PRODUCTS	(6) STINGER FLASHLIGHTS	01-21-21-7313	606.30	
00050	0		inv0028334	15-Apr-13	REJIS	IMDA ORACLE DB MAINT	01-21-21-6202	10.50	
00298	0		0119938-CM	23-Apr-13	SIRCHIE	CREDIT FOR WRONG ITEM ORDERED	01-21-21-7304	-44.75	
00298	0		0118365-IN	09-Apr-13	SIRCHIE	EVIDENCE BOXES AND TAPE RED	01-21-21-7304	109.16	
Sum of Invoices									681.21



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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POLICE-PATROL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00007	0		379-618822	25-Apr-13	BATTERIES PLUS - 270	BATTERY FOR CAR 2411	01-21-22-6210	84.00
00007	0		379-618788	24-Apr-13	BATTERIES PLUS - 270	24 AA BATTERIES/1 PC5000 BATT	01-21-22-7302	11.57
00007	0		379-600691-01	08-Mar-13	BATTERIES PLUS - 270	27 2-PKS OF 'N' BATTERIES	01-21-22-7313	71.01
00234	0		386372	10-Apr-12	ED. ROEHR SAFETY PRODUCTS	COMPUTER MOUNT BRACKETS	01-21-22-6210	108.22
00234	0		387273	26-Apr-13	ED. ROEHR SAFETY PRODUCTS	(12) AIR CARTRIDGES 25FT XP	01-21-22-7313	323.30
00234	0	P001610	386803	18-Apr-13	ED. ROEHR SAFETY PRODUCTS	BA-2A000S-XT02 BODY ARMOR	01-21-22-9503	575.00
00096	0		135496	26-Apr-13	EVS	REPLACE SPOTLIGHT ON CAR 2419	01-21-22-6210	50.00
00094	0		162089	19-Apr-13	FIRESTONE	CAR 2404 PIGTAIL & ONE TIRE	01-21-22-6210	181.37
00094	0		16221	23-Apr-13	FIRESTONE	CAR 2404 2 TIRES	01-21-22-6210	238.01
00094	0		162056	18-Apr-13	FIRESTONE	CAR 2409 3000 MILE SERVICE	01-21-22-6210	22.99
00094	0		162428	29-Apr-13	FIRESTONE	CAR 2405 ALIGNMENT; INSTALL TR	01-21-22-6210	144.46
00094	0		162453	30-Apr-13	FIRESTONE	CAR 2406 3000 MILE SERVICE	01-21-22-6210	35.73
00125	0		291735-01	29-Apr-13	LEON UNIFORM	11 CIT BARS	01-21-22-7304	160.60
00125	0		292520	29-Apr-13	LEON UNIFORM	UNIFORM SECURITY COURT ASSIST	01-21-22-7308	76.89
00050	0		inv0028334	15-Apr-13	REJIS	14 VERIZON DATA LINE	01-21-22-6253	686.00
Sum of Invoices								2,769.15



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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PUBLIC WORKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00126	0		INV0196131	11-Apr-13	ROTOLITE	TONER FOR XEROX COPIER	01-31-11-6213	88.33
00126	0		INV0196428	19-Apr-13	ROTOLITE	PAPER FOR ENGINEERING COPIER	01-31-11-7304	13.30
01048	0		9703202392	13-Apr-13	VERIZON WIRELESS	AIR CARD 3/14 TO 4/13/13	01-31-11-6253	40.01
Sum of Invoices								141.64



**CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING**

5/7/2013

STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-6018610	30-Apr-13	ARAMARK UNIFORM SERVICES	MOPS (4/30/13)	01-31-41-6212	8.91
01550	0		452-5992401	23-Apr-13	ARAMARK UNIFORM SERVICES	MOPS (4/23/13)	01-31-41-6212	8.91
01550	0		452-5966067	16-Apr-13	ARAMARK UNIFORM SERVICES	MOPS (4/16/13)	01-31-41-6212	8.91
01550	0		452-6018610	30-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/30/13)	01-31-41-7308	43.00
01550	0		452-5992401	23-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/23/13)	01-31-41-7308	43.00
01550	0		452-5966067	16-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/16/13)	01-31-41-7308	43.00
00010	0		925286	18-Apr-13	BRANNEKY HARDWARE	SHOP SUPPLIES	01-31-41-7301	51.75
00013	0		1763-208842	09-Apr-13	CARQUEST AUTO PARTS	CREDIT MEMO-MDSE RETURN	01-31-41-6210	-20.88
00013	0		1763-209787	29-Apr-13	CARQUEST AUTO PARTS	GREASE FOR SHOP	01-31-41-6210	34.90
00013	0		1763-209785	29-Apr-13	CARQUEST AUTO PARTS	CREDIT MEMO	01-31-41-6210	-3.49
00013	0		1763-209860	30-Apr-13	CARQUEST AUTO PARTS	GAS CANS FOR SMALL EQUIPT.	01-31-41-6211	29.01
00013	0		1763-209023	12-Apr-13	CARQUEST AUTO PARTS	FLOOR DRY FOR SHOP	01-31-41-6212	24.32
00013	0		1763-209281	17-Apr-13	CARQUEST AUTO PARTS	CUT OFF TOOL	01-31-41-7302	56.99
00013	0		1763-209215	16-Apr-13	CARQUEST AUTO PARTS	DIE GRINDER	01-31-41-7302	39.99
00013	0		1763-209282	17-Apr-13	CARQUEST AUTO PARTS	CREDIT MEMO-MDSE RETURN	01-31-41-7302	-39.99
00099	0		3525399	12-Apr-13	CEEKAY SUPPLY	REPAIR OF MM252 WELDER	01-31-41-6211	155.75
00099	0		1296806	28-Feb-13	CEEKAY SUPPLY	WELDING GAS/TANKS	01-31-41-7307	58.16
00394	0		11-3907	27-Apr-13	CHUCK'S BOOTS	BOOTS-SHOP EMPLOYEE	01-31-41-7308	119.99
00394	0		11-3863	15-Apr-13	CHUCK'S BOOTS	BOOTS FOR SHOP EMPLOYEE	01-31-41-7308	119.99
01427	0		77261	22-Apr-13	CONTRACTORS WELDING INC.	MAILBOX REPAIR-MASON MANOR	01-31-41-7310	170.00
01141	0	P001607	13044ME	23-Apr-13	EASTER FENCE	175' X 6' HIGH 9 GAUGE 2/3 STR	01-31-41-6212	3,940.00
01141	0	P001607	13044ME	23-Apr-13	EASTER FENCE	150' X 6' HIGH 9 GAUGE 2/3 STR	01-31-41-6212	3,480.00
00049	0		35668	17-Apr-13	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 4-14-13	01-31-41-6207	992.25
00049	0		35683	23-Apr-13	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 4/21/13	01-31-41-6207	648.00
00023	0		320079	22-Apr-13	FRED WEBER	ROCK FOR LEAF SITE	01-31-41-6212	255.96
00023	0		319154	16-Apr-13	FRED WEBER	ROCK FOR LEAF SITE	01-31-41-6212	262.19
00789	0		407888	12-Apr-13	K&K SUPPLY	PUMP FOR 500 GAL WATER TANK	01-31-41-6211	388.68
00042	0		1101238	24-Apr-13	MPR SUPPLY	IRRIGATIONS PARTS-OLIVE	01-31-41-6211	24.13
00411	0		103751	17-Apr-13	N.B. WEST CONTRACTING CO.	COLD PATCH-POT HOLE REPAIRS	01-31-41-7305	189.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00165	0		TI-0260477	08-Apr-13	NEWMAN TRAFFIC SIGNS	DELINEATORS-STREET SIGNS	01-31-41-7311	112.80
00608	0		79237	16-Apr-13	NORTHWEST TIRE & AUTO	TRAILER HITCH FOR TRK 106	01-31-41-6210	44.93
00809	0		125100	23-Apr-13	RED BUD SUPPLY, INC.	36 EA SAFETY VESTS	01-31-41-7308	275.19
00110	0		314418	25-Apr-13	RICMAR INDUSTRIES	SQUEEGEES	01-31-41-6212	19.28
00692	0		523947	18-Apr-13	ST LOUIS SAFETY, INC.	GLOVES FOR MALCOLM TERR VOLUNT	01-31-41-7308	21.60
01878	0		1420676	22-Apr-13	TAPCO	ITEMS FOR NEW STREET SIGNS	01-31-41-7311	223.99
01878	0		1420478	19-Apr-13	TAPCO	MOUNTING ANCHORS-STREET SIGNS	01-31-41-7311	110.84
01878	0		CM004056	09-Apr-13	TAPCO	CREDIT MEMO	01-31-41-7311	-300.00
00562	0		21435	26-Apr-13	TRAFFIC CONTROL COMPANY	RENTAL OF 'ROAD CLOSED' SIGNS	01-31-41-7311	744.00
01869	0		62275	11-Apr-13	VIKING-CIVES MIDWEST, INC.	ASPHALT TARP FOR TRUCK	01-31-41-6210	375.00
Sum of Invoices								12,760.06



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

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HEALTH & WELFARE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00105	0	P001463	0346-015261556.	15-Apr-13	REPUBLIC SERVICES	RESIDENTIAL SVC-APRIL 2013	01-31-42-6214	80,972.60
00105	0	P001464	0346-015261556	15-Apr-13	REPUBLIC SERVICES	RECYCLING SVC-APRIL 2013	01-31-42-6217	<u>23,443.40</u>
Sum of Invoices								104,416.00



**CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING**

5/7/2013

PARKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01588	0	P001572	041613	16-Apr-13	A PLUS TREE SERVICE	TREE PRUNING AND DEAD TREE REM	01-31-43-6212	500.00
01588	0	P001572	041613	16-Apr-13	A PLUS TREE SERVICE	TREE PRUNING/REMOVE DEAD TREE	01-31-43-6212	100.00
01550	0		452-6018610	30-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/30/13)	01-31-43-7308	43.00
01550	0		452-5992401	23-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/23/13)	01-31-43-7308	43.00
01550	0		452-5966067	16-Apr-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (4/16/13)	01-31-43-7308	43.00
00693	0		264591	08-Apr-13	BMC ENTERPRISES, INC.	CONCRETE FOR MALC TERR PK PROJ	01-31-43-6212	1,272.45
00010	0		924877	10-Apr-13	BRANNEKY HARDWARE	PARKS SUPPLIES	01-31-43-6212	75.92
00010	0		925286	18-Apr-13	BRANNEKY HARDWARE	SHOP SUPPLIES	01-31-43-7301	51.74
01203	0		042413	24-Apr-13	CUSTOM HOME ELEVATORS OF ST. LOUIS	REPIR TO ELEVATOR-TAPPMAYER	01-31-43-6212	140.00
01134	0		2931230	16-Apr-13	KIMBALL MIDWEST	PINS, LOCK WASHERS, MINI AIR D	01-31-43-7302	649.90
01134	0		2925925	12-Apr-13	KIMBALL MIDWEST	DRILL & MINI ROTO-KUT	01-31-43-7302	325.66
00209	0		8145/6	12-Apr-13	KIRKWOOD MATERIAL SUPPLY	CREDIT MEMO-MDSE RETURN	01-31-43-7303	-34.13
00209	0		8143/6	12-Apr-13	KIRKWOOD MATERIAL SUPPLY	MULCH	01-31-43-7303	91.00
01831	0		1247	02-Apr-13	KURTZ NURSERY & TOPSOIL CO.	TOP SOIL	01-31-43-6212	248.00
00040	0		803539	15-Apr-13	MILBRADT	HOSE FOR CHAINSAW	01-31-43-6211	9.87
00040	0		802908	09-Apr-13	MILBRADT	CHAINSAW SUPPLIES	01-31-43-6211	44.07
00809	0		125100	23-Apr-13	RED BUD SUPPLY, INC.	36 EA SAFETY VESTS	01-31-43-7308	275.19
00110	0		314313	15-Apr-13	RICMAR INDUSTRIES	SUPPLIES FOR PARKS RSTROOMS	01-31-43-6212	598.67
00110	0		314382	24-Apr-13	RICMAR INDUSTRIES	SOAP FOR PARKS RESTROOM	01-31-43-6212	116.51
00896	0		58966	23-Apr-13	SHAPIRO SALVAGE & SUPPLY CO.	STEEL PIPE-BRIDGE MALC TERR PK	01-31-43-6212	228.75
01711	0		044041	24-Apr-13	ST LOUIS ELEVATOR CO., INC.	REPAIR ELEVATOR AT TAPPMAYER	01-31-43-6212	456.65
00492	0		144602	12-Apr-13	TOMASOVIC GREENHOUSE & NURSERY INC	BOXWOOD FOR FOUNTAIN PARK	01-31-43-6212	168.00
00109	0		449622	29-Apr-13	WESTPORT POOLS	FILTER CARTRIDGE-SPLASH PAD	01-31-43-6212	709.12
00108	0		S2067202.001	09-Apr-13	WHOLESALE PLUMBING SUPPLY	REPAIR ITEMS FOR PARK RSTROOMS	01-31-43-6212	316.37
00108	0		S2069856.001	16-Apr-13	WHOLESALE PLUMBING SUPPLY	PLUMBING PARTS-PARK RSTROOMS	01-31-43-6212	304.53

Sum of Invoices 6,777.27



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00303	0		10292879	17-Apr-13	MISSOURI LAWYERS MEDIA	PUB HRG NOTICE-P&Z 4/19/13	01-32-11-6260	41.76
00126	0		INV0196131	11-Apr-13	ROTOLITE	TONER FOR XEROX COPIER	01-32-11-6213	88.34
00126	0		INV0196428	19-Apr-13	ROTOLITE	PAPER FOR ENGINEERING COPIER	01-32-11-7304	13.30
01048	0		9702711566	04-Apr-13	VERIZON WIRELESS	TABLETS FOR INSPECTORS	01-32-11-6253	150.00
Sum of Invoices								293.40



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00126	0		INV0196131	11-Apr-13	ROTOLITE	TONER FOR XEROX COPIER	01-32-61-6213	88.33	
00126	0		INV0196428	19-Apr-13	ROTOLITE	PAPER FOR ENGINEERING COPIER	01-32-61-7304	<u>13.30</u>	
							Sum of Invoices		101.63



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

5/7/2013

CAPITAL IMPROVEMENTS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00314	0	P001527	PAY #2	16-Apr-13	GERSTNER ELECTRIC, INC.	OLIVE STREET LIGHTING PROJECT	02-61-71-9510-13604	117,879.84	
01908	0	P001633	PAY #2	02-May-13	GROVE DESIGN GROUP LLC	GRAESER RD RESURFACING PROJECT	02-61-71-9510-13707	14,178.98	
01908	0	P001633	PAY #1	30-Apr-13	GROVE DESIGN GROUP LLC	DESIGN SVCS GRAESER RD RESURFA	02-61-71-9510-13707	5,230.59	
00606	0	P001608	FINAL PAY EMERSON	30-Apr-13	HORNER & SHIFRIN INC	EMERSON RD GRANT APP ASSISTANC	02-61-71-9510-13603	1,355.00	
00303	0		10280533	28-Mar-13	MISSOURI LAWYERS MEDIA	REQ FOR BIDS-MICROSURFACING	02-61-71-9510-13601	408.80	
Sum of Invoices									139,053.21
GRAND TOTAL OF ALL INVOICES									347,895.86

Bill No. 5419

Ordinance No. _____

**AN ORDINANCE AMENDING THE MUNICIPAL CODE CHAPTER 125 BOARDS,
COMMISSIONS AND COMMITTEES, SECTION 125.010.A (11) REGARDING THE NUMBER
OF MEMBERS OF THE ECONOMIC DEVELOPMENT COMMISSION**

WHEREAS, the members of the Economic Development Commission (EDC) have identified the need to expand the size of the Commission in order to provide for greater involvement and additional perspectives from the business community; and

WHEREAS, the EDC approved a motion recommending an increase in the membership of the Commission.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: Municipal Code, Chapter 125, Boards, Commissions and Committees, Section 125.010.A (11) is here by amended to read as follows:

11. Economic Development Commission, ~~seven (7) members~~ up to nine (9) members

SECTION 2: This Ordinance shall become effective pursuant to the provisions of Section 3.11(g) of the City Charter.

Adopted this ____ day of _____, 2013.

Robert Hoffman
President of the City Council

Approved this ____ day of _____, 2013.

Barry Glantz
Mayor

Attest:

Deborah Ryan, MPCC
City Clerk



**CITY OF CREVE
COEUR**

April 17, 2013

To: Mayor and City Council

Re: Economic Development Commission

The Economic Development Commission approved a motion at its most recent meeting requesting expansion of the Commission from its current seven members to “up to nine members”.

The Commission believes that the additional membership will allow for broader representation of Creve Coeur’s substantial business community -- such as the technology sector or retail sector. A larger commission could also provide additional opportunities for citizens with an interest or background in economic development.

For example, one of the current focuses of the EDC is fostering Creve Coeur as a hub for the technology industry. It may be beneficial for this sector to be represented on the Commission.

An ordinance has been drafted for Council consideration.

Sincerely,

Mark Perkins
City Administrator



Economic Development Commission

Meeting Summary

Meeting Date: Thursday, January 10, 2013
Time: 8:00 a.m.
Location: Council Chambers, Creve Coeur Government Center

Committee Members In attendance: David Schlafly (Chair), Glen Wilen (Vice-Chair), Dave Griege, Barb Meyer, Kurt Elliff, Theresa Ruzicka, Mayor Barry Glantz (ex-officio)

Staff members: Mark Perkins, City Administrator; Sharon Stott, Public Information Officer/Management Analyst, Dan Smith, Director of Finance.

Absent: Mark Gorski, Council Liaison Scott Saunders

Mr. Schlafly called the meeting to order at 8:03 am.

Key Decisions

- Meeting summary dated October 18, 2012 was approved as presented.
- A motion was made by Mr. Griege to increase the size of the EDC from seven to up to nine members, second by Mr. Wilen and unanimously approved.
- EDC members reaffirmed their desire to continue holding meetings at 8 am as opposed to late afternoon.

Key Observations

- Expansion of Membership of EDC
 - o Mr. Schlafly suggested that the EDC may want to consider expanding the size of the commission to encourage input from other sectors of the business community. Mr. Perkins suggested that the technology sector was one that the city has been working to encourage continued growth, and it would be beneficial to have this sector represented on the EDC.

Members agreed but some concern was expressed that expanding the size would also result in the need for a larger number of attendees to constitute a quorum. With attendance generally being strong, this was not viewed as a problem, and it was suggested that the expansion be worded to allow "up to" nine members in the event that certain positions could not be filled from time to time.

- Olive – Warson Life Sciences
 - o Mr. Perkins updated the Commission on the life sciences marketing and branding program for the Olive - Warson area, a joint effort of the city, St. Louis County Economic Council, Danforth Center, BRDG Park and Monsanto. Mr. Perkins referred to the November 27, 2012 meeting notes for the "XYZ Project". He also referenced a timeline for the project reaching substantial completion in late February or early March, although some efforts will be ongoing. Mr. Schlafly, Ms. Ruzicka, Dr. Saunders, and Mayor Glantz have

been involved in the process. More information on the branding concepts and outcome will be provided at the March EDC meeting.

- Technology Corridor

- o Ms. Ruzicka reviewed the summary she developed titled "Creve Coeur Technology Corridor". The 3-page report provides of overview of the concept of a technology corridor. A follow up roundtable on this matter will be held on February 6, whereby all IT firms with 5 or more employees will be invited to attend.

- Capital Improvement Update

- o Mr. Perkins stated that the city is in process of updating the 5-year CIP, and that EDC member comments are encouraged to make suggestions regarding future projects. Ms. Ruzicka suggested that a 'flyover' be considered in the vicinity of Old Olive at Lindbergh, as a means of connecting the life sciences sector with the retail and restaurants west of Lindbergh. Mr. Wilen suggested that infrastructure in the Light Industrial district should be considered in a broader sense as part of the city's efforts to foster growth of the life sciences area. Mr. Perkins said that those comments will be forwarded and included as part of the CIP process.

- Planning and Development Report

- o Mr. Perkins provided a brief update on recent development activity and building permit activity including:
 - Delmar Gardens – Withdrawn
 - Villas at Mosley - Council review on 1/14
 - The post sports bar and grill – application to eliminate the 25% limit on restaurants in retail centers in the CB district; looking at all districts; 1/22 PZ review

The following building permits were issued by the City of Creve Coeur Building Division recently:

- AMC West Theater Dine-In Renovation Phase II (12657 Olive Blvd.) for completion of a 62,000-square-foot renovation to accommodate dine-in seating in all 16 theaters
- Missouri Baptist University Phase 2 Dormitory Building – (One College Park Dr.) for construction of a \$5.3 million, 3-story, 35,000-square-foot dormitory
- Red Racks Thrift Store – (11015 Olive Blvd.) for renovation of a \$100,000, 12,000-square-foot building at the former Walgreen's location.
- The Building Division is accepting comments on the anticipated adoption of 2009 International Building, Residential and Energy Codes. Council Action is anticipated in March.

Next Meeting – The next meeting will be held Thursday, March 21, 8 am.

The meeting adjourned at 9:10 am.

Submitted by,

Mark Perkins
City Administrator

DRAFT

[illegible]

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 1,500 SQUARE-FOOT, PIZZA TAKEOUT AND DELIVERY ONLY,
LIMITED-SERVICE RESTAURANT LOCATED AT 11032 OLIVE BOULEVARD
WITHIN THE GRAESER SQUARE SHOPPING CENTER**

WHEREAS, under Section 405.210 Table A, all limited-service restaurants in the “GC”, General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Michael Serra, of the Crevco Pizza LLC dba Jet’s Pizza, for a conditional use permit for a 1,500 square-foot takeout and delivery only, pizza restaurant, at 11032 Olive Boulevard, located at the southwest corner of Olive Boulevard and Graeser Road; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, May 6, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on May 6, 2013; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 11032 Olive Boulevard, within the Graeser Square Shopping Center, in the "GC" General Commercial zoning district, whose legal description is as follows:

The following described Real Estate, situated in the County of St. Louis and State of Missouri, to-wit: A tract of land in the North ½ of Section 2 Township 45 North Range 5 East and in U.S. Survey 1962 Township 45 North Range 5 East in the County of St. Louis, Missouri and more particularly described as follows: Beginning at a railroad spike in the South line of Olive Street Road, as widened by instrument recorded in Book 5405 page 429, at its intersection with the West line of property conveyed to Joseph Henty and wife by deed recorded in Book 5095 Page 489, thence South 1 degree 56-1/2 minutes West along the West line of property conveyed to Joseph Henty and wife, as aforesaid, 246.87 feet to a point in the North line of a 10 foot strip conveyed to Carl L. Graeser and wife by deed recorded in Book 2501 page 442, thence North 88 degrees 20 minutes West along the North line of said strip conveyed to Carl L. Graeser and wife, 193.61 feet to an old iron pipe at the Northeast corner of Lot No. 1 of Mary Meadows, a Subdivision, according to Plat thereof recorded in Plat Book 72 page 25 of the St. Louis County Records, thence South 86 degrees 38-1/2 minutes West along the North line of said Lot No. 1 of Mary Meadows 109.69 feet to an old iron pipe, thence North 0 degrees 32-1/2 minutes East 281.65 feet to an iron pipe in the South line of Olive Street Road, as widened, as aforesaid and thence East along said South line of Olive Street Road 310.88 feet to the point of beginning, according to Survey thereof executed by Clayton Surveying & Engineering Company during March, 1966.

Subject to conditions, restrictions, easements and other matters of record, if any.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of 1,500 square-foot take-out and delivery limited-service restaurant at 11032 Olive Boulevard Old Ballas Road.
2. Maximum seating permitted is limited to 16 seats.
3. Hours of operation shall not exceed 11:00 am to 10:00 pm, Sunday through Thursday and 11:00 am to 11:00 pm Friday and Saturday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the restaurant permitted by this ordinance.
5. There shall be no outdoor storage or placement of any materials or equipment.
6. Employee parking, delivery and company vehicles shall be parked rear parking area behind the building line or as far from the public right-of-way as possible.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
8. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
9. Any mechanical equipment installed for the restaurant shall be properly screened with materials approved by the Zoning Administrator.
10. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the

Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

11. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
12. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
13. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

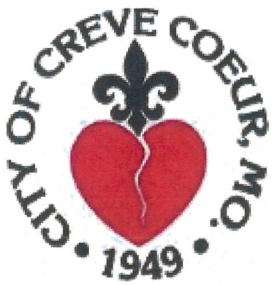
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO THE PLANNING AND ZONING COMMISSION
#13-010 FOR A NEW CONDITIONAL USE PERMIT FOR JET'S PIZZA,
LIMITED-SERVICE RESTAURANT AT 11032 OLIVE BOULEVARD
FOR THE MEETING OF: May 6, 2013
LOCATION: 11032 Olive Boulevard

REQUEST: Michael Serra submitted a request for a conditional use permit for a 1,500 sq. ft., pizza take-out and delivery only restaurant at the former Shear Images location within the Graeser Square Shopping Center. The Applicant is not proposing any changes to the exterior of the building or site.

ADDITIONAL INFORMATION: The property is zoned "GC" General Commercial District. Pizza deliver shops and takeout eating places are categorized as Limited-Service Restaurants (NAICS 722513) and are permitted by conditional use permit in the "GC" General Commercial District (Section 405.210, Table A: Permitted and Conditional Uses).

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Comp. Plan References

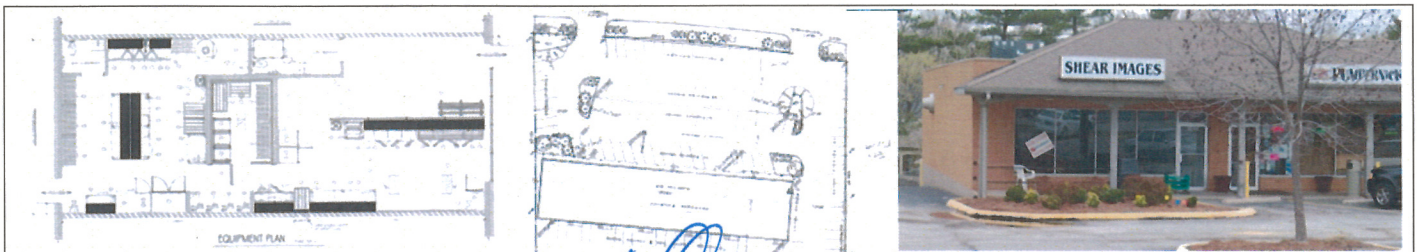
- East Olive Corridor

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: "GC" General Commercial District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Michael Serra
Crevco Pizza LLC dba Jet's
Pizza
19694 Westchester Drive
Clinton Twp, MI 48038

APPLICANT'S REPRESENTATIVE: Tony Giarratano
Lord Partners
214 S Bemiston Ave. Suite 25
St. Louis, MO 63105



REPORT PREPARED BY:

Whitney Kelly, AICP

5/2/2013

Date

ATTACHMENTS: Applicant's Materials submitted April 5, 2013
Draft Ordinance

PROPERTY HISTORY

Graeser Square Shopping Center was originally developed in 1967, as a multi-tenant retail and personal service in-line shopping center. Thai Nivas Café and Pumpnickels are two existing restaurants, along with several retail uses, a dry cleaners, and nail salon. The property has largely remained the same since the original approval, and therefore has non-conforming site coverage.

While visiting the site, Staff noticed several property maintenance violations. As they are not related to this request, further review below does not include specific discussions of the violations. However, the ordinance includes the usual and customary condition of approval requiring all outstanding property maintenance violations on the property to be addressed prior to the issuance of any final Certificate of Occupancy for the restaurant.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail; Laundry Service; Gas Station	"GC" General Commercial District	Olive Boulevard
South	Residential	"C" Single Family Residential / "GC" General Commercial District	NA
East	Retail Shopping Center	"GC" General Commercial District	NA
West	Retail Shopping Center	"GC" General Commercial District	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located within the East Olive Corridor that encourages a mix of uses that are limited to neighborhood-oriented commercial. The proposed use is integrated into the existing, multi-tenant facility that offers a variety of neighborhood-oriented retail, restaurant, and service uses. So to that extent, it appears that the request meets with the applicable Goals and Objectives of the Comprehensive Plan. Although the site design of the property is not in keeping with the Goals of the Comprehensive Plan and the Design Guidelines, the scale of the proposed restaurant does not create an opportunity to address these issues.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space in a development that has a mix of retail and restaurant uses. No changes to the exterior of the building or site are proposed so no site development plan review is required. Restaurants in the "GC" General Commercial districts do not have to observe a limitation on the percentage of building area, nor are they restricted to a minimum acreage, as in other districts. Therefore, review of the request per the Zoning Ordinance is limited to the parking requirements.

Parking

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces, where parking for limited-service restaurants of 16 seats or less is equivalent to that of general retail or 4 spaces per 1,000 square feet of floor area. The floor layout shows no tables, but does include a bench seat. Since the parking ratio allows for up to 16

seats without increasing the number of parking spaces required, a condition of the ordinance includes a maximum of 16 seats permitted, should this tenant or any future tenant wish to include additional seating without the need to amend the conditional use permit.

The following table shows the parking calculations for the entire center:

Tenant	Use	Size (sq.ft.)	Parking Regulations	# of spaces
Thai Nivas	Restaurant	2400(+58 indoor seats)	<i>1/3 seats in C.U.P., + 1/250sf</i>	20
West Oak Cleaners	Laundry services	2100(240 sf pick up area+1860sf clothing storage)	<i>1/150sf of pick-up area + 1/300sf clothing storage</i>	9
Salon Elysium	Nail Salon	1080 (4 stations)	<i>3.5/station</i>	14
School Music USA	Retail	1080	<i>4/1000</i>	5
All on the Same Page Book Store	Retail	900	<i>4/1000</i>	4
Pumpernickel's	Restaurant	3900(+98 indoor seats)	<i>1/3 seats in C.U.P., + 1/250 sf</i>	49
Jet's Pizza	Restaurant: Take-out/Delivery Only	1,500	<i>4/1000</i>	6
Vacant	Retail	984	<i>4/1000</i>	4
Vacant	Retail	1080	<i>4/1000</i>	5
Total Building:		15,024	Total:	116
		15% Reduction	Total Required:	99

The Applicant submitted a copy of a landscape plan for the center dated 1966 that indicated 160 parking spaces available. However, this doesn't include those parking spaces that have since been removed for the cross access to the property on the east. It also appears that restriping of the parking lot over time has also decreased the number of spaces. In a counting of the spaces visible from the aerial photo, it appears that 127 spaces are available on site, thus a regulatory surplus of 28 parking spaces, well within the total number of spaces required.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the applicable requirements of the Comprehensive Plan and the Zoning Ordinance. Conditions listed below are the usual and customary conditions for restaurants which are included in the draft ordinance:

1. The conditional use permit shall be for the operation of 1,500 square-foot take-out and delivery limited-service restaurant at 11032 Olive Boulevard Old Ballas Road.
2. Seating is limited to a maximum of 16 seats.
3. Hours of operation shall not exceed 11:00 am to 10:00 pm, Sunday through Thursday and 11:00 am to 11:00 pm Friday and Saturday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.

4. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the restaurant permitted by this ordinance.
5. There shall be no outdoor storage or placement of any materials or equipment.
6. Employee parking, delivery and company vehicles shall be parked in the rear parking area behind the building line or as far from the public right-of-way as possible.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

“I move to recommend approval of Application #13-010 for a Conditional Use Permit for a limited-service restaurant located at 11032 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of May 6, 2013” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 04/12/2013 & 05/01/2013



Description: View of Graeser Square Shopping Center looing southwest from Olive Boulevard



Description: View of the property looking south from Olive Boulevard along the east property line with the proposed use's location to the right.



Description: View of the commercial uses to the north, across Olive Boulevard.



city of CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Name <u>Michael Serra</u>	Name <u>Tony Giarratano</u>
Company (if applicable) <u>Creveco Pizza LLC dba Jet's Pizza</u>	Company (if applicable) <u>Lord Partners</u>
Address <u>19694 Westchester Dr.</u>	Address <u>214 S. Bemiston Ave Suite 25</u>
Address <u>Clinton Twp., MI 48038</u>	Address <u>St. Louis, MO 63165</u>
Telephone # <u>313-520-8493</u>	Telephone # <u>314-276-2352</u>
Fax #	Fax #
Email: <u>m.serra@serraproduce.com</u>	Email: <u>tonyg@lordpartners.com</u>
<u></u> Applicant's Signature	<u></u> Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
Address <u>11032 Olive Blvd.</u>	Name <u>George Marcher, Agent for owner</u>
Address <u>Creve Coeur, MO 63141</u>	Company (if applicable) <u>Solan Gershman, INC</u>
Development Name (if any) <u>Graeser Square</u>	Address <u>7 W Bemiston</u>
Current Zoning <u>EC</u>	Address <u>St. Louis, MO 63105</u>
Prior CUP Approvals (if known)	Telephone # <u>(314) 889-0682</u>
	Fax # <u>(314) 854-9503</u>
	Email: <u>G.Marcher@Gershman.com</u>
	By <u></u> Agent for owner Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Take-out and delivery
Pizza restaurant specializing in deep
dish square pizza, salads, and subs.

Gross Floor Area – Existing and Proposed: 1,500 SF

Number of Seats (for restaurant only): 0

Number of Employees at the busiest shift: 15-6

Hours of Operation: Sun-Thurs 11AM-10PM, FRI-SAT 11AM-11PM

Current or Most Recent Use of the Property: hair salon

Will the applicant apply for a liquor license: Yes _____ No ✓

- All delivery vehicles will be parked in rear of building, as far away from Olive Blvd. as possible.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

- | | |
|---|---|
| ☐ Rationale | ☐ Building elevations for new construction |
| ☐ Site plan | ☐ Photographs of existing structures |
| ☐ Access and parking plan; (may be shown on site plan) | ☐ Materials samples |
| ☐ Landscape plan | ☐ Fees: \$250 (non-refundable) |
| ☐ Floor plan | ☐ \$2000 (refundable deposit) |
| ☐ Electronic copies of all materials | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, May 6th, 2013.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

All Sections Complete

All Documents, incl. e-Copies

Fees Paid

Received By:

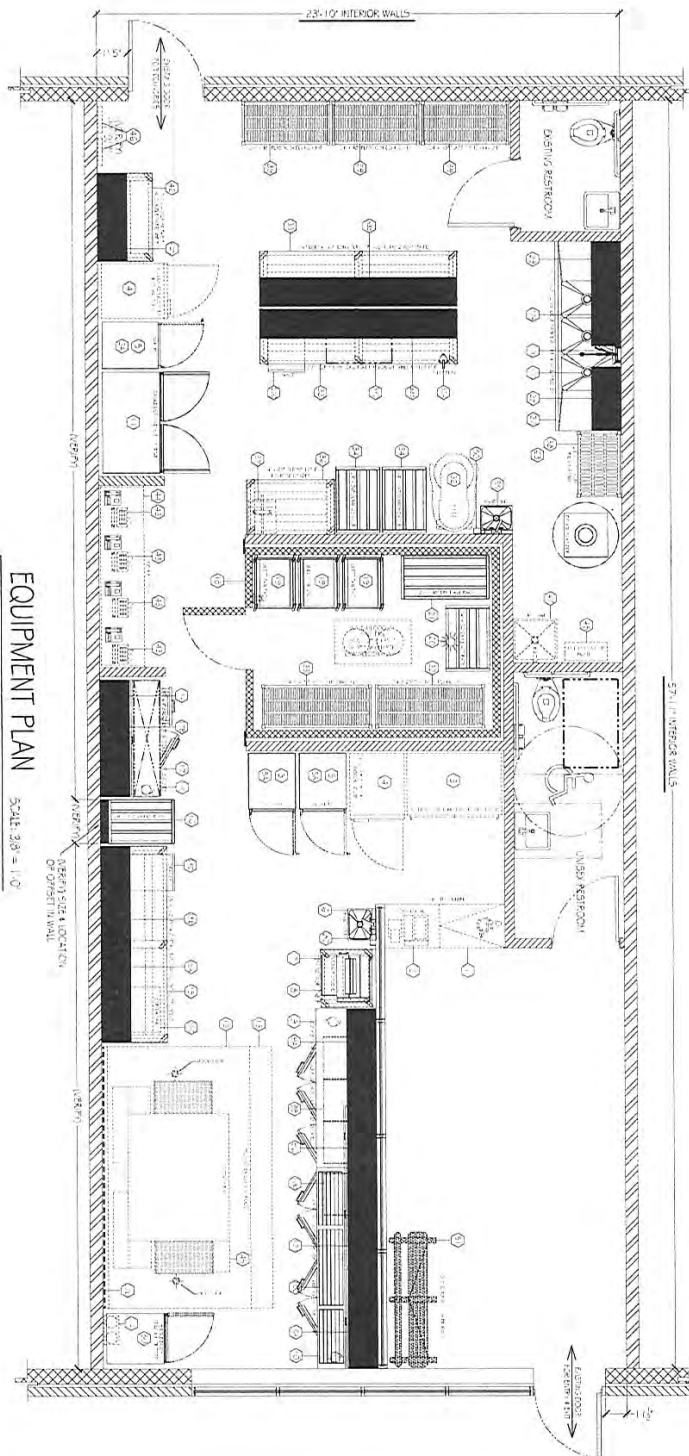
Date: _____

Paul Langdon, AICP, Planning Director

Whitney Kelly, AICP, City Planner

Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11



EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

NOTES: SEE LOCATION OF OVERSET IN WALL

EQ-1

EQUIPMENT PLAN

Project # 0715

Drawing Date: 03-13-13

Author: 03/23/13

Revised: 03/23/13

TENANT IMPROVEMENT for:



11032 OLIVE BLVD.
CREVE COEUR, MISSOURI 63141

LSArchitecture, PLLC



1113 1/2 N. 1st St.
Markville, Indiana 46051
417-296-0152
info@LSArchitecture.com

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE CODES AND FOR PROVIDING THEM TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE CODES AND FOR PROVIDING THEM TO THE SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE CODES AND FOR PROVIDING THEM TO THE SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE CODES AND FOR PROVIDING THEM TO THE SUBCONTRACTORS.



city
of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

May 8, 2013

Mr. Michael Serra
Creveco Pizza LLC dba Jet's Pizza
19694 Westchester Drive
Clinton Twp, MI 48038

Re: Application #13-010: Conditional Use Permit for Jet's Pizza
11032 Olive Boulevard

Mr. Serra:

The Planning and Zoning Commission, at its meeting of May 6, 2013, reviewed your request for a new conditional use permit for Jet's Pizza, a limited service restaurant, located at 11032 Olive Boulevard.

By unanimous vote, the Planning Commission recommends approval of the new conditional use permit for Jet's Pizza, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, May 13th, 2013. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, MAY 6, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, May 6, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: ***Mr. Tim Madden, Chair***
 Dr. Michael Barton
 Mr. Gary Eberhardt
 Mr. James Faron
 Mr. Jim Schnarr

OTHERS PRESENT: ***Mr. Carl Lumley, City Attorney***
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. NEW BUSINESS

A. PUBLIC HEARING

Application #13-010: Approval of a Conditional Use Permit for Jet's Pizza, Limited-Service Restaurant at 11032 Olive Boulevard

Applicant/Agent: Michael Serra
Creveco Pizza LLC dba Jet's Pizza
19694 Westchester Drive
Clinton Twp, MI 48038

Applicant's Representative: Tony Giarratano
Lord Partners
214 S Bemiston Ave., Suite 25
St. Louis, MO 63105

Mr. Tony Giarratano, 214 South Bemiston Avenue, explained Jet's Pizza is a chain restaurant that is expanding into the Saint Louis area. Mr. Giarratano stated the location was 1,500 square feet and would be used for take-out and delivery only.

Ms. Kelly, City Planner, stated a condition of approval is the property owner takes care of the existing building code violations, and the applicant would not be granted full occupancy until this condition was met; however they could obtain temporary occupancy in the time being.

Mr. Faron asked if employee parking was in the back or front of the building, Ms. Kelly said it was in behind the building, or as far from Olive Boulevard as possible, per the Zoning Ordinance and the conditions within the draft ordinance for the conditional use permit.

Mr. Michael Serra, 19694 Westchester Drive, the owner of Jet's Pizza, stated he believed there was plenty of parking for the employees in the back and for customers. Mr. Eberhardt asked how much delivery versus take-out, and Mr. Serra replied 75% delivery and 25% take-out.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Faron motioned to recommend approval of Application #13-010 for a Conditional Use Permit for a limited-service restaurant located at 11032 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of May 6, 2013. Mr. Schnarr seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Dr. Barton – aye

Mr. Schnarr – aye
Chair - aye

Mr. Eberhardt – aye

3. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:25 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

1 PLANNING AND ZONING COMMISSION PUBLIC HEARING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, MAY 6, 2013

5 7:00 P.M.

6 PUBLIC HEARING

7 APPLICATION 13-010

8
9 THOSE IN ATTENDANCE:

10 Chairman Timothy Madden

Mr. Michael Barton

11 Mr. Gary Eberhardt

Mr. James Faron

12 Mr. James Schnarr

Mr. Carl Lumley, City Attorney

13 Mr. Paul Langdon, Director of Community Development

Ms. Whitney Kelly, City Planner

14 Ms. Julie Lowery, Recording Secretary

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16
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18
19
20
21 McLaughlin Court Reporting Services, Inc.

22 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

23 St. Louis, MO 63128

24 (314)487-2259

2 CHAIRMAN MADDEN: I'd like to call Planning &
3 Zoning Commission meeting for the City of Creve Coeur,
4 Missouri for Monday, May 6, 2013.
5 We'll start with roll call.
6 I don't see Dr. Barton.
7 Mr. Gary Eberhardt?
8 MR. EBERHARDT: Present.
9 CHAIRMAN MADDEN: Mr. James Faron?
10 MR. FARON: Present.
11 CHAIRMAN MADDEN: Mr. Howard won't be with us
12 tonight.
13 Mr. Jim Schnarr?
14 MR. SCHNARR: Present.
15 CHAIRMAN MADDEN: Carl Lumley, our City
16 Attorney?
17 MR. LUMLEY: Present.
18 CHAIRMAN MADDEN: Paul Langdon, our Director of
19 Community Development?
20 MR. LANGDON: Present.
21 CHAIRMAN MADDEN: Whitney Kelly, our City
22 Planner?
23 MS. KELLY: Present.
24 CHAIRMAN MADDEN: Judy Lowery, our Recording
25 Secretary?

2

1 MS. LOWERY: Present.

2 CHAIRMAN MADDEN: Okay. Let's move to B, public

3 hearing for Application No. 13-010, Approval of
4 Conditional Use Permit for Jet's Pizza, Limited-Service
5 Restaurant at 11032 Olive Boulevard.

6 Are those people here?

7 VOICE IN AUDIENCE: Yes.

8 CHAIRMAN MADDEN: Everybody's going to give --
9 are you all first, Whitney?

10 Oh, yeah. Anybody that's going to be commenting
11 or representing your -- please stand up and we're going to
12 swear you in, cause it's a public hearing, or if there's
13 anybody in the audience that might be making a comment on
14 this.

15 (The speakers were sworn in by the court
16 reporter.)

17 CHAIRMAN MADDEN: Okay. And for the record, can
18 you state your name and address when you get up there,
19 please.

20 MR. TONY GIARRATANO: Sure.

21 Tony Giaratano with Lord Partners Commercial
22 Real Estate, 214 South Bemiston Avenue, Suite 2-S, Clayton
23 Missouri 63105.

24 CHAIRMAN MADDEN: Thank you.

25 MR. TONY GIARRATANO: I represent Jet's Pizza.

3

1 They're a pizza chain out of Sterling Heights, Michigan.
2 They have over 340 locations in the country. This
3 ownership group in particular owns 30-plus locations.

4 And they are currently expanding into St. Louis
5 market with the significant investment of five locations
6 this year, first one's already opened in Ballwin,
7 Missouri.

8 The first location in Creve Coeur will be a
9 1500-square foot site at Graeser Square. It will be a --
10 only a take-out and delivery location, which is -- falls
11 under the limited-service restaurants. They will not be
12 having any seats at this location.

13 Therefore, we are looking to apply and have a
14 recommendation for the conditional use permit at this
15 site.

16 The owner, Michael Serra and Paul Dudgen
17 (phonetic) are here, and I'll turn it over to them for any
18 questions you guys may have.

19 CHAIRMAN MADDEN: Okay. Would you state your
20 name and address for the record, please.

21 MR. SERRA: My name is Michael Serra, 19694
22 Westchester Drive, Clinton Township, Michigan 48038.

23 CHAIRMAN MADDEN: Does anybody have any
24 questions? None? Pardon me?

25 MR. FARON: No, I'll wait to hear the comments.

4

1 CHAIRMAN MADDEN: Is there anybody in the
2 audience that has a question or a comment?

3 Okay. Thank you.

4 If we come up with -- lead to some questions and

5 discussion, we'll bring you back up, okay?

6 MR. SERRA: Thank you.

7 CHAIRMAN MADDEN: Thank you.

8 MS. KELLY: Whitney Kelly, City Planner, on
9 behalf of the City of Creve Coeur.

10 As the Applicant indicated, this is for a
11 1500-square foot pizza take-out and delivery only
12 restaurant within the Graeser Square Shopping Center, and
13 located at this end unit right here.

14 As the all limited-services restaurants are
15 conditional use permits within the GC District, however,
16 unlike the other commercial districts, there is no
17 limitation on the acreage or square footage within the
18 overall shopping center space.

19 So the only issue really to look at was the
20 parking. And a aerial photograph count of the overall
21 parking indicated that there is plenty of parking
22 available on site.

23 While visiting the site, I did notice a few code
24 violations for building code, and so we have included a
25 condition of approval that does indicate that the property

5
1 owner will be required to fix those building ordinance
2 violations per final occupancy.

3 Any other questions?

4 CHAIRMAN MADDEN: Have we contacted the property
5 owner about this yet?

6 MS. KELLY: Yes, I've talked to them. I believe
7 there also a representative is here. I'm not sure --
8 CHAIRMAN MADDEN: Okay.
9 MS. KELLY: -- but I have talked to them.
10 CHAIRMAN MADDEN: And what was their response?
11 MS. KELLY: They agreed --
12 CHAIRMAN MADDEN: Okay.
13 MS. KELLY: -- and they would get on to it.
14 There was a -- a broken fence, some unenclosed
15 dumpsters, that kind of thing.
16 CHAIRMAN MADDEN: Okay. Any questions for
17 Ms. Kelly?
18 Go ahead.
19 MR. FARON: Do the violations relate to other
20 properties there too?
21 MS. KELLY: Yes, as it's not really specific to
22 this tenant, we did indicate that it could be for final
23 occupancy.
24 The Applicants would be able to submit for
25 temporary occupancy until the final is completed.

6

1 MR. FARON: And the final encompasses the
2 entire --
3 MS. KELLY: -- site.
4 MR. FARON: -- plaza?
5 MS. KELLY: Correct.
6 MR. FARON: Is there an option to provide

7 seating here at a later date?

8 MS. KELLY: Oh, yes, sir.

9 The parking, because it is a limited-services
10 restaurant, the parking is a straight four per 1,000
11 foot, as opposed to the general one space for every three
12 seats. The four per thousand is for a maximum of up to 16
13 seats, and while the -- the Applicant has indicated they
14 are not including table seating, if at some point in the
15 future, they could without affecting the overall parking
16 number calculation and, therefore, the ordinance does
17 include a maximum seating of 16.

18 MR. FARON: We -- we would allow that at 16?

19 MS. KELLY: Uh-huh.

20 MR. FARON: I'll let you finish. I might have a
21 question for the Applicant just about employee parking, if
22 it's going to occur in the back or throughout the site.

23 CHAIRMAN MADDEN: It's in the back.

24 MS. KELLY: Yeah. And another condition of the
25 approval, per the zoning ordinance, is that all employee

7

1 parking and delivery vehicles are to be parked behind the
2 building or as far away from Olive Boulevard as possible.

3 MR. FARON: Yeah, I saw that we kind of require
4 behind, but we also allow a distance if the back
5 is crowded.

6 MS. KELLY: Right.

7 MR. FARON: Just curious what the Applicant

8 expects to see, referring to the Ballwin site location, if
9 there's going to be some overflow into the front. Pretty
10 close. Sometime parking gets pretty crowded even in back
11 and front, but just curious to see what the Applicant
12 would say.

13 MR. SERRA: As -- as you can see on the map,
14 there is plenty of parking behind this facility that we
15 don't have in the other location.

16 MR. FARON: And that would suit your needs, the
17 parking behind there for employees --

18 MR. SERRA: Yes.

19 MR. SCHNARR: How many employees do you think
20 you would have?

21 MR. SERRA: At any given time, five, maybe six
22 on a busy night; drivers, three. Maybe on a Friday or
23 Saturday night up to five at that -- at that location.
24 It's a smaller location so.

25 MR. FARON: Than Ballwin, I guess?

8

1 MR. SERRA: Yes.

2 MR. FARON: Is it like a 50/50 on delivery and
3 pick-up or just curious on the numbers?

4 MR. SERRA: Not quite. It's probably 75/25.

5 CHAIRMAN MADDEN: Delivery or pick-up?

6 MR. SERRA: Probably 75 delivery, 25 pick-up.

7 CHAIRMAN MADDEN: Okay.

8 MR. FARON: All right. Thank you.

9 CHAIRMAN MADDEN: Any other questions?

10 Any comments or questions from the audience?

11 MR. LUMLEY: Offer the following exhibits into

12 the record of this public hearing: Documentation in

13 possession of the City Clerk reflecting notice that was

14 provided to the public of the hearing; the staff's report

15 regarding the application; City Code of Ordinances and

16 Charter; the City's Comprehensive Plan and the public file

17 on this application.

18 CHAIRMAN MADDEN: And that will close our public

19 hearing.

20 (The public hearing ended.)

21

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23

24

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9

1 STATE OF MISSOURI)

2) SS

3 COUNTY OF ST. LOUIS)

4

5 I, Deborah K. McLaughlin, Registered Professional

6 Reporter, Missouri Certified Court Reporter, Illinois

7 Certified Shorthand Reporter and Kansas Certified Court

8 Reporter, do hereby certify that I reported the Planning

9 and Zoning Public Hearing stenographically and later

10 reduced to typewriting; and that this is a true and

11 accurate transcript of the public hearing.

12

13

14 _____, RPR, MO-CCR, IL-CSR, KS-CCR

15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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**AN ORDINANCE CORRECTING CERTAIN SHOPPING CENTER PARKING REGULATIONS IN
CHAPTER 405.820, ARTICLE VII OFF-STREET PARKING AND LOADING REGULATIONS,
OF THE ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CREVE
COEUR, MISSOURI.**

WHEREAS, Ordinance No. 5297 approved on February 11, 2013 amended Section 405.820(B)(1) of the General Parking Requirements for Shopping Centers to allow for a fifteen percent (15%) in the required number of parking spaces; and,

WHEREAS, Ordinance No. 5300 approved on April 22, 2013 amended various sections of the Zoning Code of the City of Creve Coeur to convert the naming and definitions of permitted and conditional uses from the 1987 Standard Industrial Classification (SIC) system to the 2012 North American Industrial Classification System (NAICS); and,

WHEREAS, Ordinance No. 5300 included updated references from the SIC System to the NAICS within Section 405.820 (B)(1) General Parking Requirements for Shopping Centers and the prior approved change allowing for the 15% reduction in parking requirements was inadvertently omitted due to the normal delay in the incorporation of changes into the published code; and,

WHEREAS, the City Council being fully informed finds that correcting the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Section 405.820(B)(1) General Parking Requirements for Shopping Centers of the Required Off-Street Parking Spaces, of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall read as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. General Parking Requirements.

1. Shopping centers designed for restaurant, retail uses and personal service establishments in NAICS 442, 443, 444, 445, 446, 448, 451, 452, 453 ~~SIC Codes 53, 54, 56 and 59~~ provide four (4) parking spaces per one thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required, shall provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

BILL NO. 5421

ORDINANCE NO. _____

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: May 13, 2013

Subject: Clarifying Ordinance Regarding Shopping Center Parking Regulations in Chapter 405.820, Article VII Off-Street Parking And Loading Regulations

Memo Prepared by: Whitney Kelly, AICP, City Planner

Ordinance No. 5297, approved on February 11, 2013, amended Section 405.820(B)(1) of the General Parking Requirements for Shopping Centers to allow for a fifteen percent (15%) reduction in the required number of parking spaces, to read as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

- A. Rules For Computing Parking Spaces. In computing the number of required off-street parking spaces, the following rules shall apply:
 - 3. In the case of mixed uses (that include office and residential), the parking spaces required shall be computed separately for each use except as provided in Sections 405.800(G)(3--4) and 405.820(H)(6)(b).
- B. General Parking Requirements.
 - 1. Shopping centers designed for restaurant, retail uses and personal service establishments shall provide four (4) parking spaces per one thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required, provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.

Ordinance No. 5300, approved on April 22, 2013, amended various sections of the Zoning Code of the City of Creve Coeur to convert the naming and definitions of permitted and conditional uses from the 1987 Standard Industrial Classification (SIC) system to the 2012 North American Industrial Classification System (NAICS). This ordinance also included updating all references of the SIC in various sections of the Zoning Ordinance including Section 405.820 (B)(1) General Parking Requirements for Shopping Centers where the above prior approved change allowing for the 15% reduction in parking requirements was inadvertently omitted due to the normal delay in the incorporation of changes into the published code. Section 21 of Ordinance No. 5300 read as follows:

SECTION 21: SECTION 405.820 Required Off-street Parking Spaces shall be amended to read as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

- B. General Parking Requirements.
 - 1. Shopping centers designed for retail uses in NAICS 442, 443, 444, 445, 446, 448, 451, 452, 453 ~~SIC Codes 53, 54, 56 and 59~~ and personal service establishments shall provide four (4) parking spaces per one

thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required.

Therefore, in order to ensure consistency with the prior action and make clear that eliminating the 15% reduction was not the intent of Ordinance No. 5300, the attached clarifying ordinance makes certain that Section 405.820 (B)(1) reads as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. General Parking Requirements.

1. Shopping centers designed for restaurant, retail uses and personal service establishments in NAICS 442, 443, 444, 445, 446, 448, 451, 452, 453 SIC Codes 53, 54, 56 and 59 provide four (4) parking spaces per one thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required, shall provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.

AN ORDINANCE AMENDING SECTION 405.820, ARTICLE VII OFF-STREET PARKING AND LOADING REGULATIONS OF THE ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI TO ALLOW FOR A FIFTEEN PERCENT REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR SHOPPING CENTERS.

WHEREAS, an application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted to allow for a fifteen percent (15%) in the required number of parking spaces for shopping centers; and,

WHEREAS, two of the City's largest shopping centers, West Oak Shopping Center and Bellerive Plaza Shopping Center, received variances in the required parking based upon evidence that these centers require less parking than the sum of the uses; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the off-street parking regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Tuesday, January 22, 2013, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 5-0 recommended approval of the subject amendments at its meeting on Tuesday, January 22, 2013; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Section 405.820 Required Off-Street Parking Spaces, of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

- A. Rules For Computing Parking Spaces. In computing the number of required off-street parking spaces, the following rules shall apply:

3. In the case of mixed uses (that include office and residential), the parking spaces required shall be computed separately for each use except as provided in Sections 405.800(G)(3-4) and 405.820(H)(6)(b).
- B. General Parking Requirements.
1. Shopping centers designed for restaurant, retail uses and personal service establishments shall provide four (4) parking spaces per one thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required, provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.

SECTION 2: Properties that received a variance reducing required parking spaces prior to the enactment of this Ordinance shall comply with either the requirement applicable to them prior to enactment of this Ordinance as a result of such variance or the new requirements established by this Ordinance, whichever requires less parking, but the previously approved variance shall not be applied in addition to the reduction in parking requirements established by this Ordinance.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 11th DAY OF February, 2013.



ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 11th DAY OF February, 2013.



BARRY GLANTZ
MAYOR

ATTEST:



DEBORAH RYAN, MPCC
CITY CLERK

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING CODE OF THE CITY OF CREVE COEUR TO CONVERT THE NAMING AND DEFINITIONS OF PERMITTED AND CONDITIONAL USES FROM THE 1987 STANDARD INDUSTRIAL CLASSIFICATION (SIC) SYSTEM TO THE 2012 NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS), ALONG WITH CHANGES IN STATUS FOR CERTAIN USES RESULTING FROM THE CONVERSION, AND THE INCLUSION OF CERTAIN NEW USES.

WHEREAS, an application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Zoning Code to convert references of uses from the 1987 SIC system to the NAICS due to market changes that have made many of the names and definitions obsolete, and to includes new segments of the market place; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the allowed permitted and conditional uses of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Tuesday, February 19, 2013, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on April 1, 2013; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Section 405.210 shall be amended to read as follows:

SECTION 405.210: REGULATION OF USES

It is the intent of this Chapter to permit certain uses, not otherwise illegal, to locate in specified zoning districts, either as a permitted use or a conditional use.

1. Permitted uses. No structure shall be erected, constructed, reconstructed or structurally altered, nor shall any structure or land or combination thereof be used unless the use to which the structure and/or land is to be put is listed in the permitted use section of the applicable zoning district and the use fully complies with all of the applicable district regulations, except for non-conformities, accessory uses and conditional uses. Permitted uses and conditional uses are generally listed according to the North American Industry Classification System (NAICS) Standard Industrial Classification (SIC) Manual published by the Office of Management and Budget, 2012 1987 Edition. The specific uses set forth herein taken from the 2012 NAICS 1987 SIC Manual are adopted by reference as

- specifically set forth herein and made a part of this Chapter as if fully set out in this Chapter. A copy of the 2012 NAICS 4987 SIC Manual is on file in the Department of Community Development.
2. Conditional uses. No conditional use, as designated within this Chapter, shall hereafter be established unless such use has been approved pursuant to the provisions of Section 405.470. Any existing use which was a permitted use prior to the adoption of this Chapter and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use.
 3. Uses not specifically listed. If a particular use is included in the NAICS SIC Manual, is not listed as a permitted use and is not within the same NAICS SIC classification code as a listed permitted use, it is not allowed in that district. If a particular use is not included in the NAICS SIC Manual and is substantially similar to uses in one (1) or more NAICS SIC classification codes which are not listed as permitted uses, it is not allowed within that district. If a particular use is not included anywhere in the NAICS SIC Manual and is substantially similar to one (1) or more of the permitted uses listed in that district, it may receive consideration for inclusion as a permitted use by the Planning and Zoning Commission.
 4. Permitted and conditional uses for the Zoning Districts are provided in Table A of the Zoning Ordinance. (Attached)

SECTION 2: Section 405.250 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.250: "A" SINGLE-FAMILY RESIDENTIAL DISTRICT

- B. Permitted Uses. Structures or land in the "A" Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 3: Section 405.260 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.260: "B" SINGLE-FAMILY RESIDENTIAL DISTRICT

- B. Permitted Uses. Any structure or land in the "B" Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 4: Section 405.270 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.270: "C" SINGLE-FAMILY RESIDENTIAL DISTRICT

- B. Permitted Uses. Any structure or land in the "C" Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 5: Section 405.280 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.280: "D" SINGLE-FAMILY RESIDENTIAL DISTRICT

- B. Permitted Uses. Any structure or land in the "D" Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 6: Section 405.290 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.290: "AR" ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT.

- B. Permitted Uses. Any structure or land in the "AR" Attached Single-Family Residential District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 7: Section 405.300 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.300: "HE" HIGHER EDUCATION DISTRICT

- B. Permitted Uses. Any structure or land in the "HE" Higher Education District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and

are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.

- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 8: Section 405.310 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.310: "PH" PLANNED HOSPITAL DISTRICT

- B. Permitted Uses. Any structure or land in the "PH" Planned Hospital District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 9: Section 405.320 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.320: "PO" PLANNED OFFICE DISTRICT

- B. Permitted Uses. Structures or land in the "PO" Planned Office District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 10: Section 405.330 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.330: "RO" RESEARCH AND OFFICE PARK DISTRICT

- B. Permitted Uses. Structures or land in the "RO" Research and Office Park District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the

recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 11: Section 405.340 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.340: "MX" MIXED USE DISTRICT

- B. Permitted Uses. Structures or land in the "MX" Mixed Use District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 12: Section 405.350 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.350: "PC" PLANNED COMMUNITY DISTRICT

- B. Permitted Uses. Structures or land in the "PC" Planned Community District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 13: Section 405.360 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in its entirety as follows:

SECTION 405.360: "GC" GENERAL COMMERCIAL DISTRICT

- B. Permitted Uses. Structures or land in the "GC" General Commercial District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 14: Section 405.370 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in its entirety as follows:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

- B. Permitted Uses. Structures or land in the "CB" Core Business District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 15: Section 405.380 (B) Permitted Uses and (C) Conditional Uses are hereby deleted and replaced in their entirety as follows:

SECTION 405.380: "LI" LIGHT INDUSTRIAL DISTRICT

- B. Permitted Uses. Structures or land in the "LI" Light Industrial District may be used only for the purposes enumerated for that district in Table A of this Zoning Ordinance and are subject to the provisions and limitations of Section 405.210 and to all of the other provisions and limitations of this Chapter and other applicable regulations, ordinances and Statutes of the City of Creve Coeur, St. Louis County or the State of Missouri.
- C. Conditional Uses. The City Council may authorize the uses identified as Conditional Uses for the district in Table A of this Zoning Ordinance by conditional use permit as provided in Section 405.1070, based on the criteria in Section 405.470, after receipt of the recommendation of the Planning and Zoning Commission and subject to such other restrictions and conditions as are deemed necessary.

SECTION 16: Section 405.390(D)(2)(a) Planned Residential Development shall be amended to read as follows:

SECTION 405.390: PLANNED ZONING DISTRICTS

- D. Relationship Of Planned Districts To Zoning Map.
 - 2. Types of planned zoning districts.
 - a. Planned residential development (PRD). A "planned residential development" shall mean a development on a plot of land, containing a limited mixture of uses and building types, which may include single-family houses, clustered housing, multi-family dwellings, open space and small service commercial (boutique style business uses) that complement the area. Although no particular combination of the aforementioned uses is predetermined, all applications for PRD zoning must contain a clear statement and placement of the specific uses within the district with the NAICS Designation from Table A. Note that no use which is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PRD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PRD is five (5.0) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land.

Design criteria.

- (1) Adjoining areas should be predominately residential or institutional.
- (2) Housing densities may not exceed six (6) units per acre for new single-family residential nor twenty (20) units per acre for new multi-family

- residential. For the purpose of calculating density, acreage shall not include areas located in a 100-year floodplain.
- (3) Includes dwelling units (all types) subject to height and development and performance standards substantially similar to surrounding residential development. In addition, properties adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
 - (4) The floor area ratio (FAR) shall not exceed four-tenths (0.4). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed thirty-three percent (33%) of the site area and the sky exposure plane requirement is met.
 - (5) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
 - (6) No new residential building may be located closer than twenty (20) feet to ~~any property line~~ nor any property line or any required buffer yard.
 - (7) No new commercial building may be located closer than forty (40) feet to any required buffer yard.
 - (8) Balances increased structure densities for the subject property with more cohesive and organized open space.
 - (9) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.
 - (10) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, ~~stormwater~~ storm water control, sanitary sewer and parks and recreation facilities.
 - (11) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
 - (12) Places all utilities serving new projects underground, except where specific allowances and design considerations are provided elsewhere in this Section.
 - (13) Provides effective landscaping or screening in or around the separate developments within the PRD.
 - (14) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
 - (15) Functionality and aesthetically integrates all proposed ~~stormwater~~ storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with the surrounding development.

SECTION 17: Section 405.390(D)(2)(b) Planned Commercial Development shall be amended to read as follows:

SECTION 405.390: PLANNED ZONING DISTRICTS
D. Relationship Of Planned Districts To Zoning Map.

2. Types of planned zoning districts.

- b. Planned commercial development (PCD). A "planned commercial development" shall mean a development on a plot of land containing a mixture of commercial, office, miscellaneous service activities and multi-family dwellings when acceptable to the area. The purpose of a PCD is to provide sites for the development of commercial retail and office uses in a manner which is attractive for such uses and compatible with surrounding neighborhoods. The PCD will also encourage the efficient use of land and resources, offer a mix of amenities for the populace of the area and promote greater efficiency in public and utility services. Although no particular combination of the aforementioned uses is predetermined, all applications for PCD zoning must contain a clear statement and placement of the specific uses within the district, with the NAICS Designation from Table A. Note that no use which is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PCD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PCD is three and one-half (3.5) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land. In addition, a PCD may not be requested for properties described by the Central Business District land use plan.

Design criteria.

- (1) Adjoining areas must be predominantly non-residential as defined for this district and the project shall have all access, not including emergency-use only driveways, from Olive Boulevard, Lindbergh Boulevard, North New Ballas Road or any street within the "LI" Light Industrial zoning district except that the project may also have cross access with an adjacent commercial property whose access is limited to only a major or minor arterial according to the City's published street classification map or from any street within the "LI" Light Industrial zoning district.
- (2) Proposed development adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (3) The floor area ratio (FAR) for new developments shall not exceed six-tenths (0.6). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed forty percent (40%) of the site area and the sky exposure plane requirement is met.
- (4) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of thirty-five (35) feet on all sides that abut the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (5) No new residential building may be located closer than fifteen (15) feet to ~~any property line~~ or any property line or any required buffer yard.
- (6) No new commercial building may be located closer than forty (40) feet to any required buffer yard.

- (7) Makes efficient use of parking and storage areas including cooperative parking facilities.
- (8) Provides for the more efficient provision of public and private utilities and facilities throughout the development area.
- (9) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, ~~stormwater~~storm water control, sanitary sewer and parks and recreation facilities.
- (10) Incorporates pocket parks, small plazas and places for public art where appropriate.
- (11) Locates buildings in appropriate relation to sidewalks or public parks and plazas.
- (12) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (13) Allows for on-street parking and locate surface parking to the side and rear of buildings.
- (14) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (15) Places all utilities serving new projects underground, except where specific allowances and design considerations are provided elsewhere in this Section.
- (16) Provides effective landscape or screening in or around the separate developments within the PCD.
- (17) Functionally and aesthetically integrates all proposed ~~stormwater~~storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with surrounding development.

SECTION 18: Section 405.450 (B) shall be amended to read as follows:

SECTION 405.450: PERMITTED USES

- B. Group Homes. (NAICS 62310 and 623990) The following specific standards shall be met before a permit shall be issued for a group home:
1. Use regulations. The prevailing lot size requirements, building bulk regulations and yard setback requirements of the single-family residential district ("A", "B", "C" or "D" district) in which the group home is to be located shall be satisfied by any existing single-family residence structure to be converted to group home occupancy or by any structure to be newly constructed for such occupancy, such group homes shall not be permitted in any attached residential district ("AR" district) or other condominium or multi-family project such as within the "CB" Core Business District.
 2. Site density and certification of occupancy. The owner or operator of a group home shall be duly licensed by the Department of Mental Health of the State of Missouri or accreditation acceptable to that department pursuant to Section 630.705 through Section 630.805, RSMo., or shall have applied for such license. Residents of such facilities must be mentally retarded, physically disabled or developmentally disabled as defined under Section 630.005, RSMo. The home occupants shall not exceed eight (8) persons and the number of resident house parents shall not exceed two (2) persons. The objective of this certification of group home occupancy is to ensure that the occupancy of a group home is maintained exclusively for persons with valid developmental handicaps or disabilities at the above stated maximum density per group home. Specifically

- excluded are all other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. Community density. In order to preclude the impactation of any single neighborhood or subdivision, no group home permitted in accordance with this Section shall be located within two thousand five hundred (2,500) feet of another such group home in the City of Creve Coeur.
 4. Residential appearance. The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood or subdivision.

SECTION 19: Section 405.470 Conditional Uses shall be amended to read as follows:

SECTION 405.470: CONDITIONAL USES

1. Electric Power Distribution (NAICS 221122) Public utility substations, distribution facilities and distribution cabinets (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts). Shall provide a minimum six (6) foot high screen of evergreen plant material or wall between any structure exceeding three (3) feet in height, with the exception of utility poles and any adjacent residential or institutional use or any right-of-way or street.
2. Retreat Houses (NAICS 813110) operated by non-profit or religious, fraternal or community service organizations including overnight accommodations for guests or members (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).
 - a. Shall be located on sites of at least three (3) acres.
 - b. Overnight accommodations shall be limited to guests or members.
 - c. The maximum capacity of such overnight guest facilities shall not exceed a ratio of four (4) overnight guests per acre of site occupied by the retreat house.
3. Accessory retail sales (NAICS 45299 All Other General Merchandise Stores and NAICS 445120 Convenience Stores) (conditional use in the "PO" districts).
 - a. The floor area of retail uses shall not exceed twenty percent (20%) of the gross leasable floor area of any building.
 - b. The combined floor area of all retail uses shall not exceed ten percent (10%) of the gross leasable floor area of a given planned development within the district.
 - c. No signage relating to the retail use shall be allowed except within a building and such signage shall not be visible off the premises.
4. Roof-mounted communication equipment (CC-517929) (conditional use in the "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).
 - a. Roof-mounted communication equipment shall not exceed fifteen (15) feet in height as measured from the roof of the building and shall meet the sky-exposure plane requirement in the applicable zoning district if applicable.
 - b. Prior to approval of roof-mounted communication equipment by the City Council, the applicant shall document their efforts to locate their communication equipment on an existing communication tower within the City or in close proximity to the City. Such documentation shall also indicate why co-location on any existing tower is not feasible or not desirable.

- c. The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.
 - d. In addition to the requirements of Section 405.1080, the site plan for the roof-mounted communication shall include the following information:
 - (1) Proposed type, number and location of antennas or other transmission equipment to be located on the building roof; and
 - (2) Location of any adjoining or surrounding residential districts or structures used for residential purposes.
 - e. Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.
 - f. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment.
 - g. Roof-mounted communication equipment shall not be located within one hundred fifty (150) feet of any residential structure.
 - h. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.
5. Roof-mounted communication equipment (CC-517929) (conditional use in the "A" district).
- a. Roof-mounted communication equipment may be located in a residential parcel if the property is over twenty (20) acres and is primarily used as a public or private school or place of worship.
 - b. The location of the roof-mounted communication equipment shall be no less than three hundred (300) feet from any residential structure measured from the location of the proposed communication equipment.
 - c. Any equipment building, cabinet or similar elements serving the antenna must be located within the structure on which it is mounted or below grade level so as to minimize the visibility from the outside of said structure.
 - d. No antenna shall project above the existing height of the structure upon which it is mounted.
 - e. Prior to approval of roof-mounted communication equipment by the City Council, the applicant shall document its efforts to locate its communication equipment on an existing communication tower or rooftop within the City or in close proximity to the City. Such documentation shall also indicate why co-location on any existing tower or rooftop is not feasible or not desirable.
 - f. The design of the communication equipment shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the communication equipment facilities with the surrounding natural setting and built environment.
 - g. In addition to the requirements of Section 405.1080, the site plan for the roof-mounted communication equipment shall include the following information:
 - (1) Proposed type, number and location of antennas or other transmission equipment to be located on the building roof, and
 - (2) Location of any adjoining or surrounding residential districts or structures used for residential purposes.
 - h. Roof-mounted communication equipment shall not be installed on residential buildings or on buildings located on lots used for residential purposes.

- i. Any roof-mounted communication equipment that is no longer in use for its original communications purpose shall be removed at the communication equipment owner's expense. The owner shall provide the City with a copy of its notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the equipment.
 - j. Signs and lighting, other than safety or hazard signs or lighting, shall not be placed on any roof-mounted communication equipment.
 - k. At the time of application for a conditional use permit, the owner of the subject property is required to provide the City a letter consenting to allow the co-location of up to three (3) communication service providers on the same structure and within the same equipment shelter.
6. Communication Towers (NAICS 517210) (conditional use in the "A", "B", "C", "D", "AR", "HE", "PH", "PO", "RO", "MX", "PC", "GC", "CB" and "LI" districts).
- a. A communication tower shall not exceed one hundred (100) feet in height except in the "LI" Light Industrial District.
 - b. A communication tower shall not be located on parcels of less than five (5) acres in size within the "A", "B", "C", "D" and "AR" Districts.
 - c. The communication tower shall be set back from the property line a minimum of one (1) foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. No communication tower shall be located within two hundred (200) feet of any residential structure.
 - d. Communication tower operators of any tower approved after the effective date of this Chapter shall provide for the co-location of other communications providers on their tower for reasonable compensation and shall make adequate space available for public safety communication antennas.
 - e. Prior to approval of a communication tower by the City Council, the applicant shall document efforts to locate the proposed antenna on an existing communication tower within the City or in close proximity to the City. Such documentation shall also indicate why co-location on any existing tower is not feasible.
 - f. The design of the tower shall maximize use of building materials, colors, textures, screening and landscaping that effectively blend the tower facilities with the surrounding natural setting and built environment and otherwise reduce the visibility of it.
 - g. All accessory uses and any guy wire anchors or other supporting apparatus shall be subject to height and setback requirements generally applicable to principal uses in the zoning district in which they are located. All guy wire anchor locations, equipment shelter structures or buildings, fencing and similar structures or improvements constituting accessory uses shall be located on the same parcel of land occupied by the communication tower.
 - h. In addition to the requirements of Section 405.1080, the site plan for the communication tower shall include the following information:
 - (1) Exact location of the tower and guy wire anchors or other supporting apparatus;
 - (2) Proposed type, number and location of antennas or other transmission equipment to be located on the tower; and
 - (3) Location of any adjoining residential districts or structures used for residential purposes.
 - (4) Location and number of evergreen plantings or other methods of screening provided for ground-based equipment.

- i. Any communication tower that is no longer in use for its original communications purpose shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the tower and accessory structures. In case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations.
 - j. Signs, lighting, other than safety or hazard signs or lighting, shall not be placed on any communication tower, unless required by the FAA or other Federal or State authority.
 - k. A communication tower shall not be located closer than fifty (50) feet to any street right-of-way.
 - l. The provisions of Section 405.620 shall not apply to communication towers.
7. Electromedical and Electrotherapeutic Apparatus Manufacturing (NAICS 334510), Surgical Appliance and Supplies Manufacturing (NAICS 339113), Dental Equipment and Supplies Manufacturing (NAICS 339114), and Ophthalmic Goods Manufacturing (NAICS 339115) Fabrication and/or assembly of specialized medical equipment or components (conditional use in the "PH" district).
- a. Shall clearly be accessory to the medical specialty use.
 - b. Shall be located in the same building as the medical specialty use.
 - c. Shall occupy less than fifty percent (50%) of the floor area of the building devoted to the medical specialty, not to exceed ten thousand (10,000) square feet.
8. All drive-through and drive-in Drive-in sales of goods or services including freestanding drive-in banking facilities (not including restaurants) (CC-442100) (conditional use in the "PC", "GC" and "CB" districts).
- a. Shall provide space for at least three (3) cars per drive-up window or station.
 - b. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - c. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - d. Drive-thru service for restaurants may be located only on sites of not less than three (3) acres.
9. Water Supply and Irrigation Systems Water supply storage--NAICS 221310 SIC Code 4944 (conditional use in the "LI" district).
- a. Shall be located on lots of at least three (3) acres.
 - b. Elevated structures shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.
10. Sewage Treatment Facilities Sewage treatment plants-- NAICS 221320 SIC Code 4952 (conditional use in the "LI" district).
- a. Shall be located on lots of at least three (3) acres.
 - b. Shall be allowed only as an accessory use to an industrial use.
 - c. Shall be limited to the treatment of industrial waste prior to transmittal to the sanitary sewer system.
 - d. Shall receive all necessary permits from the Metropolitan St. Louis Sewer District, St. Louis County, the State of Missouri and the Federal Government prior to initiating operation.
11. New Car DealersAutomotive dealers-- NAICS 441110-SIC Code 551 (conditional use in the "GC" and "CB" districts).

- a. Site size. Shall be located on lots of not less than one (1) acre.
 - b. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
 - c. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - d. Motor vehicle dealers (new or new and used) (all uses NAICS 441110). A motor vehicle dealer, whose new vehicle franchise has been terminated, may continue all other services performed by the dealer for a period of three (3) years from the later of the date of such termination or January 24, 2011, provided the dealer gives the City written notice of such termination within thirty (30) days of the effective date thereof and states in such notice an intent to seek a replacement franchise to sell new vehicles. Upon good cause shown, the City Council may extend the time period accordingly.
12. New Car Dealers, Used Car Dealers, Motor Vehicle, new and used, used only, Motorcycle Dealers, and Boat Dealers -- NAICS 441110, 441120, 441221 and 441222 SIC Codes 551, 552, and 557 (conditional use in the "LI" District).
- a. Indoor operations only. All business operations (including, but not limited to, vehicle service, cleaning and storage) will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors. This shall not be interpreted to require service bay doors to be closed except as may be required by an approved conditional use permit.
 - b. Site size. Shall be located on lots of not less than one (1) acre.
 - c. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored and fully screened from view of the public right-of-way.
13. Gasoline Service Stations-- NAICS 447110 and 447190 SIC Code 554 (conditional use in the "PC", "GC" and "CB" districts). The following specific development standards shall be met before a conditional use permit may be issued for a gasoline service station in accordance with Section 405.1070, so as to control the mode of development, method of operation and to ensure that the location does not adversely affect the health, safety and welfare of the community, especially from the traffic point of view.
- a. Site size. Service station sites shall contain a minimum area of twenty thousand (20,000) square feet, a minimum lot frontage of one hundred (100) feet and a minimum of twenty-five hundred (2,500) square feet for each dispenser, whichever is greater. A dispenser may have more than one (1) hose.
 - b. Setbacks. All buildings shall be set back at least fifty (50) feet from the street right-of-way line and at least ten (10) feet from any other property line unless a greater setback is required by other provisions of this Chapter. Dispenser islands shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect automobiles positioned for service at pump islands.
 - c. Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays are to be contained entirely within the building. Where adjacent to a residential district ("A", "B", "C", "D", "AR" or "MR"), no more than three (3) service bays shall be permitted. Service bay doors shall not face residentially zoned property.

- d. Parking and access. In addition to providing parking in accordance with Section 405.820(F), there should be adequate space on site for automobiles to wait in line for each dispenser island and dispenser.
 - e. Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
 - f. Retail sales. Sales shall be restricted for the service station to gasoline, oil, tires, batteries and automotive accessories and food and beverages sold from vending machines, unless permission is explicitly granted as part of the conditional use permit for the sale of other items or classes of items such as food, beverages, personal care or other convenience items or car washing services.
 - g. Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - h. Major repairs prohibited. Major engine or transmission dismantling, body and fender work, top and upholstery work shall not be permitted on the premises of the service station.
 - i. Trailer and equipment rental prohibited. Trailer and equipment rentals shall not be permitted to operate on the premises of a service station.
 - j. Gasoline deliveries. No delivery tanker shall park on public right-of-way during gasoline delivery, nor shall any hose be permitted on the public right-of-way.
 - k. Pump island location. Pump islands located parallel to the street should observe a twenty (20) foot setback. Pump islands located perpendicular to the street should observe a thirty (30) foot setback.
 - l. Landscaping and buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
 - m. Curb cuts and corner radius. On corner sites a twenty (20) foot curb radius shall be provided and no curb entrance shall be located within less than fifty (50) feet from the end of such curve. At intersections where a primary flow of right turn traffic is anticipated, a thirty-five (35) foot corner curb radius of curvature shall be provided, again with a fifty (50) foot curb cut setback from the end of the curve.
 - n. Sight lines. Landscaping provided along the street frontage in accordance with paragraph (12)(l) "Landscaping and Buffering" above should preserve sight lines for entering and exiting traffic. This does not preclude careful placement of street trees with high foliage or low growing shrubbery (below thirty (30) inches).
14. Food Services and Drinking Places (NAICS 722) Eating and Drinking Establishments. Shall be located on sites of not less than two (2) acres with the following exceptions:
- a. The acreage requirement does not apply to properties within the "GC" District;
 - b. The acreage requirement does not apply to restaurants in the "CB", "PO", "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage; and
 - c. ~~In the "MX" District restaurants cannot be located on sites that adjoin or abut property within an "A", "B", "C" or "D" Single-Family Residential District or that adjoin or abut property within an "AR" Attached Single-Family Residential District~~

~~used for attached single-family dwellings including town homes or duplexes but excluding multi-family dwellings.~~

Drive-thru or drive-up services:

- i. Shall provide space for at least three (3) cars per drive-up window or station.
 - ii. Shall provide landscaping to screen the view of drive-up waiting spaces from surrounding properties.
 - iii. Drive-up window access, waiting spaces and egress shall not interfere with site circulation or be hazardous to motorists entering, exiting or passing by the site.
 - iv. Drive-thru service for restaurants may be located only on sites of not less than three (3) acres.
 - d. In the "MX" District:
 - i. Restaurants cannot be located on sites that adjoin or abut property within an "A", "B", "C" or "D" Single-Family Residential District or that adjoin or abut property within an "AR" Attached Single-Family Residential District used for attached single-family dwellings including town homes or duplexes but excluding multi-family dwellings.
 - ii. Shall be located on sites of not less than two (2.0) acres;
 - iii. Shall be located on the ground floor of the structure;
 - iv. Shall not occupy more than forty percent (40%) of the approved building square footage for the building footprint and a single eating and drinking establishment shall not exceed three thousand five hundred (3,500) square feet in size;
 - v. Shall have a minimum of sixteen (16) seats for dining; and
 - vi. Shall not provide drive-thru or drive-up services to patrons. "Drive-thru" and "drive-up" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window and/or receive food service in their automobiles.
15. ~~Hotels, and Motels motels and tourist courts-- NAICS 721110-SIC Code 704~~ (conditional use in the "PC", "GC", "CB" and "LI" district).
 - a. ~~Shall be located on lots of not less than three (3) acres.~~
 16. ~~Hotels and Motels, and Rooming and Boarding Houses Organization hotels and lodging houses on membership basis-- NAICS 721110, and 721310-SIC Code 704~~ (conditional use in the "HE" district).
 - a. ~~Shall be located on lots of not less than twenty (20) acres.~~
 - b. ~~Shall be accessory to a permitted principal use.~~
 17. ~~Cemeteries and Crematories-- NAICS 812220-SIC Code 726~~ (conditional use in the "A", "HE", and "PC" districts).
 - a. ~~Shall be located on sites of at least forty (40) acres.~~
 - b. ~~The use of the site shall be limited to cremation and final interment of bodies or ashes in the ground, in columbariums, in mausoleums or similar facilities and the customary accessory uses to support a cemetery. No funeral homes or similar uses shall be allowed.~~
 18. ~~Funeral Homes and Funeral Services-- NAICS 812210-SIC Code 726~~ (conditional use in the "A", "HE", "MX", "PC", and "GC" and "CB" districts).
 - a. ~~Shall be located on lots of not less than one (1) acre.~~

19. Passenger Car Rental and Leasing ~~Automotive rental and leasing, without drivers--~~ NAICS 53211-SIC Code 754 (conditional use in the "GC", "CB", and "LI" districts).
- Reserved.
 - Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
20. Tire Dealers, General Automotive Repair, Automotive Transmission Repair, Other Automotive Mechanical and Electrical Repair and Maintenance, Oil Change, Automotive Glass Replacement Shops, and All Other Automotive Repair and Maintenance ~~Automotive exhaust system repair shops, automotive transmission repair shops, general automotive repair shops, and automotive repair shops not elsewhere classified--~~ NAICS 441320, 811111, 811113, 811118, 811122, 811191 and 811198-SIC Codes 7533, 7537, 7538 and 7539 (conditional uses in the "GC", "CB" and "LI" districts).
- Site size. Shall be located on lots of at least one (1) acre.
 - Service bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A", "B", "C", "D", "AR" or "MR").
 - Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A", "B", "C", "D", "AR" or "MR").
 - Trash disposal and storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.
 - Body repairs prohibited. No body and fender work, top and upholstery work shall be permitted on the premises.
 - Landscaping and buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.
21. Motion Picture Theaters (except Drive-Ins)-- NAICS 512131-SIC Code 7832 (conditional use in the "PC", "GC" and "CB" districts).
- Shall be located on lots of not less than three (3) acres.
22. Various Membership Organizations ~~Private clubs--~~ NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) SIC Code 7997 and SIC Code 8644 (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).
- Shall be located on sites of at least three (3) acres.
 - Parking areas shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
23. ~~Amusement and recreation services--SIC Code 79 (conditional use in the "A", "B", "C", "D", "AR", "MR", "PO", "PC", "GC" and "CB" districts).~~

- a. ~~Shall be located on lots of not less than one-half (1/2) acre, unless a larger lot is required by the applicable zoning district regulations.~~
2324. Nursing Care Facilities, Residential Mental Retardation, Mental Health and Substance Abuse Facilities, and Community Care Facilities for the Elderly Nursing and personal care facilities-- NAICS 623110, 623210, 623311 and 623990 (except Boot Camps and Halfway Group Homes) SIC Code 805 (conditional use in the "HE", "PH", "PC", "GC", and "CB" districts).
- a. Shall be located on sites of at least three (3) acres.
- b. The density of development (for apartment-type units) within a personal care facility shall not exceed twenty (20) dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.
- c. Personal care facilities shall be primarily residential in character; however, convalescent and nursing homes, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.
- d. No building shall be located within fifty (50) feet of any property line.
2425. Outpatient Mental Health and Substance Abuse Center Alcohol and drug treatment, outpatient clinics-- NAICS 62142 SIC Code 8093 (conditional use in the "GC" district).
- a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
- b. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
- c. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.
2526. Elementary and Secondary Schools-- NAICS 611110 SIC Code 821 (conditional use in the "A", "B", "C", "D", and "AR", "MR", "PO" and "RO" districts).
- a. Shall be located on lots of not less than three (3) acres; and
- b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
- c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.
27. Libraries SIC Code 823 (conditional use in the "PO" and "RO" districts).
- a. ~~Shall be located on lots of not less than three (3) acres.~~
2628. Adult Day Care Centers (NAICS 624120) (conditional uses in the "HE", and "PO" and "RO" districts).
- a. Shall be located on lots of not less than three (3) acres.
- b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
- c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.
2729. Child Day Care Services-- NAICS 624410 SIC Code 835 (conditional use in the "A", "B", "C", "D", "AR", "MR", "HE", "PO" and "RO" districts).

- a. Shall be located on lots of not less than three (3) acres.
 - b. The site shall be located on a paved street with sufficient width to accommodate vehicular traffic generated by the use.
 - c. Passenger loading and unloading facilities shall be provided on the site and such facilities shall be designed to preclude any back-up movements to enter or exit the site.
- ~~30. Orphanages or children's homes SIC Code 836 (conditional use in the "HE", "PH" and "GC" districts).~~
- ~~a. Shall be located on lots of not less than three (3) acres.~~
2834. Residential Mental Health and Substance Abuse Facilities ~~Alcohol and drug rehabilitation centers, residential-- NAICS 623220 SIC Code 836 (conditional use in the "GC" "PC" district).~~
- a. Shall be licensed by the Division of Alcohol and Drug Abuse of the Department of Mental Health of the State of Missouri.
 - b. Not more than twenty (20) persons shall reside in the building at one time.
 - c. The exterior of the treatment facility shall reasonably conform to the exterior appearance of other buildings in the vicinity.
 - d. Shall not be located closer than one (1) mile to any other substance abuse treatment facility.
2932. Religious Organizations ~~Places of worship-- NAICS 813110 SIC Code 866 (conditional use in the "A", "B", "C", "D", "AR", "MR", "PO", and "RO", and "LI" districts).~~
- a. Shall be located on lots of not less than three (3) acres;
 - b. Shall provide a minimum of one (1) acre of land per one hundred (100) seats in the main auditorium.
 - c. In the "A" Single-Family Residential District: If the primary use on the site and conditional use permit is listed as a church or other place of worship and whereas such facilities are located on a lot of twenty (20) acres or more in area, the maximum site coverage on the site may be increased from twenty-five percent (25%) to thirty-five percent (35%). The buffer yard requirement shall be increased to one hundred (100) feet for all new construction or improvements on the site abutting to or across the street from residentially zoned property.
3033. Multi-family dwellings (conditional use in the "AR" district).
- a. Shall be located on sites of at least five (5) acres.
 - b. The minimum dwelling unit size shall not be less than nine hundred (900) square feet per unit.
 - c. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.
 - d. Private usable open space. Private usable open space shall be provided in accordance with the standards for all multi-family residential building or development described in Section 405.710.
 - e. Visual environment enhancement. In the site development plan for any building or structure or any tract or tracts in the "AR" District, there shall be set aside a sum of money equal to not less than two percent (2%) of the proposed total construction cost, which sum shall be used for the erection, construction or installation of special or extraordinary walks, patios, fountains, pools, statuary, landscaping and other applicable objects of art or beautification upon such tract or tracts. There shall be specified on such site development plan an itemized cost estimate of such items

including the manner in which the sum of money is to be used for this visual environment enhancement.

3134. Multi-family dwellings (conditional use in the "CB" district).
- Shall be located on sites of at least three (3) acres.
 - The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.
 - At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.
3235. Building or structure exceeding a floor area ratio of 1.0, but not exceeding 1.25 (conditional use in the "CB" district).
- All projects seeking a floor area ratio (FAR) exceeding one (1.0) shall be limited to a FAR of eight-tenths (0.8) for the office use portion of the building. The intent is to encourage projects that provide mixed-use developments and reduce peak hour vehicular congestion. All projects should incorporate uses that include, but not be limited to, restaurants, personal service providers and incidental retail and service establishments, that are oriented to both on- and off-site users.

SECTION 20: SECTION 405.700 Dedication of Public Parks and Open Space shall be amended to read as follows:

SECTION 405.700: DEDICATION OF PUBLIC PARKS AND OPEN SPACE

The City Council is specifically empowered to establish public parks on public land in any zoning district and may either accept or reject any portion of the property in any zoning district which the developers thereof may voluntarily desire to dedicate to the City as a public park. If any portion of such district is so voluntarily dedicated, such portion of the property must be shown on the approved site development plan, all subject to the recommendation of the Planning and Zoning Commission and the approval of the City Council.

SECTION 21: SECTION 405.820 Required Off-street Parking Spaces shall be amended to read as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. General Parking Requirements.

- Shopping centers designed for retail uses in NAICS 442, 443, 444, 445, 446, 448, 451, 452, 453 ~~SIC Codes 53, 54, 56 and 59~~ and personal service establishments shall provide four (4) parking spaces per one thousand (1,000) square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number, in which case the higher number shall be required.
- Residential uses.
 - One- and two-unit structures shall provide two (2) parking spaces per dwelling unit.
 - Multi-family uses shall provide two (2) parking spaces per dwelling unit for the first fifty (50) dwelling units; one and three-quarter ($1\frac{3}{4}$) spaces per dwelling unit for the second fifty (50) dwelling units; and one and one-half ($1\frac{1}{2}$) spaces per dwelling unit for all units in excess of one hundred (100) units.
- Churches, synagogues, temples, other places of worship, public buildings, auditoriums and other places of public assembly: one (1) space for each four (4) seats.
- General offices including professional, governmental or institutional except as specifically enumerated in this Article: For buildings less than fifteen thousand (15,000) square feet, four (4) stalls per one thousand (1,000) square feet of gross

- leasable floor area. For buildings greater than fifteen thousand (15,000) square feet, three and three-tenths (3.3) stalls per one thousand (1,000) square feet of gross leasable floor area.
5. Business Enterprise Center (as defined herein): 0.85 parking spaces per one hundred fifty (150) square feet of office suite space.
- C. Agriculture, Forestry, And Fishing and Hunting (NAICS 11 SIC Codes 01-14).
1. Veterinary services. One (1) parking space per two hundred (200) square feet of floor area.
 2. All other uses. One (1) parking space per five hundred (500) square feet of floor area and two (2) spaces per acre of land area.
- D. Construction (NAICS 23 SIC Codes 15-17). One (1) space per five hundred (500) square feet of floor area plus one (1) space per three thousand (3,000) square feet of outdoor storage area.
- E. Manufacturing, Transportation, ~~Telecommunication~~ And Utility Uses (NAICS 22, 31-33, 48-49, 517 SIC Codes 19-49).
1. Manufacturing (NAICS 31-33 SIC Codes 19-39).
 - a. Research and development facility. One (1) parking space per four hundred (400) square feet of floor area.
 - b. All other manufacturing. One (1) parking space for every five hundred (500) square feet of floor area.
 2. Transportation, ~~telecommunication~~ and utility uses (NAICS 22, 48-49, 517-all uses within SIC codes 40-49). One (1) parking space for every four hundred (400) square feet of floor area.
- F. Wholesale And Retail Trade (NAICS 42, 44-45, 49 722 SIC codes 50-59).
1. Automotive Dealers (NAICS 4411-4413 SIC Code 55) (not including automobile repair (SIC Code 75)):
 - a. Automobile or boat dealers (NAICS 4411-4412, SIC Codes 5510, 5520, 5550, 5560 and 5590). One (1) space per two hundred fifty (250) square feet of show room floor area plus three (3) parking spaces per service bay plus one (1) space per one thousand two hundred fifty (1,250) square feet of total aggregate building area. Parking spaces typically occupied by new or used automobiles for sale shall not be counted towards the required off-street parking requirements. Such parking spaces occupied by automobiles for sale do not have to meet the minimum parking space requirements specified in this Chapter.
 - b. Auto parts Automotive Parts, Accessories, and Tire Stores stores (NAICS 4413 SIC Code 5530). Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
 - c. Gasoline service Stations (NAICS 447 SIC Code 5540). Four (4) parking spaces per one thousand (1,000) square feet of gross floor area plus three (3) spaces for every service bay.
 - d. All other automotive uses. Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
 2. Building Material and Garden Equipment and Supplies Dealers materials and garden supplies (NAICS 444 SIC Code 52). Four (4) parking spaces per one thousand (1,000) square feet of gross floor area plus one space per one thousand (1,000) square feet of outdoor display area.

3. Furniture and Home Furnishings Stores (including carpeting and major appliances) (~~NAICS 442~~~~SIC Code 57~~). Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
4. General retail establishments (general merchandise, food, apparel and accessories and miscellaneous retail stores) (~~NAICS 443, 445, 446, 448, 451, 452, and 453~~~~SIC Codes 53, 54, 56 and 59~~). Four (4) parking spaces per one thousand (1,000) square feet of floor area.
5. Food Services and Drinking Places (NAICS 722). ~~Restaurants and bars (SIC Code 58)~~.
 - a. One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area.
 - b. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, drive-up or curb service facilities.
6. Wholesale Trade ~~Wholesaling, warehousing and storage businesses (NAICS 42, 49~~ ~~SIC Codes 50 and 54)~~ shall have their parking requirements based on the following:

Building Size	Parking Spaces
Less than 5,000 square feet	1 space per 1,000 square feet
5,000 to 15,000 square feet	1 space per 1,500 square feet
15,001 to 40,000 square feet	1 space per 2,000 square feet
Greater than 40,001 square feet	1 space per 2,500 square feet
or one (1) space per employee on the largest shift, whichever is greater.	

- G. Finance, Insurance And Real Estate (~~NAICS 52 and 531~~ ~~SIC Codes 60-69~~).
 1. Finance and Insurance Banks and savings and loans (NAICS 52 ~~SIC Code 60~~).
 - a. For buildings up to fifteen thousand (15,000) square feet in size, four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
 - b. For buildings greater than fifteen thousand (15,000) square feet in size, three and three-tenths (3.3) parking stalls per one thousand (1,000) square feet of gross leasable floor area.
 2. All other finance (credit agencies, securities and commodities services), insurance and real estate offices. Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
- H. Services (SIC Codes 70-89).
 1. Accommodation Hotels and other lodging places (NAICS 721110 ~~SIC Code 70~~). One and three-tenths (1.3) spaces per rentable room plus one (1) space for each three (3) seats in the restaurant and lounge plus one (1) space per five hundred (500) square feet of conference rooms.
 2. Personal and Laundry services (NAICS 812 ~~SIC Code 72~~).
 - a. Dry-cleaning and Laundry Services ~~Laundry, cleaning and garment services (NAICS 81232~~ ~~SIC Code 7210~~).

- (1) Dry-cleaning and Laundry Services (except Coin-Operated) cleaning pickup establishments (NAICS 812320 SIC Code 7249). One (1) space per one hundred fifty (150) square feet of floor area for the pickup area and one (1) space per three hundred (300) square feet of floor area for clothing storage and other areas.
- (2) All other uses. One (1) space per three hundred (300) square feet of floor area.
- b. Hair, Nail and Skin Care Services, Barber Shops, Beauty Salons, Nail Salons, and Other Personal Care Services Barbershops, beauty shops, nail salons and tanning salons (NAICS 81211), SIC Codes 7230 and 7240). Three and one-half (3.5) spaces per barber, beautician and/or manicurist station or one (1) space per one hundred (100) square feet of floor area, whichever is greater.
- c. Death Care Services Funeral homes, mortuaries and similar facilities (NAICS 8122 SIC Code 7260). One (1) space per fifty (50) square feet of floor space devoted to parlors, individual funeral service rooms and similar areas plus one (1) space for each funeral vehicle kept on the premises plus one (1) parking space per employee.
- d. All other personal service establishments. One (1) space per two hundred (200) square feet of floor area.
3. Miscellaneous business services (Advertising Agencies NAICS 54181, News Syndicates agencies NAICS 51911, and television and radio-Broadcasting (except Internet) Facilities, NAICS 5151) (SIC Code 73 except 737).
 - a. One (1) space per three hundred (300) square feet of floor area.
 - b. Computer Systems Design and Related Services Computer services (NAICS 5415 SIC Code 737). One (1) space per two hundred (200) square feet of floor area.
4. Automotive Repair and Maintenance Automobile repair and services (NAICS 6111 SIC Code 75). One (1) space per three hundred (300) square feet of floor area plus one (1) space per service bay.
5. Electronic and Precision Equipment Repair and Maintenance (NAICS 8112), Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance (NAICS 8113), and Personal and Household Goods Repair and Maintenance (NAICS 8114), Miscellaneous repair services (SIC Code 76). One (1) space per three hundred (300) square feet of floor area.
6. Motion Pictures and Video Industries (NAICS 5121 SIC Code 78).
 - a. Single motion picture theaters. One (1) space per three (3) seats.
 - b. Multi-plex motion picture theaters. (NAICS 512131) One (1) space per four (4) seats. Except, however, that such theaters may have their parking modified by the provisions of Section 405.800(G)(3) or for multi-plex theaters located with shopping centers containing over twenty-five thousand (25,000) square feet of floor area which provide at least six (6) parking spaces per one thousand (1,000) square feet of floor area or multi-plex theaters located with shopping centers over fifty thousand (50,000) square feet of floor area which provide at least five (5) parking spaces per one thousand (1,000) square feet of floor area may provide parking according to the following standards:

Gross Retail Area	Parking Standard
25,000--49,999	1 space per 5 seats

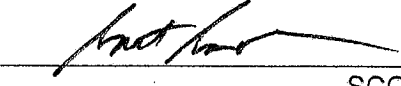
50,000--79,999	1 space per 6 seats
80,000--99,999	1 space per 7 seats
100,000 square feet and larger	1 space per 8 seats

- c. Video Tape and Disc Rental (NAICS ~~53223~~ SIC Code 7840). One (1) space per two hundred (200) square feet of floor area.
 - d. All other motion picture uses. One (1) space per three hundred (300) square feet of floor area.
7. Amusement and recreation facilities ~~SIC Code 79~~.
- a. Fine Arts Schools (NAICS 61161) and Sports and Recreation Instruction (NAICS 61162). ~~Dance studios, schools and halls (including martial arts and similar schools) (SIC Code 7910).~~ One (1) space per two hundred (200) square feet of floor area.
 - b. Fitness and Recreational Sports Centers (NAICS 71394), and All Other Amusement and Recreation Industries ~~Amusement game parlors, pool halls and other similar recreational buildings (NAICS 713990).~~ One (1) space per one hundred fifty (150) square feet of floor area.
 - c. Bowling centers (NAICS ~~71395~~ SIC Code 7930). Five (5) spaces per lane.
 - d. Golf Courses and Country Clubs ~~courses (NAICS 71391 SIC Code 7992).~~ Four (4) spaces per hole.
 - e. Public or private commercially operated recreational complexes and associated structures. Five (5) spaces per gross acre plus one (1) space per one hundred (100) square feet of floor area for associated support buildings.
8. Health Care and Social Assistance (NAICS 62). ~~Medical and other health services (SIC Code 80).~~
- a. Ambulatory Health Care Services (NAICS 621). ~~Medical and dental offices and outpatient clinics (SIC Codes 8010, 8020, 8030 and 8040).~~
 - (1) Buildings under fifteen thousand (15,000) square feet. Four (4) spaces per one thousand (1,000) square feet of gross leasable floor area.
 - (2) Buildings greater than fifteen thousand (15,000) square feet. Three and three-tenths (3.3) spaces per one thousand (1,000) square feet of gross leasable floor area.
 - b. Nursing and Residential Care personal care facilities (NAICS 623 ~~SIC Code 8050~~). One (1) space per two (2) patient beds.
 - c. Hospitals (NAICS 622 ~~SIC Code 8060~~).
 - (1) Eighty-five one-hundredths (0.85) space per employee on duty at any one (1) shift change or sixty-five one-hundredths (0.65) space per full-time equivalent total employment, whichever is greater, and additional parking spaces shall be provided for visitors on the basis of six-tenths (0.6) space per hospital bed.
 - (2) The parking requirements for a hospital may be reduced by the Planning and Zoning Commission if a total parking analysis which reflects all uses provided is submitted by the applicant and approved by the Planning and Zoning Commission.
 - d. Other health services. Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.
9. Professional, Scientific, and Technical Services ~~Legal services (NAICS 54-SIC Code 84).~~ One (1) space per two hundred fifty (250) square feet of floor area.

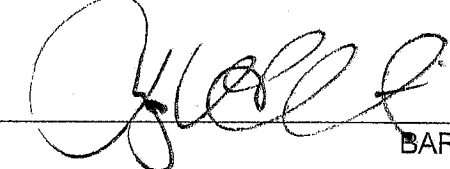
10. Educational Services (~~NAICS 61 SIC Code 82~~).
 - a. Elementary and Secondary Schools (~~NAICS 6111 SIC Code 8210~~).
 - (1) High schools. One (1) space for every four (4) students based on the maximum design capacity of the school plus one (1) space for every employee.
 - (2) Junior high and elementary schools. Two (2) spaces per classroom.
 - b. Colleges, Universities, Business Schools and Technical/Vocational Schools (~~NAICS 6112, 6113, 6114, and 6115 SIC Codes 8220 and 8240~~). One (1) space for every two (2) students based on the maximum design capacity of the school plus one (1) space for every employee.
 - c. Other educational services. One (1) space per three hundred (300) square feet of floor area.
11. Social Assistance services (~~NAICS 6244 SIC Code 83~~).
 - a. Child Day Care ~~Services~~ facilities (~~NAICS 62441 SIC Code 8350~~). One and one-half (1.5) spaces per staff person required for the licensed capacity of the facility. In addition, day care facilities shall provide safe drop-off areas near the main entrance to the facility.
 - b. All other social service uses. One (1) space per three hundred (300) square feet of floor area.
12. ~~Museums, Historical Sites, and Similar Institutions art galleries, botanical and zoological gardens~~ (~~NAICS 7121 SIC Code 84~~). One (1) space per three hundred (300) square feet of floor area plus one (1) space per two thousand five hundred (2,500) square feet of outdoor display area.
13. ~~Grant-making and Giving Services, Social Advocacy Organizations, Civic and Social Organizations, and Business, Professional, Labor, Political and Similar Organizations Membership organizations~~ (~~NAICS 8132, 8133, 8134, and 8139 SIC Code 86~~). One (1) space per two hundred (200) square feet of floor area.
14. ~~Other services (SIC Codes 87, 88 and 89). One (1) space per three hundred (300) square feet of floor area.~~

SECTION 22: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 22nd DAY OF April, 2013.


SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 22nd DAY OF April, 2013.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK

AN ORDINANCE REPEALING ARTICLE II, BUILDING CODE, OF CHAPTER 500 OF THE CITY CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, AND ENACTING IN LIEU THEREOF A NEW ARTICLE II, BUILDING CODE.

WHEREAS, the city regulates construction practices and standards by means of technical codes to protect the health, safety and welfare of its citizens, and

WHEREAS, such codes must be updated from time to time, and

WHEREAS, at least one copy of the 2009 International Building Code, which is hereby to be adopted by reference, has been filed with the City Clerk's office and made available for public use, inspection and examination for a period of at least 90 days prior to adoption of this ordinance pursuant to Section 67.280 RSMo and notice thereof has been publicly posted, and

WHEREAS, a copy of this ordinance has been available for public inspection in the City Clerk's office and it has been read two times by the City Council as required by the City's Charter prior to adoption.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: ARTICLE II, BUILDING CODE, of Chapter 500 of the City Code of Ordinances is hereby repealed and a new ARTICLE II of Chapter 500 is hereby enacted to be known as "THE BUILDING CODE". Said ARTICLE to read as follows:

ARTICLE II. BUILDING CODE

SECTION 500.020 ADOPTED: A certain document, a copy of which is on file in the office of the City Clerk, such copy being marked and designated as the "INTERNATIONAL BUILDING CODE, 2009", FOURTH EDITION, including "APPENDIX H – SIGNS", as published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Creve Coeur, Missouri, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the INTERNATIONAL BUILDING CODE, 2009, FOURTH EDITION, are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

SECTION 500.030 JURISDICTIONAL TITLES: Throughout the INTERNATIONAL BUILDING CODE, 2009, FOURTH EDITION, wherever the terms "name of jurisdiction" or "local jurisdiction" appear, it shall be deemed to mean "City of Creve Coeur, Missouri". Likewise, wherever the terms "department of building inspection" or "department of building safety" appear, it shall be deemed to mean "Creve Coeur Building Division". Wherever the term "code" appears, it shall mean the INTERNATIONAL BUILDING CODE, 2009, FOURTH EDITION, as amended in this Article.

**SECTION 500.040 AMENDMENTS TO CHAPTER 1 INTERNATIONAL BUILDING CODE:
– CHAPTER 1 – ADMINISTRATION:**

Chapter 1 of the International Building Code, 2009, Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

101.4.2 Mechanical. The provisions of the St. Louis County Mechanical Code, as adopted by the city, shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration

systems, incinerators and other energy-related systems. All references to the International Mechanical Code shall be interpreted as references to the adopted St. Louis County Mechanical Code.

This amendment made to clarify that the city's mechanical code is the St. Louis County Mechanical Code.

101.4.3 Plumbing. The provisions of the St. Louis County Plumbing Code, as adopted by the city shall apply to the installation, alteration, repair and replacement of plumbing systems including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system. All references to the International Plumbing Code shall be interpreted as references to the adopted St. Louis County Plumbing Code.

This amendment made to clarify that the city's plumbing code is the St. Louis County Plumbing Code.

102.7 Matters not provided for. Any requirements that are essential for the structural, fire or sanitary safety of an existing or proposed building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the building official.

This amendment made to add a new section to this code so as to be consistent with the city's present building code.

104.6.1 Interference with building official: No person shall hinder, obstruct, resist, fail to provide entry at reasonable times, or otherwise interfere with the code official in the performance of his official duties.

This amendment made to add a new section to this code so as to be consistent with the city's present building code.

104.6.1.1 Disasters. In the event of a disaster such as a windstorm, tornado, flood, fire, earthquake, bomb blast or explosion, the building official is authorized to deputize Missouri Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri State Emergency Management Agency (SEMA) to conduct emergency post-disaster safety evaluations of buildings.

This amendment made to add a new section to this code that allows the building official to expand the city's inspection capabilities after a disaster. This is consistent with St. Louis County's building code adopting ordinance.

104.12 Rule-making authority. The building official shall have authority, as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code, to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.

This amendment made to add a new section to this code so as to be consistent with the city's present building code.

105.1.1 Annual permit. [Delete this section in its entirety]

The city contracts with St. Louis County to issue annual mechanical, electrical and plumbing permits to qualified tradespersons employed by building owners.

105.1.2 Annual permit records. [Delete this section in its entirety]

See reason for deleting Section 105.1.1

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Retaining walls which are not over 2 feet (610mm) in height measured from the top of the proposed finished grade at the non-retained side of the wall to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
2. Painting, tiling, carpeting and similar finish work.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy which have a maximum water depth of 24 inches (610mm), a maximum water volume of 5,000 gallons (18925L) and are installed entirely above ground.

Electrical:

Any work exempted from permits by the Electrical Code.

Gas:

Any work exempted from permits by the Mechanical Code.

Mechanical:

Any work exempted from permits by the Mechanical Code.

Plumbing:

Any work exempted from permits by the Plumbing Code.

This amendment made to clarify when permits are not required.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or after one year from the date of issuance for tenant improvements, or after two years from the date of issuance for new buildings or building additions if the permit has not otherwise expired. The building official is authorized to grant, in writing, one or more extensions of time, for periods not to exceed 90 days each. An extension shall be requested in writing and justifiable cause must be demonstrated.

The city's present building code allows commercial building permits to be valid for up to two years regardless of the type of project. This amendment will limit the time frame for completing tenant improvements to one year instead of two years. New buildings and additions will still have two years to complete.

105.5.1 Expiration of demolition permits. Demolition work shall be completed within thirty (30) days after the date of issuance of the demolition permit. The building official may, after receiving a written request from the applicant, grant one or more thirty day extensions to this permit if the applicant presents evidence of justifiable cause.

This amendment made to reflect the city's present requirements.

105.7 Placement of permit and inspection placard. The building permit or copy shall be kept on the site of the work until the completion of the project. An inspection placard shall be posted on the job site in accordance with Section 110.1.1 of this code.

This amendment was made to add new section 105.7 so as to be consistent with the city's present building code.

107.1 General. The application for a permit shall be accompanied by four (4) complete sets of construction documents drawn to scale. The construction documents and site plans shall be prepared and sealed by an architect or an engineer licensed and registered in the State of Missouri to render this service. All construction documents and site plans shall be prepared by the appropriate registered design professional consistent with the professional registration laws of the State of Missouri. All construction documents submitted with an application for a building permit shall bear an original embossed or wet ink seal and an original dated signature of the responsible Missouri registered design professional for each discipline on the front sheet of each discipline within each set of construction documents. In addition, all other sheets of the construction documents, other than the specifications or calculations, shall bear the original embossed or wet ink seal and the original dated signature or the mechanically reproduced seal and dated signature of the responsible Missouri registered design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear the original seal and original dated signature of the responsible Missouri registered design professional. Such changes shall

be clearly indicated. The building official may waive these requirements when the scope of the work is of a minor nature and does not involve structural alterations.

This amendment made to reflect the city's present requirements.

107.2.3 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. The construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

This amendment made to delete the exceptions made to occupancies in groups R-2 and I-1. St. Louis County made the same amendment.

107.2.5.2 All buildings and structures. For all buildings and structures for all use groups to be constructed, the following additional information shall be shown on the site plan.

- A. The location of all front, side and rear building lines, together with all easements including utilities, drainage and roadways.
- B. The present and proposed finished grades of yards, driveways or walks for drainage in relation to the established first floor elevation including the slope away from the foundation.
- C. The lot number, block (if any), plat or subdivision number, recorded subdivision name, front street and side streets (where applicable) and the north direction arrow.

107.2.5.3 Private sewage disposal system. The site plan shall indicate the location of a private sewage system when a public sewage system is not available. All technical data and soil data required by the Plumbing Code shall be submitted with the site plan.

107.2.6 Residential Fire Sprinkler Option Form. An application for permit for a one or two family dwelling or residence or townhome shall be accompanied by the city's Residential Fire Sprinkler Option Form signed by the builder and the purchaser affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with Section 903.1 of this code. If there is no purchaser at the time of the permit application submittal, then said signed FORM shall be submitted as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence. The provisions of this section shall expire on December 31, 2019.

This amendment was made to be consistent with state law.

107.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved in writing or by stamp, as "Reviewed for Code Compliance". Two (2) sets of construction documents so approved shall be retained by the building official. The other two (2) approved sets shall be returned to the applicant for submittal to the respective fire district for their approval. Upon their approval, the fire district shall return one (1) set of city and fire district-approved construction documents to the applicant. This set shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

109.2 Schedule of fees. The fees for plan reviews, issuing permits, making inspections, working overtime, issuing certificates of occupancy, establishing escrow funds and other administrative enforcement activities performed by the building department shall be paid in accordance with the fees established in Appendix B to Title IV, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.

109.2.1 Building Code Board of Appeals filing fee. A filing fee of \$150.00 shall be paid upon the submittal of the written appeal in order for a quorum of the Building Code Board of Appeals to be notified to convene for the purpose of hearing an appeal of a decision of the building official as set forth in Section 112. The filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated construction cost for the project at the time of application. The estimated construction cost shall be for the total value of work, including

materials, labor, profit and overhead for all structural, architectural, mechanical, electrical and plumbing work, as it relates to the project for which the permit is to be issued. The estimated construction cost shall not include the cost of land or registered design professional fees. If, in the opinion of the building official, the estimated construction cost is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

109.4 Work commencing before permit issuance. Where any work for which a permit is required by this code is started, or proceeded with, prior to obtaining said permit, the normal applicable fee shall be doubled and a penalty fee of up to \$500.00 may be charged by the building official. The payment of said doubled fee or penalty shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.

109.6 Refunds. In the case of revocation of a permit no refund shall be granted. Any excess fee for a project that has not been commenced shall be returned to the permit holder upon written request received no later than twelve (12) months after the date the permit was issued and the permit shall be cancelled. All plan examination fees, permit processing fees, inspection fees and penalties that have been imposed upon the permit holder under the requirements of this code shall be deducted from the refund or paid by the permit holder prior to any refund being granted.

These amendments were made to Sections 107.2.5.2 through 109.6 to reflect the city's present requirements.

110.1.1 Inspection placard. Work requiring a permit shall not commence until the permittee or his/her agent posts a city-issued inspection placard at the job site for recording inspections. Failure to maintain this inspection placard will not relieve the permittee of responsibility as provided by this code. When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the glass in view for recording the balance of inspections required by the code. Absence of inspection placard shall result in the imposition of a penalty fee as set forth in Section 109.2.

110.1.2 Manufacturer's installation instructions. Manufacturer's installation instructions, as required by this code, shall be available at the job site at the time of inspection.

110.3 Required inspections. After issuing a building permit, the building official shall conduct inspections as set forth in Sections 110.3.1 through 110.3.12 during and upon completion of the work for which a permit has been issued so as to be able to ensure that substantial compliance with this code has occurred. A record of all such inspections and any violations of this code shall be maintained by the building official. The owner shall provide for special inspections in accordance with Section 1704.

110.3.1 Soil and footing inspection: A soil inspection shall be made after excavation for the building or structure is complete and trenches for footings, spread footings, column pads, grade beams, and other types of footings are crumbed, formed, have the reinforcing steel tied in place, and are ready for concrete. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

110.3.1.1 Lowest floor elevation. Any building or structure permitted to be constructed on property designated as a flood hazard area shall have an elevation certification (as required by Section 1612.5 and prepared and sealed by a registered design professional) which certifies the lowest floor elevation, including the basement, submitted to the building official prior to the required foundation inspection. No foundation inspection shall be approved until said submittal is made.

110.3.2 Foundation inspection: A foundation inspection shall be made after the top of the footing has been cleaned, the foundation forms have been properly set, the reinforcing steel has been cleaned and tied in place, and the proper anchor bolts are on site. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

110.3.3 Pier inspection: A pier inspection shall be made where special foundations such as drilled and poured-in-place concrete piers, caissons, driven piles of all types, and other extraordinary types of foundations are required. Additional pier inspections shall be made when the code official determines the size of the project warrants it. The code official may require a special inspector, as set forth in Section 1704, to make these inspections when deemed necessary by the building official. Reinforcing steel required in the above cases shall be placed to allow for adequate inspections. A City-approved barrier shall be placed around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

110.3.4 Structural concrete slab and under-floor inspection. Structural concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.

110.3.5 Framing inspection: A framing inspection shall be made after the plumbing, mechanical, electrical and fire rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, and all framing (including the floor, wall, and roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved. No mechanical, electrical, plumbing, or framing systems shall be concealed before this inspection is made and approved by the code official.

110.3.6 Ceiling cover inspection. A ceiling cover inspection shall be made after the plumbing, mechanical, electrical and fire rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, ceiling grid and hanger wires, and all framing (including the floor and/or roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

110.3.7 Gypsum board and plaster: The following ceiling and wall gypsum board or plaster inspections shall be performed as specified:

- A) A lath inspection shall be made after all lathing, interior and exterior, is in place and before any plaster is applied.
- B) A gypsum board inspection shall be made after all gypsum board sheets are in place and properly fastened and before any joint compound is applied over joints and fasteners.

Each layer of a multi-layered fire-resistance rated assembly shall be inspected and approved prior to the next layer being applied. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

110.3.8 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

110.3.9 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 of this Code and shall include, but not be limited to, inspections for envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

110.3.10 Supplemental inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections or re-inspections of any construction work to ascertain compliance with the provisions of this code, the city's zoning code and the city's code of ordinances.

110.3.11 Special inspections. For special inspections, see Section 1704.

110.3.12 Final inspection. A final building inspection shall be made after the prior required inspections have been completed and the final mechanical, electrical, and plumbing inspections have been made and approved by those inspection departments; and the final fire inspection has been made and approved by the appropriate fire district.

These amendments were made to Sections 110.3.1 through 110.3.12 to be more specific in content. The more specific language as to when inspections are required and what the inspector will be looking for will assist contractors with the field inspection process.

110.5.1 Duty to request a final inspection and obtain final approval: Upon completion of the work described in the permit application and on the approved construction documents, the permit holder shall request a final inspection and obtain final approval before any occupancy of the building or structure shall occur. Failure of the permit holder to make a timely request for a final inspection and obtain final approval shall constitute a violation of the building code, shall subject the permit holder to penalties as set forth in Section 114.4, and shall result in forfeiture to the City of any funds deposited in escrow in connection with the permit if the failure continues after 30 days written notice sent by certified mail to the last known address of the permit holder, in order to offset at least some of the costs incurred by the City as a result of such continuing failure. The building official shall be responsible for sending such notices, including to all permit holders that have failed to make a timely request for a final inspection as of the effective date of these provisions. Unless the permit holder applies in signed writing for segregated investment of its escrow deposit at the time of permit application, an escrow deposit may be invested by the City with other municipal funds and any income derived there from may be used for general revenue purposes at any time. If the permit holder applies by timely signed writing for segregated investment of its escrow deposit, the City shall segregate such funds and invest them in the same manner as allowed for municipal funds, to the extent practicable given the amount of the escrow; however, no return is assured and the City shall have no liability whatsoever other than to pay any income actually derived from such investment in the event of return of such escrow deposit. In the event of a forfeiture of an escrow deposit, any income from segregated investment shall also be forfeited.

110.7 Coordination of inspections. Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

These amendments were made to Sections 110.5.1 and 110.7 to reflect the city's present requirements.

111.1 New buildings: Any building or structure hereafter constructed shall not be used or occupied in whole or in part until the certificate of occupancy shall have been issued by the code official. The person in whose name the building permit has been issued pursuant to Section 105 shall obtain the certificate of occupancy and shall prevent the occupancy of any building or structure or part thereof until such certificate is issued to him. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

111.1.1 Existing buildings: Upon written request from the owner or prospective tenant of an existing building or structure, the code official shall issue a certificate of occupancy, provided that there are not violations of law, or this code, or orders of the code official pending, or which are found to exist upon an inspection of the building, and it has been established after inspection and investigation that the alleged occupancy is also in conformance with the Zoning Ordinance of Creve Coeur, Missouri. This code shall not require the removal, alteration, or abandonment of, or prevent the continuance of, the occupancy of a lawfully existing building or structure, unless such use is deemed to endanger public safety and welfare. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

111.1.2 Residential occupancy. The requirements of Section 111.1.1 shall not be applicable to existing one- and two-family residential buildings and structures that were previously issued certificates of occupancy prior to the effective date of Section 111.1.

111.1.3 Required certificate of occupancy. Failure of the owner or tenant of a structure to obtain a certificate of occupancy as required by Sections 111.1 and 111.1.1 shall be deemed a violation of this code and shall subject said owner or tenant to penalties as set forth in Section 114.4.

111.4 Revocation of the certificate of occupancy: The certificate of occupancy shall always be subject to this code and other laws enforced by the building official. Non-compliance with the regulations of this code and other laws enforced by the building official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the building official shall be empowered to revoke the certificate of occupancy issued for the building in question, until such time as the violations are corrected and the building is in compliance with this code and the Zoning Ordinance of Creve Coeur, Missouri. The issuance of a certificate of occupancy shall not relieve the owner or tenant from compliance with all regulations of this code and other applicable regulations.

111.5 Permanent address numbers: Every dwelling unit or business structure within the City of Creve Coeur shall have the correct street number(s) permanently affixed on said dwelling unit or business structure so as to be clearly visible from the street in front of the property. The street number(s) shall be a minimum of four (4) inches in height when displayed on a dwelling unit and a minimum of six (6) inches in height when displayed on a business structure. Said street numbers shall be contrasting in color to that of the structure and shall be placed in proximity to the main entrance into the structure. Permanent address numbers shall be permanently affixed on a dwelling unit or a business structure prior to the issuance of a certificate of occupancy.

These amendments were made to Sections 111.1 through 111.5 to reflect the city's present requirements.

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.

113.2 Limitations on authority. Any person shall have a right to appeal a decision of the building official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is proposed. The board shall have no authority to waive requirements of this code.

113.3 Time limitation and filing procedure. All appeals shall be filed in writing with the building official. A written appeal may not be filed more than thirty days after the affected individuals are notified of the building official's decision.

113.3.1 Filing fee. An application for appeal shall not be filed without full payment of the filing fee as set forth in Section 109.2.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

113.4 Membership of board. The Building Code Board of Appeals shall consist of five regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

113.4.2 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.

113.4.3 Secretary. The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the city administrator.

113.4.4 Compensation of members. Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.

113.4.5 Code of Ethics for members. All members shall be subject to the city's Code of Ethics.

113.5 Notice of meeting. The Building Code Board of Appeals shall meet upon notice from the chair, within 5 calendar days of the filing of a written appeal with the building official, or at stated periodic meetings.

113.6 Open hearing. All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the code official, and any person whose interests are affected shall be given the opportunity to be heard.

113.6.1 Procedure. The Board shall adopt and make available to the public through the secretary procedures under which a hearing shall be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.

113.7 Quorum. Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.

113.8 Board decision. The Building Code Board of Appeals shall only reverse or modify the decision of the code official by a majority vote of the quorum present and voting. Otherwise, the decision shall be deemed to be upheld.

113.8.1 Notification of decision. The secretary of the board shall notify the appellant and the building official of the decision in writing.

113.8.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

113.9 Court review: Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.

These amendments were made to Sections 113.1 through 113.9 to reflect the city's present requirements.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an ordinance violation, punishable by a fine of not more than \$500, or by imprisonment not exceeding 90 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

115.1.1 Mud or debris or an excessive amount of surface water on streets and adjacent properties. After a verbal warning to the owner or contractor, the building official shall have the authority to issue a stop work order to any project which is causing mud or debris or an excessive amount of surface water to be transferred to any street or adjacent property.

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as set forth in Section 114.4.

These amendments were made to Sections 114.4 through 115.3 to reflect the city's present requirements.

SECTION 117 EMERGENCY MEASURES

117.1 Imminent danger. When, in the opinion of the building official, there is imminent danger of failure or collapse of a building or structure or any part thereof which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the building official is hereby authorized and empowered to order and require the occupants to vacate the same forthwith. The building

official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and its Occupancy has been Prohibited by the Building Official." It shall be unlawful for any person to enter such structure except for the purpose of making the required repairs or of demolishing the same, which work shall be done at such person's own risk.

117.2 Temporary safeguards. When, in the opinion of the building official, there is imminent danger due to an unsafe condition, the building official may cause the necessary work to be done in an effort to render such structure temporarily safe, whether or not the legal procedure described herein has been instituted. Neither the city or the building official or any other city employee shall be deemed to have guaranteed such security or safety or have any liability related to actions or omissions hereunder.

117.3 Closing streets. When necessary for the public safety, the building official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being used.

117.4 Emergency repairs. For the purpose of Section 117, the building official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

117.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the city on approval from the building official. The city attorney of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for purpose of recovering such costs and may cause a special tax lien to be placed against the property for such purposes.

These amendments were made to add Sections 117.1 through 117.5 to this code so as to be consistent with the city's present building code. St. Louis County made the same building code amendment.

**SECTION 500.050 AMENDMENTS TO CHAPTER 2 INTERNATIONAL BUILDING CODE:
– CHAPTER 2 – DEFINITIONS:**

Chapter 2 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Fire Code, International Fuel Gas Code, St. Louis County Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, International Energy Conservation Code or International Property Maintenance Code, such terms shall have the meanings ascribed to them as in those codes.

This amendment made to correctly identify the city's mechanical, electrical, and plumbing codes.

**SECTION 500.060 AMENDMENTS TO CHAPTER 3 INTERNATIONAL BUILDING CODE:
– CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION:**

Chapter 3 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set forth below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

303.1 Assembly Group A-4. Assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to:

- Arenas
- Skating Rinks
- Swimming Pools
- Tennis Courts
- Gymnasiums (with spectator seating/bleachers)

This amendment was made to add "Gymnasiums (with spectator seating/bleachers)" for clarification purposes. While Assembly Group A-3 is written to include "Gymnasiums (without spectator seating)", the code is silent on "Gymnasiums (with spectator seating/bleachers)" which should be included in the A-4 group category.

SECTION 500.070 AMENDMENTS TO CHAPTER 4 INTERNATIONAL BUILDING CODE:

– CHAPTER 4 – SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY:

Chapter 4 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

415.6.4 Dry cleaning plants. The construction and installation of dry cleaning plants shall be in accordance with the requirements of this code, the St. Louis County Mechanical Code, the St. Louis County Plumbing Code and NFPA 32. Dry cleaning solvents and systems shall be classified in accordance with the International Fire Code.

This amendment was made to reference the city's mechanical and plumbing codes.

SECTION 500.080 AMENDMENTS TO CHAPTER 5 INTERNATIONAL BUILDING CODE:

– CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS:

Chapter 5 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

501.2 Address identification. New and existing buildings shall be provided with approved address numbers or letters. Each character shall be a minimum of 4 inches high for dwelling units and 6 inches high for business structures and a minimum of 0.5 inch wide. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure.

This amendment was made to be consistent with fire districts' requirements.

SECTION 500.090 AMENDMENTS TO CHAPTER 6 INTERNATIONAL BUILDING CODE:

– CHAPTER 6 – TYPES OF CONSTRUCTION:

Chapter 6 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

603.1.2 Piping. The use of combustible piping materials shall be permitted when installed in accordance with the limitations of the St. Louis County Mechanical Code and the St. Louis County Plumbing Code.

The amendment to Sections 603.1.2 was made to reference the city's mechanical and plumbing codes.

SECTION 500.100 AMENDMENTS TO CHAPTER 7 INTERNATIONAL BUILDING CODE:

– CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES:

Chapter 7 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is

hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

Section 713.5 Penetrations in smoke barriers. Penetrations in smoke barriers shall be tested in accordance with the requirements of UL 1479 for air leakage. The air leakage of the penetration assemblies measured at 0.30 inch (7.47 Pa) of water in both the ambient temperature and elevated temperature tests, shall not exceed:

1. 5.0 cfm per square foot (0.025m³ / s x m²) of penetration opening for each through-penetration firestop system; and
2. A total cumulative leakage of 50 cfm (0.024m³ / s) for any 100 square feet of wall area or floor area.

This amendment was made for clarification purposes.

**SECTION 500.110 AMENDMENTS TO CHAPTER 8 INTERNATIONAL BUILDING CODE:
– CHAPTER 8 – INTERIOR FINISHES:**

Chapter 8 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

**SECTION 500.120 AMENDMENTS TO CHAPTER 9 INTERNATIONAL BUILDING CODE:
– CHAPTER 9 – FIRE PROTECTION SYSTEMS:**

Chapter 9 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

903.1 General. Automatic sprinkler systems shall comply with this section. Notwithstanding the provisions of the Building Code and International Building Code, as amended and adopted by the City of Creve Coeur, Missouri, a builder of one or two family dwellings or residences or townhouses shall offer to any purchaser, on or before the time of entering into the purchase contract, the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence or townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such dwelling, residence or townhouse shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling, residence or townhouse being purchased. The provisions of this section shall expire on December 31, 2019.

903.2.6.1 Existing Group I. All skilled nursing and intermediate care facilities not required prior to August 28, 2007, to install and maintain an automatic sprinkler system, shall install and maintain an automatic sprinkler system in accordance with NFPA 13 by December 31, 2012, unless the facility receives an exemption from the State of Missouri Department Of Health and presents evidence in writing from a certified sprinkler system representative or licensed engineer that the facility is unable to install an approved NFPA 13 automatic sprinkler system due to the unavailability of water supply requirements associated with this system.

This amendment was made to be consistent with state law.

903.2.10.3 Buildings more than 3 stories in height or having an occupied floor level located 55 feet or more above the lowest level of fire department vehicle access. An automatic sprinkler system shall be installed throughout all buildings that are more than 3 stories above the grade plane or have an occupied floor level located 55 feet or more above the lowest level of fire department vehicle access.

Exceptions: No changes made.

This amendment is similar to those approved when the city adopted the 1984 BOCA National Building Code in 10/1986, the 1990 BOCA National Building Code in 4/1992, the 1993 BOCA National Building Code in 6/1995, the 1999 BOCA National Building Code in 2/2002 and the 2003 International Building Code. These amendments have been made to be consistent with those made by the fire districts that serve the city and is related to the difficulties associated with manual suppression of a fire in multi-story buildings.

[F] 903.3.1.2 NFPA 13 or NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13 or NFPA13R.

This amendment was made to give a design professional more flexibility when designing the fire sprinkler system for multistory apartment, condominium and hotel buildings.

[F] 903.3.1.2.2 Combustible attics. Sprinkler protection shall be provided within attics constructed of or containing combustible materials.

This amendment was made as a result of the 7/17/2012 Central West End Apartment fire that destroyed this 4-story apartment building. This fire started in the attic and quickly throughout the attic because of the 'lumbervard' that was located between each line of draftstopping. If this building's attic had been provided with fire sprinklers the result would have been repairs being made instead of demolishing and rebuilding the entire structure. Missouri Baptist College has decided to sprinkler the attics of their Phase 2 dormitory buildings.

[F] 903.3.5 Water supplies. Delete the reference to the "International Plumbing Code" and substitute the "St. Louis County Plumbing Code".

This amendment made to reference the city's plumbing code.

[F] 903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72.

Exceptions: No changes made.

This amendment made to be consistent with the city's present code.

[F] 903.4.2 Alarms. The fire sprinkler system water flow device(s) shall activate alarm notification appliances, located throughout the entire building, which shall be components of an automatic fire alarm system installed in accordance with the provisions of Section 907 and NFPA 72. Such fire sprinkler water flow devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the fire sprinkler system.

Exception: Alarm notification appliances shall not be required for limited area sprinkler systems (see Section 903.3.5.1.1)

See the related proposed amendment for Section 907.2.24.

907.2.24 Buildings equipped throughout with an automatic sprinkler system. An automatic fire alarm system with alarm notification appliances shall be installed and maintained in all new buildings equipped throughout with an automatic sprinkler system that is designed and installed in accordance with Section 903.3.1.1 or Section 903.1.1.2. An automatic fire alarm system with alarm notification devices shall be installed and maintained in all existing unsprinklered buildings that become equipped throughout with an automatic sprinkler system that is designed and installed in accordance with Section 903.3.1.1 or Section 903.3.1.2. An automatic fire alarm system with alarm notification appliances shall be installed and maintained in all existing sprinklered buildings where the construction costs for the proposed renovation of these buildings exceeds 50 percent of their appraised values (as established by the St. Louis County Assessor's Office) prior to the proposed renovations occurring. Manual fire alarm boxes are not required unless otherwise required by Sections 907.2.1 through 907.2.23.

This amendment was made to add a new section to this code. In many cases, the proposed code, as written, only requires an audible bell mounted on an exterior wall to be activated by the building's fire sprinkler system water flow device. This means that there could be a fire some where in a fully sprinklered multi-story office building or retail shopping center or large warehouse and the only occupant notification device activated would be this single, exterior-mounted audible bell. Building occupants could be working or shopping in a building on fire and not be aware of it. The building department views this as a potentially unsafe condition that is not specifically

addressed by the code as written. This proposed amendment would require that a building's fire sprinkler system water flow device activate alarm notification appliances (horn / strobes) located throughout the entire building, thereby alerting all building occupants of a fire condition as soon as it is detected and expediting the evacuation process. See also the amendment to Section 903.4.2. Please note that this amendment was previously approved when the city adopted the 1993 BOCA National Building Code in 6/1995, the 1999 BOCA National Building Code in 2/2002 and the 2003 International Building Code in 5/2007.

907.14 Monitoring. All fire alarm and fire detection systems shall be monitored by an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72.
Exceptions: No changes made.

This amendment made to be consistent with the amendment made to Section 903.4.1.

**SECTION 500.130 AMENDMENTS TO CHAPTER 10 INTERNATIONAL BUILDING CODE:
– CHAPTER 10 – MEANS OF EGRESS:**

Chapter 10 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

1004.1.1 Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.1. For areas without fixed seating, the occupant load shall not be less than the number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.1 or by the actual number of occupants for whom each occupied space, floor or building is designed, whichever number of occupants is greater.

This amendment was made to be consistent with the city's present building code.

Exception. Delete.

This amendment was made because the exception contains subjective language that would be difficult for the building official to consistently enforce.

1008.1.9.10 Stairway doors.

Exception 3. Delete.

This amendment was made to make this code section consistent with the city's present code. The exception, as written, would permit exit stairway doors to be locked from the stairway side if the stairway served 4 stories or less. The city's present code prohibits all exit stairway doors from being locked from the stairway side because of the concern that persons could enter an exit stairway filling with smoke and then attempt to exit the stairway only to discover that the exit stairway door had closed and locked behind them. This exception was also amended by the 2006 edition of the International Building Code.

1011.1 Where required. Amend "Exception 1" to read as follows:

Exceptions:

1. Exit signs are not required in buildings which require only one exit.

This amendment was made to be consistent with the city's present building code.

1011.5.1 Graphics. Amend the first sentence of this section to read as follows: Every exit sign and directional exit sign shall have plainly legible red letters not less than 6 inches high with the principle strokes of the letters not less than 0.75 inch wide.

No other changes made to rest of this section.

This amendment was made to be consistent with the city's present building code and fire district regulations. Red is the most recognized color for exit signs.

1013.3 Opening limitations. Required guards shall not have openings which allow passage of a sphere 4 inches (102 mm) in diameter from the walking surface to the required guard height. Guards shall not have an ornamental pattern that would provide a ladder effect. Angular intermediate balusters shall be installed at an angle 45 degrees or greater to an adjacent walking surface or stair tread. Exceptions 1 through 6. No changes made.

This amendment was made to make this section consistent with the city's present code as it relates to the 'ladder effect' language. The code as written does not define 'ladder effect'. The proposed language does. This amendment is identical to the amendment approved when the city adopted the 1999 BOCA National Building Code in 2/2002 and the 2003 International Building Code in 5/2007.

1013.7 Retaining walls. Guards shall be provided where retaining walls with differences in grade level on either side of the wall in excess of 30 inches (762 mm) are located closer than 24 inches (610 mm) to a walk, path, parking lot or driveway on the high side of the retaining wall. If deemed in the interest of public safety by the building official per Section 104.12, guards or other approved protective measures shall be provided where retaining walls with differences in grade level on either side of the wall in excess of 30 inches are located 24 inches or farther from a walk, path, parking lot or driveway.

This amendment was made to add a new code section to clarify when guards are required across the top of retaining walls.

1017.4.4 Dead ends in aisles. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in aisles more than 20 feet in length.

Exceptions:

1. In occupancies in Use Group B where aisles are bounded by furniture, counters, partitions or similar dividers not more than 6 feet in height, the length of a dead-end aisle shall not be more than 50 feet.
2. In occupancies in Use Group B where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of dead-end aisles shall not exceed 50 feet.
3. A dead-end aisle shall not be limited in length where the length of the dead-end aisle is less than 2.5 times the least width of the dead-end aisle.

This amendment was made to correct an oversight that occurred when the 1999 BOCA National Building Code transitioned to the International Building Code. The 2009 IBC has this language being applicable to corridors only. If this amendment is not made a designer could propose a dead-end aisle between office work stations up to 100 feet in length.

1023.1 General. Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 below shall not exceed 50 percent of the number and capacity of the required exits.

Exceptions:

1. A maximum of 50 percent of the number and capacity of the exit enclosures is permitted to egress through areas on the level of discharge provided all of the following conditions are met:
 - 1.1 Such exit enclosures egress to a free and unobstructed path of travel to an exterior exit door. This free and unobstructed path of travel shall not have any floor dimension less than ten (10) feet in width or length with a minimum floor area of three hundred (300) square feet and a minimum clear ceiling height of eight (8)

feet. This exterior exit door shall be readily visible and identifiable from the point of termination of the exit enclosure.

- 1.2 and 1.3 No change.
2. No change

This amendment was made to establish minimum dimensions for an exit discharge lobby. The code is silent on this issue. This amendment is identical to the one made when the city adopted the 1999 BOCA National Building Code in 2/2002 and the 2003 International Building Code in 5/2007.

SECTION 500.140 AMENDMENTS TO CHAPTER 11 INTERNATIONAL BUILDING CODE:

– CHAPTER 11 – ACCESSIBILITY:

Chapter 11 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

Section 1106.5 Van spaces. For every four or fraction of four accessible parking spaces, at least one shall be a van-accessible parking space. Where accessible parking is provided within or beneath a building, at least one van-accessible parking space shall also be provided within or beneath the building adjacent to the other interior accessible parking spaces.

Exception: No change.

This amendment was made to be consistent with state law.

SECTION 500.150 AMENDMENTS TO CHAPTER 12 INTERNATIONAL BUILDING CODE:

– CHAPTER 12 – INTERIOR ENVIRONMENT:

Chapter 12 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

1203.1 General. Buildings shall be provided with natural ventilation in accordance with Section 1203.4, or mechanical ventilation in accordance with the St. Louis County Mechanical Code.

This amendment made to reference the city's mechanical code.

1206.3.3 Court drainage. Delete the reference to the “International Plumbing Code” and substitute the “St. Louis County Plumbing Code”.

This amendment made to reference the city's plumbing code.

SECTION 500.160 AMENDMENTS TO CHAPTER 13 INTERNATIONAL BUILDING CODE:

– CHAPTER 13 – ENERGY EFFICIENCY:

Chapter 13 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.170 AMENDMENTS TO CHAPTER 14 INTERNATIONAL BUILDING CODE:

– CHAPTER 14 – EXTERIOR WALLS:

Chapter 14 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.180 AMENDMENTS TO CHAPTER 15 INTERNATIONAL BUILDING CODE:

– CHAPTER 15 – ROOF ASSEMBLIES AND ROOFTOP STRUCTURES:

Chapter 15 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

[P] 1503.4 Roof drainage. Delete the reference to the “International Plumbing Code” and substitute the “St. Louis County Plumbing Code”.

This amendment made to reference the city's plumbing code.

SECTION 500.190 AMENDMENTS TO CHAPTER 16 INTERNATIONAL BUILDING CODE:**–CHAPTER 16 – STRUCTURAL DESIGN:**

Chapter 16 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

TABLE 1607.1**MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND MINIMUM CONCENTRATED LIVE LOADS**

Modify the following row within this table to read as follows:

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (psf)
5. Balconies(exterior)	100	----
Balconies on one- and two- family residences only, and not exceeding 100 sq. ft.	60	----
Decks (h)	Same as occupancy served	----

1608.2.1 Creve Coeur ground snow loads. Ground snow loads to be used in determining the design snow loads for roofs shall be 20 psf.

This section added for clarification purposes.

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for St. Louis County, Missouri and Incorporated Areas”, dated August 2, 1995, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

The proper dated engineering report was inserted as required.

1613.5.1 Acceleration parameters. The earthquake spectral response acceleration at short periods (Ss) shall be 0.54g. The earthquake spectral response acceleration at 1-second periods (S1) shall be 0.18g.

This amendment was made to be consistent with St. Louis County's adopting ordinance.

SECTION 500.200 AMENDMENTS TO CHAPTER 17 INTERNATIONAL BUILDING CODE:

– CHAPTER 17 – STRUCTURAL TESTS AND SPECIAL INSPECTIONS:

Chapter 17 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.210 AMENDMENTS TO CHAPTER 18 INTERNATIONAL BUILDING CODE:**– CHAPTER 18 – SOILS AND FOUNDATIONS:**

Chapter 18 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

1807.2.4 Guards. Guards shall be provided in accordance with Section 1013.7.

This section was added to clarify that there are circumstances when guards are required along the top of retaining walls.

Section 1809.5 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending a minimum of thirty (30) inches below the finish grade.

No changes made to methods 2 or 3 or exceptions 1, 2 or 3.

This amendment was made to establish the frost line for the City of Creve Coeur.

Section 1805.4.3 Drainage discharge.

Delete the reference to the “International Plumbing Code” and substitute the “St. Louis County Plumbing Code”.

The city's plumbing code is the St. Louis County Plumbing Code.

Section 1805.5 Enclosure of surface water run-off: Surface water run-off concentrated into an enclosed pipe system shall not be discharged closer than ten (10) feet from any property line without prior approval from the building official. If this method of discharge causes a drainage nuisance to an adjacent property, an alternate drainage method shall be proposed for approval by the building official.

Exception: This section shall not apply to enclosed pipe storm water systems of twelve (12) inches or greater in diameter that are under the jurisdiction of the City of Creve Coeur or the Metropolitan Sewer District.

This amendment was added to prevent drainage nuisances caused by downspouts, footing drains, sump pumps, etc.

SECTION 500.220 AMENDMENTS TO CHAPTER 19 INTERNATIONAL BUILDING CODE:**– CHAPTER 19 – CONCRETE:**

Chapter 19 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.230 AMENDMENTS TO CHAPTER 20 INTERNATIONAL BUILDING CODE:**– CHAPTER 20 – ALUMINUM:**

Chapter 20 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.240 AMENDMENTS TO CHAPTER 21 INTERNATIONAL BUILDING CODE:**– CHAPTER -- 21 MASONRY:**

Chapter 21 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.250 AMENDMENTS TO CHAPTER 22 INTERNATIONAL BUILDING CODE:

– CHAPTER 22 – STEEL:

Chapter 22 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.260 AMENDMENTS TO CHAPTER 23 INTERNATIONAL BUILDING CODE:

– CHAPTER 23 – WOOD:

Chapter 23 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.270 AMENDMENTS TO CHAPTER 24 INTERNATIONAL BUILDING CODE:

– CHAPTER 24 – GLASS AND GLAZING:

Chapter 24 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.280 AMENDMENTS TO CHAPTER 25 INTERNATIONAL BUILDING CODE:

– CHAPTER 25 – GYPSUM BOARD AND PLASTER:

Chapter 25 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number is hereby enacted and added thereto.

Section 2503.1 Inspection. Lath and gypsum board shall be inspected in accordance with *Section 109.3.7.*

This amendment was made so as to be consistent with the city's required sequence of inspections.

SECTION 500.290 AMENDMENTS TO CHAPTER 26 INTERNATIONAL BUILDING CODE:

– CHAPTER 26 – PLASTIC:

Chapter 26 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.300 AMENDMENTS TO CHAPTER 27 INTERNATIONAL BUILDING CODE:

– CHAPTER 27 – ELECTRICAL:

Chapter 27 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.310 AMENDMENTS TO CHAPTER 28 INTERNATIONAL BUILDING CODE:

– CHAPTER 28 – MECHANICAL SYSTEMS:

Chapter 28 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number is hereby enacted and added thereto.

Section 2801.1 Scope. Delete the references to the “International Mechanical Code” and substitute “St. Louis County Mechanical Code”.

This amendment made to identify the St. Louis County Mechanical Code as the city's mechanical code for occupancies other than individual dwelling units.

SECTION 500.320 AMENDMENTS TO CHAPTER 29 INTERNATIONAL BUILDING CODE:

– CHAPTER 29 – PLUMBING SYSTEMS:

Chapter 29 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is

hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number is hereby enacted and added thereto.

Section 2901.1 Scope. Delete the references to the “International Plumbing Code” and the “International Private Sewage Disposal Code” and substitute “St. Louis County Plumbing Code”.

This amendment made to identify the St. Louis County Plumbing Code as the city's plumbing code.

Section 2902.1 Minimum number of fixtures. Each building shall be provided with plumbing fixtures as prescribed by the St. Louis County Plumbing Code. Table 2902.1 shall apply to new buildings, additions to existing buildings and any changes of occupancy or use in an existing building which result in an increased occupant load, except new cafeterias used only by employees. Access to public toilet facilities shall not be through areas used for food preparation, repair or assembly of products for consumer use, storage rooms or mechanical equipment rooms.

Requirements for the physically disabled shall be based on this Building Code and ICC/ANSI A117.1 – 2003.

The total occupant load used to determine plumbing fixture count shall be determined by the net floor area. The use or occupancy classification shall be determined by the actual use of the various spaces within the building. The minimum number of fixtures required shall be calculated at 50 percent female and 50 percent male based on the total occupant load, except when specific occupancy information relating to gender is provided that is acceptable to the Code Official.

Once the uses and occupant loads have been determined the requirements of applicable sections of the St. Louis County Plumbing Code shall be applied to determine the minimum number of plumbing fixtures required.

State of Missouri regulations that exceed these minimums shall apply.

Exceptions:

1. For Mercantile occupancies, square feet of the net floor area shall be used to calculate the number of occupants to determine plumbing fixtures.
2. For Industrial and Warehouse occupancies, the actual number of occupants shall be used as the total occupant load to determine plumbing fixtures. For a building with a warehouse area of ten thousand (10,000) square feet or greater, a minimum of one (1) unisex toilet room including one (1) floor drain, one (1) water closet, and one (1) lavatory with hot water shall be located in the warehouse area.
3. Where outdoor seating is provided for a restaurant the actual outdoor seating area shall be included in the total occupant load for the restaurant.
4. Re-occupancy with no change in use may require a change in the number of plumbing fixtures required due to an increase in occupant load or reconfiguration of the space.

This amendment made to be consistent with the St. Louis County Plumbing Code.

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES. The contents of this Table as amended by the St. Louis County Plumbing Code shall apply.

This amendment made to be consistent with the St. Louis County Plumbing Code.

Section 2902.1.1 Fixture calculations. The requirements of Section 2902.1 shall apply.

Section 2902.1.2 Family or assisted use toilet and bath fixtures. The requirements of Section 413.0 of the St. Louis County Plumbing Code shall apply.

Section 2902.2 Separate facilities. The requirements of Section 412.3 and Section 413.3 of the St. Louis County Plumbing Code shall apply.

Section 2902.3 Required public toilet facilities. The requirements of Section 2902.1 of this code and Section 412.3 of the St. Louis County Plumbing Code shall apply.

Section 2902.3.1 Access. The requirements of Section 2902.1 of this code and Section 412.2 of the St. Louis County Plumbing Code shall apply.

Section 2902.3.2 Location of toilet facilities in occupancies other than covered mall buildings. The requirements of Section 412.5 of the St. Louis County Plumbing Code shall apply.

Section 2902.3.3 Location of toilet facilities in covered mall buildings. The requirements of Section 412.5 of the St. Louis County Plumbing Code shall apply.

Amendments were made to Sections 2901.1 through 2902.3.3 to be consistent with the St. Louis County Plumbing Code.

**SECTION 500.330 AMENDMENTS TO CHAPTER 30 INTERNATIONAL BUILDING CODE:
– CHAPTER 30 – ELEVATORS AND CONVEYING SYSTEMS:**

Chapter 30 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

**Section 3009
EXISTING ELEVATORS AND ESCALATORS**

Section 3009.1 Referenced standard. All existing elevators and escalators shall comply with the requirements of ASME (American Society of Mechanical Engineers) A17.3 Safety Code for Existing Elevators and Escalators listed in Chapter 35.

This new section added to be consistent with the St. Louis County's building code amending ordinance.

**SECTION 500.340 AMENDMENTS TO CHAPTER 31 INTERNATIONAL BUILDING CODE:
– CHAPTER 31 -- SPECIAL CONSTRUCTION:**

Chapter 31 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

Section 3102.1 General. Delete the reference to “180 days” and substitute “90 days”.

This amendment made to reflect the city's desire for a shorter duration for the erection of air-supported, air-inflated, or membrane-covered cable structures. This duration is consistent with the city's present code.

Section 3103.5 Membrane material. The membrane material for all tents, membrane structures and their appurtenances shall be of: approved noncombustible material as defined in Section 703.4; flame-resistant material as determined in accordance with NFPA 701 listed in Chapter 35; or material treated in an approved manner to render the material flame-resistant.

This amendment made to reinstate this section into the code. The ICC had deleted this section. St. Louis County also reinstated this section.

Section 3103.6 Certification. An affidavit or affirmation shall be submitted to the building official and a copy retained on the premises on which the tent or membrane structure is located. The affidavit shall attest to the following information relative to the flame-resistance of the fabric:

1. Names and addresses of the owners of the tent or membrane structure.
2. Date the fabric was last treated with flame-resistant solution.
3. Trade name or kind of chemical used in treatment.
4. Name of person or firm treating the material.
5. Name of testing agency and test standard by which the fabric was tested.

This amendment made to reinstate this section into the building code. The ICC had deleted this section. St. Louis County also reinstated this section.

Section 3103.7 Label. Membrane structures, tents and canopies shall bear a permanently affixed label that identifies the size and fabric or material type.

Section 3103.8 Anchorage. All temporary structures shall be anchored to the ground to resist the wind loads prescribed by Section 1609. At the discretion of the building official, the anchorage system may be required to be designed by a registered design professional.

These new sections were added to be consistent with St. Louis County's Building Code.

Section 3109.4.1.9 Pool structure as barrier. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a fixed or removable ladder or steps, the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections 3109.4.1.1 through 3109.4.1.8. A removable ladder or steps shall not constitute an acceptable alternative to enclosure requirements.

This amendment made to reflect present city building code language. St. Louis County made a similar amendment.

SECTION 3111 ANTENNAS

Section 3111.1 Permits not required. A building permit is not required for roof installation of antennal structures not more than twelve (12) feet in height. Such a structure shall be erected so as to not damage the roof covering, and when removed from the roof, the roof covering shall be repaired to maintain weather and water tightness. The installation of any antennal structure mounted on the roof of a building shall not be erected nearer to the lot line than the total height of the antennal structure above the roof, nor shall such structure be erected near electric power lines or encroach upon any street or other public space.

Section 3111.2 Permits required. Approval shall be secured for all roof-mounted antennal structures more than 12 feet in height above the roof. The application shall be accompanied by detailed drawings of the structure and methods of anchorage. All connections to the roof structure shall be properly flashed to maintain water tightness.

Section 3111.3 Dish antennas. An antenna consisting of a radiation element which transmits or receives radiation signals generated as electrical, light or sound energy, and supported by a structure with or without a reflective component to the radiating dish, usually in a circular shape with a parabolic curve design constructed of a solid or open mesh surface, shall be known as a dish antenna.

Section 3111.3.1 Permits. The approval of the building official shall be secured for all dish antenna structures more than 2 feet in diameter erected on the roof of or attached to any building or structure.

Section 3111.3.2 Structural provisions. Dish antennas larger than 2 feet in diameter shall be subject to the structural provisions of Sections 1608 and 1609. The snow load provisions of Section 1608 shall not apply where the antenna has a heater to melt falling snow.

This amendment made to reinstate Sections 3111.1 through 3111.3.2 into the building code. The ICC deleted this section. St. Louis County also reinstated this section.

SECTION 500.350 AMENDMENTS TO CHAPTER 32 INTERNATIONAL BUILDING CODE:**– CHAPTER 32 – ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY:**

Chapter 32 of the International Building Code, 2009 Fourth Edition, is adopted without modification.

SECTION 500.360 AMENDMENTS TO CHAPTER 33 INTERNATIONAL BUILDING CODE:**– CHAPTER 33 – SAFEGUARDS DURING CONSTRUCTION:**

Chapter 33 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

Section 3302.3 Street and adjacent property cleaning. Mud and debris on streets or adjacent properties caused either directly or indirectly by construction shall be removed immediately. This maintenance shall be performed at all times during construction. The responsibility for ensuring that streets leading to and from and properties adjacent to the construction site are kept clean shall be with the owner of said property. Failure to comply with this section shall result in the property owner being cited with a violation subject to penalties set forth in Section 114.4 or being served with a Stop Work Order specified in Section 115.0 or both.

This amendment made to satisfy the city's desire to keep streets and adjacent properties clean during construction.

Section 3303.4 Grading and restoration of lot. Where a structure has been demolished or otherwise removed from a lot and construction for the new structure has not begun, the vacant lot shall be filled, graded, and maintained in conformity to the established elevation of the street grade at curb level nearest the point of demolition or excavation. Provisions shall be made to prevent the accumulation of water or damage to any foundations on the premises or adjoining property. If construction activity as authorized by a grading permit or building permit has not commenced within thirty (30) days of the demolition of the structure, said lot shall be re-vegetated with approved vegetation.

This amendment made to prevent an unsightly or unsanitary condition to occur on a vacant lot for an extended period of time.

Section 3305.1 Facilities required. Delete the reference made to the “International Plumbing Code” and substitute “St. Louis County Plumbing Code”.

This amendment made to specify that sanitary facilities shall be provided during construction per the St. Louis County Plumbing Code.

SECTION 500.370 AMENDMENTS TO CHAPTER 34 INTERNATIONAL BUILDING CODE:**– CHAPTER 34 – EXISTING STRUCTURES:**

Chapter 34 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

Section 3401.3 Compliance with other codes. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Energy Conservation Code, International Fuel Gas Code, International Property Maintenance Code, International Residential Code, St. Louis County Mechanical Code, St. Louis County Plumbing Code and NFPA 70.

This amendment made to reference the proper plumbing, mechanical and electrical codes to govern such work in existing structures.

Section 3401.4 Alternative compliance. Delete this section in its entirety.

This deletion was made to be consistent with the city's present code. By deleting this section the city will use only Chapter 34 of the 2009 IBC to regulate existing buildings and not the International Existing Building Code.

Section 3410. Conformance. Structures moved into or within the City of Creve Coeur shall comply with the provisions of this code for new structures.

Exception: The moved structure may be granted nonconforming status provided all of the following conditions are met:

1. No change shall be made in the previous use or occupancy of the moved structure.
2. No addition shall be made to the structure after it is moved.
3. It can be demonstrated to the building official, in writing, that the moved structure's structural strength, means of egress facilities, life safety systems and mechanical, electrical and plumbing systems are in compliance with the building, mechanical, electrical and plumbing codes enforced when the moved structure was originally built.

The exception was added because requiring an old building to be brought into full compliance with present codes would discourage it being moved and could result in its demolition instead of it being reused. Reusing a structure instead of demolishing it would be considered a more 'green' approach.

Section 3412.2 Applicability. Insert the date "September 14, 1953".

This amendment made to reflect the effective date of the first building code adopted by the City of Creve Coeur. Any structures existing prior to this date may comply with SECTION 3412 COMPLIANCE ALTERNATIVES, when being altered or added on to instead of complying with Chapters 2 through 33 or Section 3401.3, and 3403 through 3409.

SECTION 500.380 AMENDMENTS TO CHAPTER 35 INTERNATIONAL BUILDING CODE:

– CHAPTER 35 – REFERENCED STANDARDS:

Chapter 35 of the International Building Code, 2009 Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number is hereby enacted and added thereto.

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.4.

ASME – American Society of Mechanical Engineers

Three Park Avenue
New York, NY 10016-5990

Standard reference number	Title	Referenced in code section number
ADD: A17.3 – 2008	Safety Code for Existing Elevators and Escalators	3009.1

ICC – International Code Council, Inc.

500 New Jersey Ave., NW
6th Floor
Washington, DC 20001

Standard reference number	Title	Referenced in code section number.
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BILL No 5422**ORDINANCE No. _____****DELETE:** IEBC- 09 International Existing Building Code**DELETED.****DELETE:** IMC – 09 International Mechanical Code**ADD:** Mechanical Code- St. Louis County Mechanical Code
City Ordinance No. 5214**ADD:** 102.2.1, 105.2, 107.3.3.1**DELETE:** IPC – 03 International Plumbing Code**ADD:** Plumbing Code – St. Louis County Plumbing Code
City Ordinance No. 5214**ADD:** 101.4.3, 105.2, 107.2.7,
2902.1, 2902.1.1, 2902.1.2,
2902.2, 2902.3, 2902.3.1,
2902.3.2, 2902.3.3**NFPA – National Fire Protection Association**1 Batterymarch Park
Quincy, MA 02169-7471

Standard reference number	Title	Referenced in code section number
ADD: 70-08	National Electrical Code / St. Louis County Electrical Code – City Ordinance No. 5214	ADD: 105.2
ADD: 701.4	Standards Methods of Fire Tests for Flame-propagation of Textiles and Films	ADD: 3103.5

These amendments made to be consistent with other amendments previously made.

SECTION 2: SAVING CLAUSE: Nothing in this ordinance or in the Building Code hereby adopted, shall be construed to affect any suit or proceeding currently pending in any court as of the effective date hereof, or any rights previously acquired or liability previously incurred, or any cause or causes of action existing under any ordinance hereby repealed, as cited herein.

SECTION 3: SEVERABILITY: If any section, subsection, provision, sentence, clause, or phrase of this ordinance or of the ICC International Building Code, Fourth Edition, 2009, is, for any reasons held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance or of said code, and the City of Creve Coeur City Council hereby declares that it would have passed the same, even though such portion so held to be unconstitutional had not been included therein.

SECTION 4: EFFECTIVE DATE: This ordinance shall become effective in accordance with section 3.11(g) of the City Charter.

Adopted by the City Council this ___ day of _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF THE CITY COUNCIL

Approved this ___ day of _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

MEMORANDUM

TO: Mark Perkins, City Administrator

CC: Paul Langdon, Director of Community Development

FROM: Steve Unser, Chief Building Official

DATE: May 8, 2013

RE: Building Division's Draft of a City Ordinance to
Amend and Adopt the 2009 International Building Code as the
City's New Commercial Building Code.

Please find attached the aforementioned draft for review, comments and approval. St. Louis County and the majority of municipalities within St. Louis County have adopted or are in the process of adopting this building code as their new commercial building code. In the interest of code enforcement consistency throughout our region, the building division is recommending that the City of Creve Coeur do the same. This code regulates building construction for and within structures such as office buildings, churches, temples, theaters, restaurants, schools, hospitals, shopping centers and warehouses.

Please note that an explanation for each amendment is written in *italics* and underlined after each proposed amendment. These "explanations" will be removed from the body of the ordinance prior to its adoption.

On December 11, 2012, this draft of this proposed ordinance was filed with the City Clerk's office and made available for public inspection and examination pursuant to Section 67.280 RSMo. This draft was posted on the city's website for public review on December 11, 2012. Also, on December 13, 2012, printed copies of this draft were mailed to members of the city's Building Code Board of Appeals, the Associated General Contractors of St. Louis and the Creve Coeur-Olivette Chamber of Commerce. Printed copies were also made available at the building division's public counter.

See attached Exhibit A for the Building Code Board of Appeals recommendation to adopt this code as proposed.

See attached Exhibit B for Caryl Kinsey Fox's recommendation to adopt this code as proposed.

The city requested that any comments from all interested parties regarding this draft be submitted to the building division for review within ninety (90) days of the date of it being made available to the public. These review comments will be shared with the city administrator and city council for possible inclusion into a revised draft.

See attached Exhibit C for the 3/27/13 comments from the Creve Coeur-Olivette Chamber of Commerce and the 4/11/13 responses from the Building Division.

AMENDMENTS OF NOTE

There are numerous amendments proposed during a new building code adoption process. While most of these amendments are administrative or technical in nature, some merit additional attention.

Referenced page numbers are from the proposed ordinance.

Section 105.5 Expiration. (See page 3)

The maximum time frame for commencing permitted work has been kept at 180 days. The expiration date for completing new buildings and additions has been kept at 2 years from the date of issuance. The expiration date for completing tenant improvements has been reduced from 2 years to 1 year from the date of issuance. This change is intended to reduce the backlog of active building permits.

Section 109.2.1 Building Code Board of Appeals filing fee. (See page 5)
Applicant will have the filing fee refunded if the board rules in the applicant's favor.

Sections 110.3 through 110.3.12 Required inspections. (See pages 6 and 7)
More specific language was added to better communicate field inspection requirements to contractors so as to expedite the building inspection process.

Sections 113.1 through 112.9 Board of Appeals (See pages 9 and 10)
These amendments were made to 'streamline' the appeals process.

Section 903.3.1.2.2 Combustible attics. (See pages 14 and 15)
The building code as written allows combustible attics to be 'draftstopped' at prescribed locations with ½ inch gypsum wallboard which does very little to prevent the spread of fire across a combustible attic space. Please see the italicized explanation.

Section 907.2.24 Buildings equipped throughout with an automatic sprinkler system (See page 15)

This amendment has been approved per the previous three code adoption cycles (6/1995, 2/2002 and 5/2007). Please see the italicized explanation.

Section 1008.1.9.10 Stairway doors. (See page 16)

This amendment restores code language from our present code so as to be consistent with the precedent the city has already established for locking stairway doors in the city's existing multi-story buildings.

Section 1013.7 Retaining walls. (See page 17)

This amendment was made to clarify when guards are required across the top of retaining walls.

Section 3303.4 Grading and restoration of lot. (See page 26)

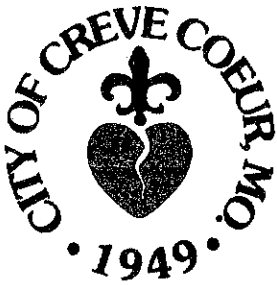
This amendment was made to prevent an unsightly or unsanitary condition from occurring on a vacant lot after demolition of the building has been completed.

Significant Building Code Changes

Every 3 years a new commercial building code is published by the International Code Council. The International Building Code is kept up to date through the review of proposed code changes submitted by code enforcement officials, industry representatives, design professionals and other interested parties. Proposed code changes are carefully considered through an open code development process in which all interested and affected parties may participate. A consensus is reached for each proposed code change by a majority vote of members at the ICC Code Change Hearings which are held twice a year (spring/fall) at various cities.

The intent of the city has been to adopt the building code as written through this model code development process and to ensure that any amendments proposed by the building division will not be less restrictive than the minimum regulations contained in the published International Building Code.

While every code change cannot be listed here, please ***see attached Exhibit D for a summary of significant changes that will be made to the city's present commercial building code (2003 IBC) by the city's adoption of the proposed commercial building code (2009 IBC).***



city
of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

EXHIBIT A

April 15, 2011

Mayor and Council Members
Creve Coeur Government Center
300 N. New Ballas Road.
Creve Coeur, MO 63141

RE: Building Code Board of Appeals Review of the Rough Drafts of the City
Ordinances being proposed to adopt the City's New Building Codes.

Dear Mayor and Council Members;

The Building Code Board of Appeals was asked by the Chief Building Official on December 11, 2012, to review the aforementioned ordinances that will amend and adopt the 2009 edition of the International Residential Code as our city's new building code for One- And Two-Family Dwellings, the 2009 edition of the International Building Code as our city's new commercial building code and the 2009 edition of the International Energy Conservation Code as our city's new energy conservation code.

Upon careful review of the aforementioned proposed ordinances and after our public meeting held on April 3, 2013, to further discuss these ordinances with each other and the Chief Building Official, the Building Code Board of Appeals recommends adoption of all three (3) of these proposed ordinances as written.

Thank you for your consideration of this recommendation.

Sincerely,

Building Code Board of Appeals
Bernard Colton, Chairperson

C A R Y L K I N S E Y F O X, AIA, LEED BD+C ckinseyfox@gmail.com
4 6 1 P I N E B E N D D R I V E
W I L D W O O D M O 6 3 0 0 5 C. 310.428.1357

March 5, 2013

EXHIBIT B

Steve Unser
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: Adoption of the 2009 I-Codes and International Energy Conservation Code

Dear Steve,

As an Architect, registered in Missouri, New York and California, I serve on the national committee of the AIA, American Institute of Architects, Codes and Standards Committee where I was the 2012 Chair. I am writing in support of Creve Coeur's adoption of the 2009 I-Codes including the International Energy Conservation Code (IECC). These are the codes that have been adopted by the City and County of St. Louis and represent the standard of construction expected by the building industry in the St. Louis Metropolitan area.

The I-Codes are the only set of building codes in the US and represent the best practices as decided by a consensus of the building industry. They are written with public safety in mind and are fully coordinated to address all building conditions. Editing or modifying specific sections of these codes could create serious conflicts or gaps in overall building safety.

For example, when the State of Missouri eliminated the requirement for fire sprinklers, they did not take into consideration that fire separations between occupants was removed from the code. The expectation was that entire buildings would be sprinkled eliminating the need for fire separations. This throws into confusion who becomes liable when fire spreads throughout a building, the builder who talked the owner out of installing the sprinklers or the designer who designed to the building code. For this reason, it is the position of the American Institute of Architects that the building codes should be adopted **without modifications**.

I am also a resident of Wildwood and attend St. Timothy's Episcopal Church at 808 N. Mason Road. Creve Coeur has a great reputation of being a conscientious community with high quality residential construction. For these reasons, I strongly support the adoption of the 2009 IECC.

The Energy Code requires minimum acceptable levels of construction including good insulation, windows and doors, as well as caulking and weatherstripping the gaps in construction. These do not add significantly to the cost of construction but do

contribute to the overall comfort of living in a home. The code also requires programable thermostats as well as efficient lighting, heating and air conditioning systems which lower operational expenses. For these reasons, I consider the IECC to be a type of consumer protection, ensuring that homeowners get a good quality home and lower energy bills for the long term.

Again, I point out that St. Louis City and County have been using the 2009 I-Codes since the end of 2011 and Missouri is one of the few states that does not have a statewide building code. Please take swift action to adopt these newer I-Codes.

Illinois and the Kansas City metro area have adopted the 2012 I-Codes including the Energy Code. Many other municipalities in our region have also adopted the 2009 IECC including, Clayton, Webster Groves, Florissant, Hazelwood, Lake St. Louis, O'Fallon, St. Charles, Troy and Wentzville.

In the end, homeowners are the biggest winners in the adoption of energy codes and for that reason, the American Institute of Architects are firmly in support of Creve Coeur Adopting the 2009 IECC.

Please feel free to contact me with any specific questions you need answered.

Caryl Kinsey Fox, AIA, LEED AP, BD&C

Subject: FW: Proposed New Building Codes (Creve Coeur - Olivette Chamber of Commerce)

EXHIBIT C

From: Unser, Steve
Sent: Thursday, April 11, 2013 5:51 PM
To: Perkins, Mark C.; 'skling@jenkinskling.com'
Cc: Katie Anderbery
Subject: RE: Proposed New Building Codes (Creve Coeur - Olivette Chamber of Commerce)

Mr. Kling;

Please see the building division's responses to your comments in red.

Please let me know if you have any questions.

Thank you.

Steve Unser, Chief Building Official
Building Division / City of Creve Coeur
300 N. New Ballas Rd, Creve Coeur, MO 63141
314.872.2513 Direct / 314.872.2505 Fax
sunser@ci.creve-coeur.mo.us / www.creve-coeur.org

From: Perkins, Mark C.
Sent: Wednesday, April 03, 2013 4:55 PM
To: 'skling@jenkinskling.com'
Cc: Unser, Steve; Katie Anderbery
Subject: RE: Proposed New Building Codes

Steve,

Thank you for your comments, our staff will provide a response. Thanks again for taking the time to review the proposed codes.

Sincerely,

Mark Perkins
City Administrator, ICMA-CM
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141
314.872.2511
www.creve-coeur.org

From: Steve Kling [<mailto:skling@jenkinskling.com>]
Sent: Wednesday, March 27, 2013 2:12 PM
To: Perkins, Mark C.

Cc: Unser, Steve; Katie Anderbery
Subject: RE: Proposed New Building Codes

I have not received any further comments. The below comments are the ones we initially focused and the Chamber collectively thought needed some discussion, PLUS, as I mentioned at the board meeting, some clarification on the changes as to grandfathering and application issues for many of the potentially more costly changes. For example, if a landlord improves one tenant space on a floor, do the requirements kick in for that space, the whole floor or the whole building.

Building Division's Response:

When the city issues a permit for tenant improvements the building code requires that the proposed tenant improvements within the space meet present building code requirements. Examples would include seismic bracing of new ceiling grid, door hardware, travel distances to egress doors, number of egress doors required from the tenant space, emergency egress lights and exit signs, accessible reception deck, etc.

Chapter 5 - I would seek clarification from the city on Chapter 5, the Address Identification number. New and existing buildings will be provided with address numbers and letters, which must be installed on a contrasting background visible from the street. My only concern is that business owners may not want these numbers on their building if they already have an address sign, or if the letters are not of a high quality or detract from the overall look and design of a building. I would consider having the Chamber ask for sample letters to see how they will look.

Building Division's Response:

Section 501.2 Address Identification. This section was added to be consistent with the fire districts' requirements. This section regulates minimum height and width of address numerals and wants address numerals to be clearly visible to emergency response vehicles. There has always been flexibility given to building owners in terms of design, colors, etc.

Chapter 9 - I think it is important for building owners to be aware of the new rules on sprinkler systems in Chapter 9, but I cannot answer on whether there will be concerns about the required installation of sprinkler systems that is described for buildings more than 3 stories. This decision may likely be based on whether or not a significant number of Chamber members would be required to install sprinkler systems, which could be expensive.

Building Division's Response:

For clarification purposes, this requirement would only apply to new buildings more than 3 stories in height. Existing, nonsprinklered buildings more than 3 stories in height would be unaffected. This section has been in the city's building code since 1986. Most new multi-story buildings are equipped with automatic fire sprinklers because of other 'trade-offs' the building code gives for buildings that are fully sprinklered.

For Chapter 10, I think the Chamber should notify their members of the changes relating to exit signs, guards, retaining walls and dead ends in aisles. If members are forced to make these changes, it could be costly.

Building Division Response:

These requirements would apply only to new construction or new tenant improvements. The building division would be happy to meet with the Chamber to discuss any specific concerns there may be.

Chapter 29 – with the changes to the requirements to public access to toilets, this may require that some Chamber members change the route to public toilets or install new public toilets altogether. This seems like a burdensome requirement, especially if it effective when enacted.

Building Division Response:

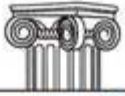
The city contracts with St. Louis County to enforce the city's plumbing code per Ordinance No. 5214. The building division's

understanding is that the county applies these requirements to “new buildings, additions to existing buildings or changes of occupancy or use in an existing building which results in an increased occupant load.” An example of a change in use that results in an increased occupant load would be when a mercantile use is converted to a restaurant. During plan review for the types of projects noted above, the building division works with the county to proactively communicate to the owner and their architect when these requirements get ‘triggered’ by the proposed scope of work.

Stephen L. Kling, Jr., Esq.

JENKINS & KLING, P.C.

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Clayton, Missouri 63105
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(314) 721-5525 (fax)



JENKINS & KLING, P.C.
ATTORNEYS AT LAW

www.jenkinsklings.com

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From: Perkins, Mark C. [<mailto:MPerkins@ci.creve-coeur.mo.us>]
Sent: Wednesday, March 27, 2013 2:03 PM
To: Steve Kling
Cc: Unser, Steve
Subject: RE: Proposed New Building Codes

Steve,

If you have any comments regarding the proposed building codes, please forward as soon as possible as we in the process of wrapping up our review.

Thanks,

Mark Perkins
City Administrator, ICMA-CM
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141
314.872.2511
www.creve-coeur.org

From: Perkins, Mark C.
Sent: Tuesday, February 19, 2013 10:52 AM
To: Steve Kling (skling@jenkinsklings.com)
Cc: Nancy Gray (ngray@ccochamber.com); Unser, Steve
Subject: Proposed New Building Codes

Steve,

Below is a link to our web page regarding the proposed new building codes, including summaries of the changes for each code. If you have any questions, please feel free to contact Steve Unser or myself.

<http://www.creve-coeur.org/index.aspx?NID=660>

Sincerely,

Mark Perkins
City Administrator, ICMA-CM
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141
314.872.2511
www.creve-coeur.org

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EXHIBIT D

City of Creve Coeur Building Division

Summary of Significant Changes To the City's Present Commercial Building Code (2003 IBC) By the City's Proposed Commercial Building Code (2009 IBC)

Section 422- AMBULATORY HEALTH CARE FACILITIES.

This new section provides additional regulations for outpatient surgery centers. Although patients usually are able to walk in and walk out of these facilities the same day with a quick recovery time after surgery, there is a period of time during surgery and recovery when a potentially large number of people will need physical assistance during an emergency that would require evacuation or relocation. As such, the building code now has specific requirements for smoke barriers, automatic fire sprinkler systems, refuge areas and fire alarm systems for outpatient surgery centers.

Section 423 – STORM SHELTERS.

This new section applies to the construction of storm shelters for the purpose of providing safe refuge from storms that produce high winds such as tornadoes or hurricanes. Storm shelters may be constructed as separate detached buildings or constructed as safe rooms within buildings. Although the building code does not mandate that storm shelters be provided, it does regulate their design if they are constructed.

TABLE 508.2.5 – INCIDENTAL ACCESSORY OCCUPANCIES.

The building code no longer requires fire barriers or smoke partitions between file or storage rooms and office spaces unless the floor area of the file or storage rooms exceed 10 % of the building area of the story on which they are located.

Section 703.6 – MARKING AND IDENTIFICATION.

This new section requires that fire walls, fire barriers, smoke barriers and smoke partitions be permanently identified with signs or stenciling. Such signage shall be located above suspended ceilings or other concealed spaces so as to inform tradespeople, maintenance workers and building inspectors that any existing or new pipes, wires, conduits or ducts penetrating these fire resistance rated walls shall be properly protected with through penetration firestop

systems or fire/smoke dampers. This will help prevent heat, smoke or fire from passing through unprotected openings.

Section 903.2.1.2 GROUP A-2.

This section now requires new restaurants/night clubs with an occupant load of 100 or more persons to be equipped with an automatic fire sprinkler system. The present building code requires restaurants/night clubs with an occupant load of 300 or more persons to be equipped with an automatic fire sprinkler system. The threshold has been lowered because numerous fire deaths have occurred in unsprinklered restaurants/nightclubs that had an occupant load greater than 100 persons but less than 300 persons.

Section 903.3.1.2.2 COMBUSTIBLE ATTICS.

This new section is being proposed as a result of the 7/17/2012 Central West End Apartment fire that destroyed this 4-story apartment building. This fire started in the attic and quickly spread throughout this attic because of the “lumberyard” that was located between each line of draftstopping. If this building’s attic had been protected by fire sprinklers the result would have been repairs being made instead of demolishing and rebuilding the entire building. Missouri Baptist College has decided to sprinkler the attics of their Phase 2 dormitory buildings.

Section 1008.1.9.8 ELECTROMAGNETICALLY LOCKED EGRESS DOORS.

This new section allows the use of a locking system that provides for a greater level of security than offered by other methods addressed in the code. In specific occupancies, doors in the means of egress are now permitted to be locked with an electromagnetic lock provided they are equipped with UL listed hardware that incorporates a built-in switch that interrupts the power supply to the electromagnetic lock that unlocks these doors. This type of locking system cannot be used where panic hardware is required by other sections of the code.

Section 1008.1.10 PANIC AND FIRE EXIT HARDWARE.

This section now requires that egress doors serving restaurants, schools and similar uses with an occupant load of 50 or more persons be equipped with panic hardware. The present building code requires panic hardware on egress doors serving an occupant load of 100 or more persons in restaurants, schools and similar uses.

Section 1011.1 WHERE REQUIRED.

This section requires that additional exit signs be provided in buildings or spaces with more complicated means of egress systems. Where travel direction is not clear within an exit, it creates uncertainty and causes delays in evacuations under threatening conditions. The additional exit signs are required to expedite egress from a building during an emergency.

AN ORDINANCE ENACTING NEW ARTICLE X, ENERGY CONSERVATION CODE, OF CHAPTER 500 OF THE CITY CODE OF ORDINANCES OF THE CITY OF CREVE COEUR.

WHEREAS, the city regulates construction practices and standards by means of technical codes to protect the health, safety and welfare of its citizens, and

WHEREAS, such codes must be updated from time to time, and

WHEREAS, at least one copy of the 2009 International Energy Conservation Code, which is hereby to be adopted by reference, has been filed with the City Clerk's office and made available for public use, inspection and examination for a period of at least 90 days prior to adoption of this ordinance pursuant to Section 67.280 RSMo and notice thereof has been publicly posted, and

WHEREAS, a copy of this ordinance has been available for public inspection in the City Clerk's office and it has been read two times by the City Council as required by the City's Charter prior to adoption.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: ARTICLE X, ENERGY CONSERVATION CODE, of Chapter 500 of the City Code of Ordinances is hereby enacted to be known as "THE ENERGY CONSERVATION CODE". Said ARTICLE to read as follows:

ARTICLE X. ENERGY CONSERVATION CODE

SECTION 500.1010. ADOPTED: A certain document, one copy of which are on file in the office of the City Clerk; such copy being marked and designated as the "INTERNATIONAL ENERGY CONSERVATION CODE, 2009", FIFTH EDITION, is hereby adopted as the Energy Conservation Code of the City of Creve Coeur, Missouri, for the regulation of the design and construction of residential and commercial buildings for the effective use of energy as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the INTERNATIONAL ENERGY CONSERVATION CODE, 2009, FIFTH EDITION, are hereby referred to, adopted and made a part thereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

SECTION 500.1020. JURISDICTIONAL TITLES: Throughout the INTERNATIONAL ENERGY CONSERVATION CODE, 2009, FIFTH EDITION, wherever the terms "name of jurisdiction" or "local jurisdiction" appear, it shall be deemed to mean "City of Creve Coeur, Missouri". Likewise, wherever the terms "department of building inspection" or "department of building safety" appear, it shall be deemed to mean "Creve Coeur Building Division". Wherever the term "code" appears, it shall mean the INTERNATIONAL ENERGY CONSERVATION CODE, 2009, FIFTH EDITION as amended in this Article.

SECTION 500.1030. AMENDMENTS TO CHAPTER 1 OF THE INTERNATIONAL ENERGY CONSERVATION CODE:

– CHAPTER 1 – Administration:

Chapter 1 of the International Energy Conservation Code, 2009, Fifth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

109.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.

109.2 Limitations on authority. Any person shall have a right to appeal a decision of the building official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction shall be allowed to be used. The board shall have no authority to waive requirements of this code.

109.3 Time limitation and filing procedure. All appeals shall be filed in writing with the building official. A written appeal may not be filed more than thirty days after the affected individuals are notified of the building official's decision.

109.3.1 Filing fee. An application for appeal shall not be filed without full payment of the filing fee of \$150.00. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

109.4 Membership of board. The Building Code Board of Appeals shall consist of five regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

109.4.2 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.

109.4.3 Secretary. The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the city administrator.

109.4.4 Compensation of members. Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.

109.4.5 Code of Ethics for members. All members shall be subject to the city's Code of Ethics.

109.5 Notice of meeting. The Building Code Board of Appeals shall meet upon notice from the chair, within 5 calendar days of the filing of a written appeal with the building official, or at stated periodic meetings.

109.6 Open hearing. All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the code official, and any person whose interests are affected shall be given the opportunity to be heard.

109.6.1 Procedure. The Board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.

109.7 Quorum. Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.

109.9 Board decision. The Building Code Board of Appeals shall only reverse or modify the decision of the code official by a majority vote of the quorum present and voting. Otherwise, the decision shall be deemed to be upheld.

109.9.1 Notification of decision. The secretary of the board shall notify the appellant and the building official of the decision in writing.

109.9.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

109.10 Court review: Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.

These amendments were made to Sections 109.1 through 109.10 to reflect the city's present requirements.

SECTION 500.1040. AMENDMENTS TO CHAPTER 2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE:

– CHAPTER 2 – Definitions:

Chapter 2 of the International Energy Conservation Code, 2009, Fifth Edition, is adopted without modification.

SECTION 500.1050 AMENDMENTS TO CHAPTER 3 OF THE INTERNATIONAL ENERGY CONSERVATION CODE:

– CHAPTER 3 – GENERAL REQUIREMENTS:

Chapter 3 of the International Energy Conservation Code, 2009, Fifth Edition, is adopted without modification.

SECTION 500.1060 AMENDMENTS TO CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE:

– CHAPTER 4 – RESIDENTIAL ENERGY EFFICIENCY:

Chapter 4 of the International Energy Conservation Code, 2009, Fifth Edition, is adopted without modification.

SECTION 500.1070 AMENDMENTS TO CHAPTER 5 OF THE INTERNATIONAL ENERGY CONSERVATION CODE:

– CHAPTER 5 – COMMERCIAL ENERGY EFFICIENCY:

Chapter 5 of the International Energy Conservation Code, 2009, Fifth Edition, is adopted without modification.

SECTION 500.1080 AMENDMENTS TO CHAPTER 6 OF THE INTERNATIONAL ENERGY CONSERVATION CODE:

– CHAPTER 6 – REFERENCED STANDARDS:

Chapter 6 of the International Energy Conservation Code, 2009, Fifth Edition, is adopted without modification.

SECTION 2: SAVING CLAUSE: Nothing in this ordinance or in the Energy Conservation Code hereby adopted, shall be construed to affect any suit or proceeding currently pending in any court as of the effective date hereof, or any rights previously acquired or liability previously incurred, or any cause or causes of action existing under any ordinance hereby repealed, as cited herein.

SECTION 3: SEVERABILITY: If any section, subsection, provision, sentence, clause, or phrase of this ordinance or of the ICC International Energy Conservation Code, Fifth Edition, 2009, is, for any reasons held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance or of said code, and the City of Creve Coeur City Council hereby declares that it would have passed the same, even though such portion so held to be unconstitutional had not been included therein.

SECTION 4: EFFECTIVE DATE: This ordinance shall become effective pursuant to section 3.11(g) of the City Charter.

Adopted by the City Council this ___ day of _____, 2013.

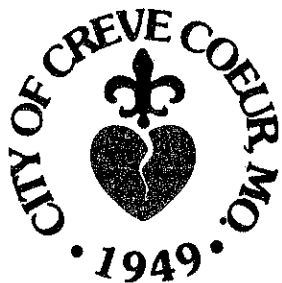
SCOTT SAUNDERS
PRESIDENT OF THE CITY COUNCIL

Approved this ___ day of _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city
of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

EXHIBIT A

April 15, 2011

Mayor and Council Members
Creve Coeur Government Center
300 N. New Ballas Road.
Creve Coeur, MO 63141

RE: Building Code Board of Appeals Review of the Rough Drafts of the City
Ordinances being proposed to adopt the City's New Building Codes.

Dear Mayor and Council Members;

The Building Code Board of Appeals was asked by the Chief Building Official on December 11, 2012, to review the aforementioned ordinances that will amend and adopt the 2009 edition of the International Residential Code as our city's new building code for One- And Two-Family Dwellings, the 2009 edition of the International Building Code as our city's new commercial building code and the 2009 edition of the International Energy Conservation Code as our city's new energy conservation code.

Upon careful review of the aforementioned proposed ordinances and after our public meeting held on April 3, 2013, to further discuss these ordinances with each other and the Chief Building Official, the Building Code Board of Appeals recommends adoption of all three (3) of these proposed ordinances as written.

Thank you for your consideration of this recommendation.

Sincerely,

Building Code Board of Appeals
Bernard Colton, Chairperson

C A R Y L K I N S E Y F O X, A I A, L E E D B D + C c k i n s e y f o x @ g m a i l . c o m
4 6 1 P I N E B E N D D R I V E
W I L D W O O D M O 6 3 0 0 5 C . 3 1 0 . 4 2 8 . 1 3 5 7

March 5, 2013

EXHIBIT B

Steve Unser
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: Adoption of the 2009 I-Codes and International Energy Conservation Code

Dear Steve,

As an Architect, registered in Missouri, New York and California, I serve on the national committee of the AIA, American Institute of Architects, Codes and Standards Committee where I was the 2012 Chair. I am writing in support of Creve Coeur's adoption of the 2009 I-Codes including the International Energy Conservation Code (IECC). These are the codes that have been adopted by the City and County of St. Louis and represent the standard of construction expected by the building industry in the St. Louis Metropolitan area.

The I-Codes are the only set of building codes in the US and represent the best practices as decided by a consensus of the building industry. They are written with public safety in mind and are fully coordinated to address all building conditions. Editing or modifying specific sections of these codes could create serious conflicts or gaps in overall building safety.

For example, when the State of Missouri eliminated the requirement for fire sprinklers, they did not take into consideration that fire separations between occupants was removed from the code. The expectation was that entire buildings would be sprinkled eliminating the need for fire separations. This throws into confusion who becomes liable when fire spreads throughout a building, the builder who talked the owner out of installing the sprinklers or the designer who designed to the building code. For this reason, it is the position of the American Institute of Architects that the building codes should be adopted **without modifications**.

I am also a resident of Wildwood and attend St. Timothy's Episcopal Church at 808 N. Mason Road. Creve Coeur has a great reputation of being a conscientious community with high quality residential construction. For these reasons, I strongly support the adoption of the 2009 IECC.

The Energy Code requires minimum acceptable levels of construction including good insulation, windows and doors, as well as caulking and weatherstripping the gaps in construction. These do not add significantly to the cost of construction but do

contribute to the overall comfort of living in a home. The code also requires programable thermostats as well as efficient lighting, heating and air conditioning systems which lower operational expenses. For these reasons, I consider the IECC to be a type of consumer protection, ensuring that homeowners get a good quality home and lower energy bills for the long term.

Again, I point out that St. Louis City and County have been using the 2009 I-Codes since the end of 2011 and Missouri is one of the few states that does not have a statewide building code. Please take swift action to adopt these newer I-Codes.

Illinois and the Kansas City metro area have adopted the 2012 I-Codes including the Energy Code. Many other municipalities in our region have also adopted the 2009 IECC including, Clayton, Webster Groves, Florissant, Hazelwood, Lake St. Louis, O'Fallon, St. Charles, Troy and Wentzville.

In the end, homeowners are the biggest winners in the adoption of energy codes and for that reason, the American Institute of Architects are firmly in support of Creve Coeur Adopting the 2009 IECC.

Please feel free to contact me with any specific questions you need answered.

Caryl Kinsey Fox, AIA, LEED AP, BD&C

EXHIBIT C

February 20, 2013

Honorable Mayor and City Council
300 N New Ballas Rd
Creve Coeur, MO 63141

Re. International Energy Conservation Code

Dear Mayor and Members of the City Council:

On February 20, 2013, the Climate Action Task Force met and discussed the proposed International Energy Conservation Code. The Task Force voted with a unanimous recommendation to the City Council that the IECC be adopted as proposed by City staff. The Task Force has met multiple times to discuss the IECC and advises that its adoption will mark a key step toward enhancing the energy efficiency of new construction in the city and reducing the city's greenhouse gas emissions.

Sincerely,



Sue Baseley
Climate Action Task Force Vice Chair

City of Creve Coeur / Building Division **EXHIBIT D**
COMPARISON TABLE
BETWEEN
PRESENT ENERGY CONSERVATION CODE REQUIREMENTS
AND
2009 INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS.

NOTE: The Building Division will recommend that the 2009 International Energy Conservation Code and Chapter 11 – Energy Efficiency- of the 2009 International Residential Code be adopted as written.

Building Element	Current Requirement	2009 IRC, Chapter 11 Or 2009 IECC, Chapter 4	What St. Louis County Did
Roof R Value	30	38	30
Wall R Value	13	13	13
Floor R Value	19	19	19
Crawl Space R Value	5	10	5
Exposed Duct R Value	5	8	4
Fenestration U- Factor	0.40	0.35	0.40
Programmable Thermostats	Not Required	Required	Required
High Efficiency Light Bulbs	Not Required	Required for 50% of permanent light fixtures	Required for 50% of permanent light fixtures
Thermal Envelope Sealing/Testing	Not Required	Required	Amended 'sealing' Deleted 'testing'
Permanent Energy Conservation Certificate Posted	Not Required	Required	Deleted
Duct Sealing / Testing	Sealing Required	Sealing and Testing Required	Sealing Required. Testing Deleted.
Wood-Burning Fireplaces	Can be open to a room.	Must have gasketed doors and outside air	Deleted
Thermal Cover for Heated Swimming Pools	Not Required	Required	Required
Insulating & Weatherstripping Attic Access Panels	Not Required	Required	Insulating Required Weatherstripping Deleted

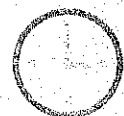
TRUE COST OF THE

2009 INTERNATIONAL ENERGY CONSERVATION CODE

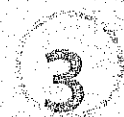


FOR NEW HOMES IN
MISSOURI
CLIMATE ZONE 4

Homes are the biggest investment we make—and everyone deserves a home that meets national minimum energy efficiency standards. While it's true that homeowners can always improve the efficiency of their homes, it is far more cost-effective to upgrade building components during construction, putting in better windows or swapping out one grade of insulation for a better one. Here's what buyers get with the 2009 IECC:



Payback Period
14 months



3-year Profit
\$476.75

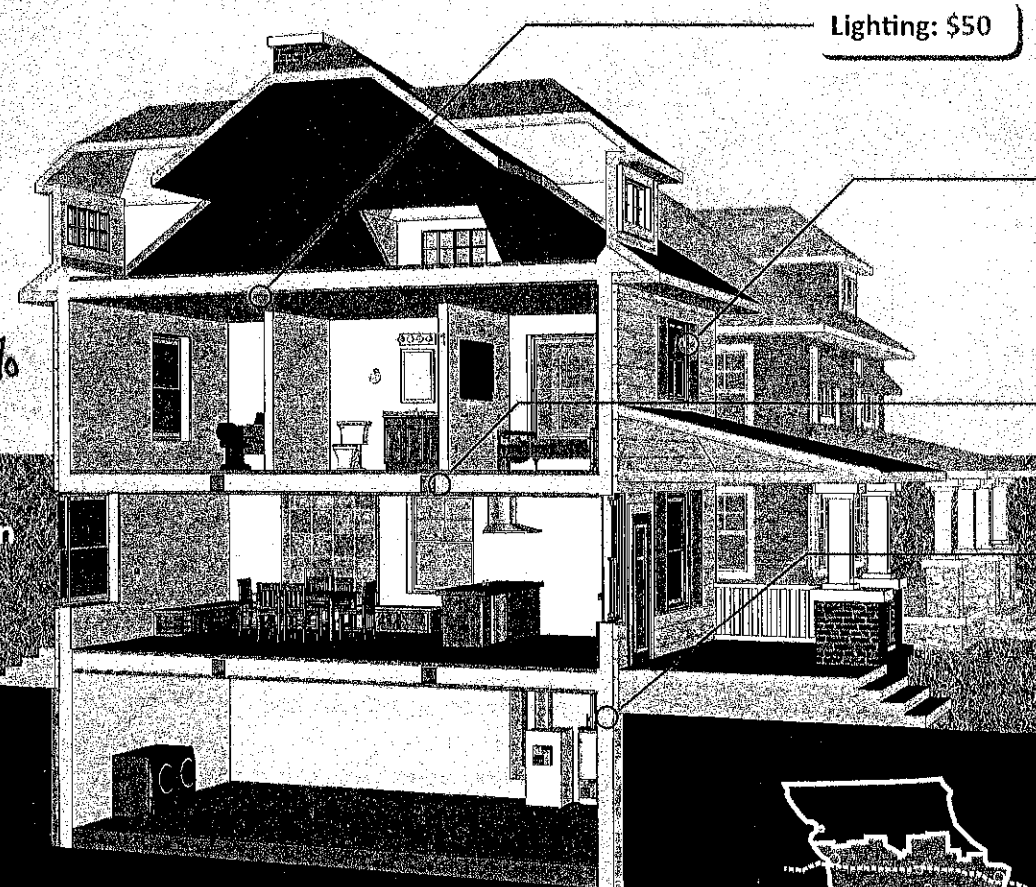


Annual Energy Reduction
18%



5-year Profit
\$992.69

18%



Lighting: \$50

Window Upgrades
CLIMATE ZONE 4: \$735

Duct Sealing and
Testing: \$350

Insulation Upgrades
CLIMATE ZONE 4: \$383



Climate Zone 4 □□□□□□
u-factor: .5 → .35 WINDOW
r-value: 30 → 38 INSULATION
CEILING



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES



For the full Incremental Cost Analysis study, please visit bcap-ocean.org

TRUE COST OF THE



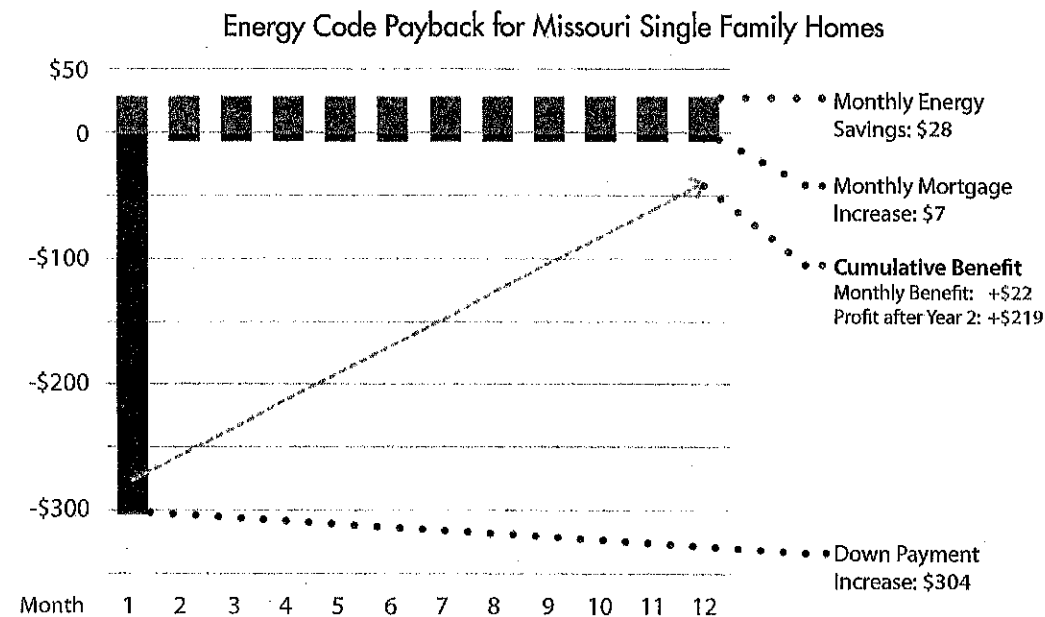
FOR NEW HOMES IN
MISSOURI
CLIMATE ZONE 4

2009 INTERNATIONAL ENERGY CONSERVATION CODE

One of the major barriers to energy code adoption across the country is the concern that new codes will add to the purchase price and potential buyers will not be able to afford the homes they want. In Missouri, upgrading homes to the 2009 International Energy Conservation Code will actually reduce out-of-pocket expenses for homeowners – paying off their initial investment in a matter of months.

For the average new home built in IECC climate zone 4*, BCAP estimates the costs of the new code will add no more than a total of \$1,519 in construction costs—an increase of only 0.6%. When this amount is rolled into the average mortgage, real costs to homebuyers will mean a down payment increase of \$303.72 and \$6.56 extra on monthly mortgage bills.

These added mortgage costs will be offset, however, by monthly energy savings of \$28.06, helping homebuyers pay off their initial investment in only fourteen months. After breaking even in month fourteen, the home will return buyers a profit of \$22 per month—for a total return of \$258 every year. This return on investment is graphed below and presented as a balance sheet at right.



Month	Mortgage Increase	Monthly Energy Savings	Cumulative Cost/Benefit
1	\$303.72	\$28.06	-\$275.66
2	\$6.56	\$28.06	-\$254.17
3	\$6.56	\$28.06	-\$232.67
4	\$6.56	\$28.06	-\$211.17
5	\$6.56	\$28.06	-\$189.67
6	\$6.56	\$28.06	-\$168.18
7	\$6.56	\$28.06	-\$146.68
8	\$6.56	\$28.06	-\$125.18
9	\$6.56	\$28.06	-\$103.68
10	\$6.56	\$28.06	-\$82.19
11	\$6.56	\$28.06	-\$60.69
12	\$6.56	\$28.06	-\$39.19
13	\$6.56	\$28.06	-\$17.69
14	\$6.56	\$28.06	\$3.81 Break Even
15	\$6.56	\$28.06	\$25.30 \$22 profit every month
16	\$6.56	\$28.06	\$46.80
17	\$6.56	\$28.06	\$68.30
18	\$6.56	\$28.06	\$89.80

This model assumes an average sale price of \$267,451 for a 2,400 square foot home. The mortgage is conservatively set at 30 years, with 20% down and the current average nationwide interest rate of 5.05%. With a lower down payment—such as 10% down—consumers will break even on their investment even sooner.

* Missouri's climate zone 4 covers the lower three-fourths of the state, and represents 93% of the state's population

MEMORANDUM

TO: Mark Perkins, City Administrator

CC: Paul Langdon, Director of Community Development

FROM: Steve Unser, Chief Building Official

DATE: May 8, 2013

**RE: Building Division's Draft of a City Ordinance to
Amend and Adopt the 2009 International Energy Conservation
Code as the City's New Energy Conservation Code.**

Please find attached the aforementioned draft for review and comments. Many municipalities within St. Louis County have adopted or are in the process of adopting this energy conservation code as their new energy conservation code. In the interest of code enforcement consistency throughout our region, the building division is recommending that the City of Creve Coeur do the same. This code regulates the design and construction of residential and commercial buildings for the effective use of energy.

The only amendments proposed to this code are in Chapter 1- ADMINISTRATION- Section 109- BOARD OF APPEALS. The reason these amendments are proposed is to make them consistent with the Board of Appeals process outlined in the city's commercial and residential building codes.

On December 11, 2012, this draft of this proposed ordinance was filed with the City Clerk's office and made available for public inspection and examination pursuant to Section 67.280 RSMo. This draft was posted on the city's website for public review on December 11, 2012. Also on December 13, 2012, printed copies of this draft were mailed to members of the city's Building Code Board of Appeals, the Associated General Contractors of St. Louis and the Creve Coeur-Olivette Chamber of Commerce. Printed copies were also made available at the building division's public counter.

See attached Exhibit A for the Building Code Board of Appeals recommendation to adopt this code as proposed.

See attached Exhibit B for Caryl Kinsey Fox's recommendation to adopt this code as proposed.

See attached Exhibit C for the Climate Action Task Force's recommendation to adopt this code as proposed.

The city requested that any comments from all interested parties regarding this draft be submitted to the building division for review within ninety (90) days of the date of it being made public. There were no public comments submitted to the building division regarding this code.

Significant Energy Code Changes

Every 3 years a new energy conservation code is published by the International Code Council. The International Energy Conservation Code is kept up to date through the review of proposed code changes submitted by code enforcement officials, industry representatives, design professionals and other interested parties. Proposed code changes are carefully considered through an open code development process in which all interested and affected parties may participate. A consensus is reached for each proposed code change by a majority vote of members at the ICC Code Change Hearings which are held twice a year (spring/fall) at various cities.

The intent of the city has been to adopt the energy conservation code as written through this model code development process and to ensure that any amendments proposed by the building division will not be less restrictive than the minimum regulations contained in the published International Energy Conservation Code.

While every code change cannot be listed here, please ***see attached Exhibit D for a summary of significant changes that will be made to the city's present energy conservation code (2003 IECC) by the city's adoption of the proposed energy conservation code (2009 IECC).***

Please see attached Exhibit E for the 'true cost' of the 2009 International Energy Conservation Code. These increased construction costs (\$1,519) are based on a 2,400 square foot home. This works out to an increased cost of \$0.63 per square foot. Another increased cost not included in this exhibit is approximately \$300 for the Blower Door Test required to test the air tightness of the building envelope. This would increase the average increased construction cost of a new home to \$1,819 or \$0.75 per square foot. The average size of a new home in Creve Coeur is approximately 3,000 – 4,000 square feet. This works out to be an increased cost of \$2,250 - \$3,000 for a new Creve Coeur home to be built in compliance with the 2009 IECC. This same exhibit points out that the monthly energy savings realized by complying with the 2009 IECC would be \$28.06 for a

2,400 square foot new home. The monthly energy savings for a new home that is 3,000 – 4,000 square feet in size would be approximately \$33- \$44.

Stronger energy – efficient construction helps to reduce pollution by reducing energy consumption.

AN ORDINANCE REPEALING ARTICLE VI, RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, OF CHAPTER 500 OF THE CITY CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, AND ENACTING IN LIEU THEREOF A NEW ARTICLE VI, RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS.

WHEREAS, the city regulates construction practices and standards by means of technical codes to protect the health, safety and welfare of its citizens, and

WHEREAS, such codes must be updated from time to time, and

WHEREAS, at least one copy of the 2009 International Residential Code for One- and Two-Family Dwellings, which is hereby to be adopted by reference, has been filed with the City Clerk's office and made available for public use, inspection and examination for a period of at least 90 days prior to adoption of this ordinance pursuant to Section 67.280 RSMo and notice thereof has been publicly posted, and

WHEREAS, a copy of this ordinance has been available for public inspection in the City Clerk's office and it has been read two times by the City Council as required by the City's Charter prior to adoption.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: ARTICLE VI, RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, of Chapter 500 of the City Code of Ordinances is hereby repealed and a new ARTICLE VI of Chapter 500 is hereby enacted to be known as "THE RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS". Said ARTICLE to read as follows:

ARTICLE VI. RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

SECTION 500.420 ADOPTED: A certain document, one copy of which is on file in the office of the City Clerk, such copy being marked and designated as the "INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2009", FOURTH EDITION, including "APPENDIX A (IFGC) – SIZING AND CAPACITIES OF GAS PIPING"; "APPENDIX B (IFGC) – SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES, AND APPLIANCES LISTED FOR USE AND TYPE B VENTS"; APPENDIX C (IFGC) – EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS"; "APPENDIX G – SWIMMING POOLS, SPAS AND HOT TUBS"; AND "APPENDIX K – SOUND TRANSMISSION", as published by the International Code Council, Inc., is hereby adopted as the Residential Code of the City of Creve Coeur, Missouri, for regulating and governing 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 above grade plane in height with a separate means of egress and their accessory structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2009, FOURTH EDITION, are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, prescribed in this Article.

SECTION 500.430 JURISDICTIONAL TITLES: Throughout the INTERNATIONAL RESIDENTIAL CODE ONE- AND TWO-FAMILY DWELLINGS, 2009, FOURTH EDITION, wherever the terms “name of jurisdiction” or “local jurisdiction” appear, it shall be deemed to mean “City of Creve Coeur, Missouri”. Likewise, wherever the terms “department of building inspection” or “department of building safety” appear, it shall be deemed to mean “Creve Coeur Building Division”. Wherever the term “code” appears, it shall mean the INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2009, FOURTH EDITION as hereby amended.

SECTION 500.440 ADDITIONS, INSERTIONS AND CHANGES: The following subsections are hereby revised as follows:

Section R101.1 Insert: “City of Creve Coeur”.

SECTION 500.450 AMENDMENTS TO CHAPTER 1 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 1 – ADMINISTRATION:

Chapter 1 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth herein. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

R101.2 Scope. Add the following: Notwithstanding the provisions of this code, the maximum number of stories for any structure shall be as provided in the City Zoning Code.

Exception: Deleted in its entirety.

This change was made to be consistent with the city zoning code. The IRC, as written, would allow one- and two-family dwellings to be three stories in height. The city zoning code limits these type structures to 2 stories in height. The exception was deleted because the “live/work” concept would allow up to 50 percent of the area of a one or two family dwelling or townhome to be used for business purposes and would allow up to 5 “nonresidential employees” to work there. The city’s zoning code allows only 10 percent of a home to be used as a home occupation and only the home’s owner and family members who live in the home can be employees.

R102.8 Matters not provided for. Any requirements that are essential for the structural, fire or sanitary safety of an existing or proposed building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the building official.

This amendment made to add a new section to this code so as to be consistent with the city’s present building code.

R104.6.1 Interference with building official: No person shall hinder, obstruct, resist, fail to provide entry at reasonable times, or otherwise interfere with the code official in the performance of his official duties.

This amendment made to add a new section to this code so as to be consistent with the city’s present building code.

R104.6.1.1 Disasters. In the event of a disaster such as a windstorm, tornado, flood, fire, earthquake, bomb blast or explosion, the building official is authorized to deputize Missouri Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri State Emergency Management Agency (SEMA) to conduct emergency post-disaster safety evaluations of buildings.

This amendment made to add a new section to this code that allows the building official to expand the city's inspection capabilities after a disaster. This is consistent with St. Louis County's building code adopting ordinance.

R104.12 Rule-making authority. The building official shall have authority, as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code, to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.

This amendment made to add a new section to this code so as to be consistent with the city's present building code.

R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Retaining walls which are not over 2 feet (610mm) in height measured from the top of the proposed finished grade at the non-retained side of the wall to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
2. Painting, tiling, carpeting and similar finish work.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy which have a maximum water depth of 24 inches (610mm), a maximum water volume of 5,000 gallons (18925L) and are installed entirely above ground.

Electrical:

Any work exempted from permits by the Electrical Code.

Gas:

Any work exempted from permits by the Mechanical Code.

Mechanical:

Any work exempted from permits by the Mechanical Code.

Plumbing:

Any work exempted from permits by the Plumbing Code.

This amendment made to clarify when permits are not required.

R105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced, or after one year from the date of issuance if the permit has not otherwise expired. The building official is authorized to grant, in writing, one or more extensions of time, for periods not to exceed 30 days each. An extension shall be requested in writing and justifiable cause must be demonstrated.

This amendment made to reflect the city's present requirements.

R105.5.1 Expiration of demolition permits. Demolition work shall be completed within thirty (30) days after the date of issuance of the demolition permit. The building official may, after receiving a written request from the applicant, grant one or more thirty day extensions to this permit if the applicant presents evidence of justifiable cause.

This amendment made to reflect the city's present requirements.

R105.9 Placement of permit and inspection placard. The building permit or copy shall be kept on the site of the work until the completion of the project. An inspection placard shall be posted on the job site in accordance with Section R109.1.1 of this code.

R105.10 Compliance with permit. All work shall conform to the approved application and the approved construction documents for which the permit has been issued and any approved amendments to the approved application or the approved construction documents.

R105.11 Compliance with codes and ordinances. Neither the granting of a permit, nor the approval of the construction documents, nor inspections made by the building official, or his authorized representative, during the erection of the building, structure, or any alteration or addition thereto, shall in any way relieve the owner or tenant of such building, structure, or property from complying with the requirements of this code, the Creve Coeur Zoning Code or any other governing law or ordinance.

These amendments were made to add new sections 105.9 and 105.11 so as to be consistent with the city's present building code.

R106.1 Construction documents. The application for a permit shall be accompanied by three (3) complete sets of construction documents drawn to scale. The construction documents and site plans shall be prepared and sealed by an architect or an engineer licensed and registered in the State of Missouri to render this service. All construction documents and site plans shall be prepared by the appropriate registered design professional consistent with the professional registration laws of the State of Missouri. All construction documents submitted with an application for a building permit shall bear an original embossed or wet ink seal and an original dated signature of the responsible Missouri registered design professional for each discipline on the front sheet of each discipline within each set of construction documents. In addition, all other sheets of the construction documents, other than the specifications or calculations, shall bear the original embossed or wet ink seal and the original dated signature or the mechanically reproduced seal and dated signature of the responsible Missouri registered design professional. Any addenda or modifications submitted for changes to the construction documents shall also bear the original seal and original dated signature of the responsible Missouri registered design professional. Such changes shall be clearly indicated. The building official may waive these requirements when the scope of the work is of a minor nature and does not involve structural alterations.

This amendment made to reflect the city's present requirements.

R106.1.1.1 Residential Fire Sprinkler Option Form. An application for permit for a one or two family dwelling or residence or townhouse shall be accompanied by the city's Residential Fire Sprinkler Option Form signed by the builder and the purchaser affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with Sections R313.1 and R313.2 of this code. If there is no purchaser at the time of the permit application submittal, then said signed

Form shall be submitted as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence. The provisions of this section shall expire on December 31, 2019.

This amendment made to be consistent with state law.

R106.2.1 All buildings and structures. For all buildings and structures to be constructed, the following additional information shall be shown on the site plan:

- A. The location of all front, side and rear building lines, together with all easements including utilities, drainage and roadways.
- B. The present and proposed finished grades of yards, driveways or walks for drainage in relation to the established first floor elevation including the slope away from the foundation.
- C. The lot number, block (if any), plat or subdivision number, recorded subdivision name, front street and side streets (where applicable) and the north direction arrow.

R106.2.1.1 Private sewage disposal system. The site plan shall indicate the location of a private sewage system when a public sewage system is not available. All technical data and soil data required by the Plumbing Code shall be submitted with the site plan.

R108.2 Schedule of fees. The fees for plan examinations, issuing permits, making inspections, working overtime, issuing certificates of occupancy, establishing escrow funds and other administrative enforcement activities performed by the building department shall be paid in accordance with the fees established in Appendix A, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.

R108.2.1 Building Code Board of Appeals filing fee. A filing fee of \$150.00 shall be paid upon the submittal of the written appeal in order for a quorum of the Building Code Board of Appeals to be notified to convene for the purpose of hearing an appeal of a decision of the building official as set forth in Section R112. The filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

These amendments were made to Sections R106.2.1 through R108.2.1 to reflect the city's present requirements.

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated construction cost for the project at the time of application. The estimated construction cost shall be for the total value of work, including materials, labor, profit and overhead for all structural, architectural, mechanical, electrical and plumbing work, as it relates to the project for which the permit is to be issued. The estimated construction cost shall not include the cost of land or registered design professional fees. If, in the opinion of the building official, the estimated construction cost is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

R108.5 Work commencing before permit issuance. Where any work for which a permit is required by this code is started, or proceeded with, prior to obtaining said permit, the normal applicable fee shall be doubled and a penalty fee of up to \$500.00 may be charged by the building official. The payment of said doubled fee or penalty shall not relieve any persons from fully complying with the requirements of this code or from other penalties prescribed herein.

R108.6 Refunds. In the case of revocation of a permit no refund shall be granted. Any excess fee for a project that has not been commenced shall be returned to the permit holder upon written request

received no later than twelve (12) months after the date the permit was issued and the permit shall be cancelled. All plan examination fees, permit processing fees, inspection fees and penalties that have been imposed upon the permit holder under the requirements of this code shall be deducted from the refund or paid by the permit holder prior to any refund being granted.

These amendments were made to Sections 108.3 through 108.6 to reflect the city's present requirements.

R109.1.1 Inspection Placard. Work requiring a permit shall not commence until the permittee or his/her agent posts an inspection placard at the job site for recording inspections. Failure to maintain this inspection placard will not relieve the permittee of responsibility as provided by this code. When work has progressed to a point of having windows, or when the job is an alteration or addition, the placard shall be attached to the available glass in view for recording the balance of inspections required by the code. Absence of the inspection placard shall result in the imposition of a penalty fee as set forth in Section R108.2.

R109.2 Preliminary inspection. Before issuing a permit, the building official is authorized to examine or caused to be examined buildings, structures and sites for which an application has been filed.

R109.3 Required inspections. After issuing a building permit, the building official shall conduct inspections as set forth in Sections R109.3.1 through R109.3.11 during and upon completion of the work for which a permit has been issued so as to be able to ensure that substantial compliance with this code and the city-approved construction documents has occurred. A record of all such inspections and any violations of this code shall be maintained by the building official.

R109.3.1 Soil and footing inspection. A soil inspection shall be made after excavation for the building or structure is complete and trenches for footings, spread footings, column pads, grade beams, and other types of footings are crumbed, formed, have the reinforcing steel tied in place, and are ready for concrete. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

R109.3.1.1 Lowest floor elevation. Any building or structure permitted to be constructed on property designated as a flood hazard area shall have an elevation certification (as required by Section R322.1.910 and prepared and sealed by a registered design professional) which certifies the lowest floor elevation, including the basement, submitted to the building official prior to the required foundation inspection. No foundation inspection shall be approved until said submittal is made.

R109.3.2 Foundation inspection. A foundation inspection shall be made after the top of the footing has been cleaned, the foundation forms have been properly set, the reinforcing steel has been cleaned and tied in place, and the proper anchor bolts are on site. A City-approved barrier shall be in place around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

R109.3.3 Pier inspection. A pier inspection shall be made where special foundations such as drilled and poured-in-place concrete piers, caissons, driven piles of all types, and other extraordinary types of foundations are required. Additional pier inspections shall be made when the code official determines the size of the project warrants it. Reinforcing steel required in the above cases shall be placed to allow for adequate inspections. A City-approved barrier shall be placed around the excavation until backfilling has occurred. No concrete shall be placed without this inspection.

R109.3.4 Structural concrete slab and under-floor inspection. Structural concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.

R109.3.5 Exterior wall sheathing inspection. An exterior wall sheathing inspection shall be made prior to the building wrap being installed over the braced wall panels or portal frames.

R109.3.6 Mechanical rough-in inspection. A mechanical rough-in inspection shall be made after all supply air ducts, return air ducts / plenums and appliance vents have been installed.

R109.3.7 Framing inspection. A framing inspection shall be made after the plumbing, mechanical and electrical rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, and all framing (including the floor, wall, and roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved. No mechanical, electrical, plumbing, or framing systems shall be concealed before this inspection is made and approved by the code official.

R109.3.8 Ceiling cover inspection. A ceiling cover inspection shall be made after the plumbing, mechanical and electrical rough-in inspections have been made and approved by those inspection departments and their dated approval signatures have been noted on the posted inspection placard; and after all masonry walls, fireplace chimneys, vents, ceiling grid and hanger wires, and all framing (including the floor and/or roof structures, fireblocking, bracing and sheathing) are completed. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

R109.3.9 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 11 of this Code and shall include, but not be limited to, inspections for envelope insulation R and U values, fenestration U value, duct system R value, duct sealing, building envelope air tightness and HVAC and water heating equipment efficiency.

R109.3.10 Gypsum board and plaster. The following ceiling and wall gypsum board or plaster inspections shall be performed as specified:

- A) A lath inspection shall be made after all lathing, interior and exterior, is in place and before any plaster is applied.
- B) A gypsum board inspection shall be made after all gypsum board sheets are in place and properly fastened and before any joint compound is applied over joints and fasteners.

Each layer of a multi-layered fire-resistance rated assembly shall be inspected and approved prior to the next layer being applied. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.

R109.3.11 Rough grading inspection. A rough grading inspection shall be made after the site has been graded to the elevations and contours shown on the city-approved plans. No ground cover shall be planted or placed until this inspection has been approved.

R109.3.12 Final grading inspection. A final grading inspection shall be made after ground cover has been established and erosion of soil will no longer occur from the site.

R109.3.13 Supplemental inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections or re-inspections of any construction work to ascertain compliance with the provisions of this code, the city's zoning code and the city's code of ordinances.

R109.3.14 Final inspection. A final building inspection shall be made after the prior required inspections have been completed and the final mechanical, electrical, and plumbing inspections have been made and approved by those inspection departments.

These amendments were made to Sections R109.1.1 through R109.3.14 to be more specific in content. The more specific language as to when inspections are required and what the inspector will be looking for will assist contractors with the field inspection process.

R109.4 Inspection agencies. No change in content. Re-numbered from R109.2.

R109.5 Inspection requests. No change in content. Re-numbered from R109.3.

R109.5.1 Duty to request a final inspection and obtain final approval: Upon completion of the work described in the permit application and on the approved construction documents, the permit holder shall request a final inspection and obtain final approval before any occupancy of the building or structure shall occur. Failure of the permit holder to make a timely request for a final inspection and obtain final approval shall constitute a violation of the building code, shall subject the permit holder to penalties as set forth in Section R113.4, and shall result in forfeiture to the City of any funds deposited in escrow in connection with the permit if the failure continues after 30 days written notice sent by certified mail to the last known address of the permit holder, in order to offset at least some of the costs incurred by the City as a result of such continuing failure. The building official shall be responsible for sending such notices, including to all permit holders that have failed to make a timely request for a final inspection as of the effective date of these provisions. Unless the permit holder applies in signed writing for segregated investment of its escrow deposit at the time of permit application, an escrow deposit may be invested by the City with other municipal funds and any income derived there from may be used for general revenue purposes at any time. If the permit holder applies by timely signed writing for segregated investment of its escrow deposit, the City shall segregate such funds and invest them in the same manner as allowed for municipal funds, to the extent practicable given the amount of the escrow; however, no return is assured and the City shall have no liability whatsoever other than to pay any income actually derived from such investment in the event of return of such escrow deposit. In the event of a forfeiture of an escrow deposit, any income from segregated investment shall also be forfeited.

R109.6 Approval required. No change in content. Re-numbered from R109.4.

R109.7 Coordination of inspections. Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

These amendments were made to Sections R109.5.1 and R109.7 to reflect the city's present requirements.

R110.1.1 Required certificate of occupancy. Failure of the owner or tenant of a structure to obtain a certificate of occupancy as required by Section R110.1 shall be deemed a violation of this code and shall subject said owner or tenant to penalties as set forth in Section R113.4.

R110.5 Revocation of the certificate of occupancy: The certificate of occupancy shall always be subject to this code and other laws enforced by the building official. Non-compliance with the regulations of this code and other laws enforced by the building official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the building official shall be empowered to revoke the certificate of occupancy issued for the building in question, until such time as the violations are corrected and the building is in compliance with this code and the Zoning Ordinance of Creve Coeur, Missouri. The issuance of a certificate of occupancy shall not relieve the owner or tenant from compliance with all regulations of this code and other applicable regulations.

R110.6 Permanent address numbers: Every dwelling unit within the City of Creve Coeur shall have the correct street number permanently affixed on said dwelling unit so as to be clearly visible from the street in front of the property. The street number shall be a minimum of four (4) inches in height when displayed on a dwelling unit. Said street number shall be contrasting in color to that of the structure and shall be placed in proximity to the main entrance into the structure. Permanent address numbers shall be permanently affixed on a dwelling unit prior to the issuance of a certificate of occupancy.

These amendments were made to Sections R110.1.1 through R110.6 to reflect the city's present requirements.

R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there is and shall remain a Building Code Board of Appeals. The board shall adopt rules of procedure for conducting its business.

R112.2 Limitations on authority. Any person shall have a right to appeal a decision of the building official to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction should be allowed to be used. The board shall have no authority to waive requirements of this code.

R112.3 Time limitation and filing procedure. All appeals shall be filed in writing with the building official. A written appeal may not be filed more than thirty days after the affected individuals are notified of the building official's decision.

R112.3.1 Filing fee. An application for appeal shall not be filed without full payment of the filing fee as set forth in Section R108.2.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

R112.4 Membership of board. The Building Code Board of Appeals shall consist of five regular members, who shall be residents of the City of Creve Coeur, appointed pursuant to Section 4.4(i) of the City Charter for three-year staggered terms. To the extent possible, based on applications submitted to the City, members of the Building Code Board of Appeals should be representative of the following professions or disciplines: registered architects, builder or superintendent of building construction with ten years of experience, structural engineer, code enforcement professional, mechanical engineer, electrical engineer, civil engineer, fire protection engineer, mechanical contractor, electrical contractor, plumbing contractor, fire protection contractor, or other disciplines associated with the building trades or design professions.

R112.4.2 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by members of the Building Code Board of Appeals.

R112.4.3 Secretary. The City Administrator shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the city administrator.

R112.4.4 Compensation of members. Members of the Building Code Board of Appeals shall not be compensated for service but shall be reimbursed for actual expenses pursuant to established City policy.

R112.4.5 Code of Ethics for members. All members shall be subject to the city's Code of Ethics.

R112.5 Notice of meeting. The Building Code Board of Appeals shall meet upon notice from the chair, within 5 calendar days of the filing of a written appeal with the building official, or at stated periodic meetings.

R112.6 Open hearing. All hearings before the Building Code Board of Appeals shall be open to the public. Proper public notice shall be given. The appellant, the appellant's representative, the building official, and any person whose interests are affected shall be given the opportunity to be heard.

R112.6.1 Procedure. The Board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.

R112.7 Quorum. Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.

R112.9 Board decision. The Building Code Board of Appeals shall only reverse or modify the decision of the building official by a majority vote of the quorum present and voting. Otherwise, the decision of the building official shall be deemed to be upheld.

R112.9.1 Notification of decision. The secretary of the board shall notify the appellant and the building official of the decision in writing.

R112.9.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

R112.10 Court review: Any aggrieved person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision of the Building Code Board of Appeals in the office of the City Administrator.

These amendments were made to Sections R112.1 through R112.10 to reflect the city's present requirements.

R113.4 Violation, penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an ordinance violation, punishable by a fine of not more than \$500, or by imprisonment not exceeding 90 days, or both such fine and

imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

R114.1.1 Mud, debris or an excessive amount of surface water on streets and adjacent properties. After a verbal warning to the owner or contractor, the building official shall have the authority to issue a stop work order to any project which is causing mud, debris or an excessive amount of surface water to be transferred to any street or adjacent property.

R114.2 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as set forth in Section R113.4.

These amendments were made to Sections R113.4 through R114.3 to reflect the city's present requirements.

SECTION R115

UNSAFE STRUCTURES AND EQUIPMENT

R115.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this Section R115. A vacant structure that is not secured against entry shall be deemed unsafe.

R115.2 Record. The building official shall cause a report to be filed when there is an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

R115.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

R115.4 Method of service. Such notice per Subsection R115.3 shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

R115.5 Restoration. The structure or equipment determined to be unsafe by the building official shall be restored to a safe condition, unless demolition has been ordered. To the extent that repairs, alterations or additions are made or a change in occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section R105.2.2 of this code and Chapter 34 of 2003 edition of the International Building Code, as adopted by the City.

SECTION R116 EMERGENCY MEASURES

R116.1 Imminent danger. When, in the opinion of the building official, there is imminent danger of failure or collapse of a building or structure or any part thereof which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the building official is hereby authorized and empowered to order and require the occupants to vacate the same forthwith. The building official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and its Occupancy has been Prohibited by the Building Official." It shall be unlawful for any person to enter such structure except for the purpose of making the required repairs or of demolishing the same, which work shall be done at such persons' own risk.

R116.2 Temporary safeguards. When, in the opinion of the building official, there is imminent danger due to an unsafe condition, the building official may cause the necessary work to be done in an effort to render such structure secure and/or temporarily safe, whether or not the legal procedure described herein has been instituted, but neither the city nor its officials and employees shall be deemed to have guaranteed such security or safety or have any liability related to actions or omissions hereunder.

R116.3 Closing streets. When necessary for the public safety, the building official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being used.

R116.4 Emergency repairs. For the purpose of Section R116, the building official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

R116.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the city on approval from the building official. The city attorney of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for purpose of recovering such costs and may cause a special tax lien to be placed against the property for such purposes.

These amendments were made to add Sections R115.1 through R116.5 to this code so as to be consistent with the city's present building code. St. Louis County made the same building code amendment.

SECTION 500.460 AMENDMENTS TO CHAPTER 2 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO FAMILY DWELLINGS:

– CHAPTER 2 – DEFINITIONS:

Chapter 2 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, St. Louis County Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, International Energy Conservation Code or International Property Maintenance Code, such terms shall have the meanings ascribed to them as in those codes.

This amendment made to correctly identify the city's mechanical, electrical, and plumbing codes.

SECTION 500.470 AMENDMENTS TO CHAPTER 3 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 3 – BUILDING PLANNING:

Chapter 3 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set forth below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground Snow Load (lbs/sf) (f)	Wind Speed (mph) (d)	Topographic Effects (k)	Seismic Design Category (f)	Weathering (a)	Frost Line Depth (b)	Termite (c)	Winter Design Temp (e)	Ice Barrier Underlayment Required (h)	Flood Hazards (g)	Air Freezing Index (i)	Mean Annual Temp (j)
20	90	NO	C	Severe	30 inches	Moderate to Heavy	2 Degrees F	YES	8/2/1995	1500 days	54 Degrees F

For SI: 1 pound per square foot = 0.0479 k/Pa, 1 mile per hour = 0.477 m/s.

Notes a. through k. No changes proposed.

The blanks in this Table were filled-in to reflect the climatic and geographic conditions of this area of the country.

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exceptions:

1. A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses protected by an automatic residential fire sprinkler system if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.
2. A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses not protected by an automatic residential fire sprinkler system if such walls do not contain plumbing or mechanical equipment, ducts or vents in the

cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing, Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

Exception 2 was added because state law prohibits mandating the installation of an automatic fire sprinkler system in townhouses per Section R313.1. As a result, if someone chooses not to install a fire sprinkler system in their townhome Exception 2 requires the additional hour of fire-resistance-rated wall construction which was previously required per the 2003 IRC.

R302.2.4 Structural independence. No changes made to the contents of this section.

Exceptions:

1 through 4. No changes made.

5. Townhomes separated by a common 1-hour or 2-hour fire-resistance-rated wall as provided in Section R302.2.

Exception 5 was amended to be consistent with Exception 2 of Section R302.2.

**TABLE R302.6
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attic	Not less than ½ -inch Type X gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8 -inch Type X gypsum board or equivalent applied to garage ceiling joists
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8 -inch Type X gypsum board or equivalent applied to supporting structure(s)
Garages located less than 3 feet from a dwelling unit on the same lot.	Not less than ½ -inch Type X gypsum board or equivalent applied to the interior side of the exterior walls that are within this area.

This Table amended to be consistent with the city's present building code.

R302.6.1 Garage attic access. An attic access located in a garage shall meet the requirements of Section R807.1 and the Type X gypsum board attic access panel shall be supported by minimum 2 inch thick by 4 inch wide nominal size lumber or by other materials approved by the building official.

This amendment was made to ensure that the attic access panel would stay in place as long as the garage ceiling during a garage fire.

R302.7 Under-stair protection. The underside of stair stringers shall be protected with a layer of ½ -inch Type X gypsum board. Enclosed accessible space under stairs shall have their walls, under-stair surface and any soffits protected on the enclosed side with ½ -inch Type X gypsum board.

This amendment was made to be consistent with the city's present building code.

R302.11 Fireblocking. No change to section language.

Amend Location 4 to read as follows:

4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor levels, with an approved fire caulk tested in accordance with ASTM E814 or UL 1479 or approved noncombustible materials tested in accordance with ASTM E136 to resist the free passage of flame and products of combustible.

Add Location 7 to read as follows:

7. To separate an unfinished basement area from a finished basement ceiling or soffit area.

This amendment was made to be consistent with the city's present building code.

R302.14 Fire protection of floors. Floor assemblies, not required elsewhere in this code to be fire-resistance rated, shall be provided with ½-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies can be unprotected when complying with the following:
 - 3.1. The aggregate area of the unprotected portions shall not exceed 80 square feet per story.
 - 3.2. Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

This amendment was made to add fire-resistance protection to the underside of lightweight engineered wood products such as I-joists. When subjected to fire, these types of floor assemblies fail much sooner than floor assemblies built of dimensional lumber. During tests, Underwriter's Laboratories has found that wooden I-joists fail within 6 minutes of fire ignition. That time frame is typically less than the fire department response time from fire ignition to arrival of the fire department. Often times these lightweight floors are near the point of collapse upon arrival of the fire department. It has been documented that there is little warning of their impending collapse even with the use of thermal imaging cameras. As a result, there is an increasing number of firefighter deaths and injuries being caused by the collapse of floors that are built of lightweight, wooden I-joists. The ½-inch gypsum wallboard

membrane will be provide an additional 20 minutes of fire-resistance protection. This requirement will provide additional safety to firefighters and occupants which is the intent of the code per Section R101.3. Also, this section is part of the 2012 edition of the IRC.

R303.9 Kitchen exhaust. All kitchens shall be provided with a mechanical exhaust system above or adjacent to the cooking range in accordance with Section M1503 and Section M1507.3.

R305.1 Minimum height. No changes made to the contents of this section.

Exceptions:

1 and 2. No changes made.

3. Beams and girders spaced not more than 4 feet on center may project not more than 6 inches below the required ceiling height.

Exception 3 was added to be consistent with the city's present building code.

R306.5 Hose bibb. Every dwelling unit shall be provided with a minimum of one exterior, frost-proof hose bibb. Hose bibbs shall be protected from backflow in accordance with the St. Louis County Plumbing Code.

R306.6 Floor drain. A floor drain shall be installed within 15 feet of and in the same room as the heating/cooling system(s) and the hot water heater(s). Floor drains shall be installed in accordance with the St. Louis County Plumbing Code.

New Code Sections R303.9, R306.5 and R306.6 were added to be consistent with St. Louis County's adopting ordinance.

R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1 through 3. No changes.

4. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels. The minimum nominal thickness of this type of glazing shall be ¼ inch.

5 through 8. No changes.

This amendment was made to add the ¼ inch thickness requirement which had been deleted.

R311.2.1 Interior egress doors. Interior egress doors shall have a minimum clear width of 29 ¾ inches and a minimum height of 78 inches. The clear width of door openings at swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 29 ¾ inches. Door openings to storage closets, bathrooms and all other nonhabitable spaces shall not be limited by the minimum width.

This amendment was made to be consistent with the city's present code. The only door the the 2009 IRC regulates is a dwelling unit's required exit door to the exterior. The minimum width or height of a dwelling unit's interior egress doors serving bedrooms, offices, recreation rooms, etc. would not be regulated unless this section were added.

R311.7.4.1 Riser height. No change to the original section. ADD:

Exception: Where the bottom riser adjoins a sloping walk or driveway which has an established grade and serves as a landing, a variation in the height of the bottom riser shall not exceed 3 inches in every 3 feet of stairway width.

This amendment was made to include the exception which had been deleted.

R312.1.1 Guards required at retaining walls. Retaining walls with differences in grade level on either side of the wall in excess of 30 inches which are located closer than 2 feet to a walk, path or driveway on the high side shall be provided with guards or other approved protective measures.

This amendment was made because the 2009 IRC is silent on this issue. This amendment is also consistent with the city's present code.

R312.3 Guard opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter. Guards shall not have an ornamental pattern that would provide a ladder effect. Angular intermediate balusters shall be installed at an angle 45 degrees or greater to an adjacent walking surface or stair tread.
Exceptions 1 and 2. No changes made.

This amendment was made to be consistent with the city's present code as it relates to the 'ladder effect' language. The code as written does not define ladder effect. The proposed language does. This amendment is identical to the amendment approved when the city adopted the 2003 IRC in 5/2007.

R313.1 Townhouse automatic fire sprinkler systems. A builder of townhomes shall offer any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install fire sprinklers in the townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such townhouse shall be denied the right to choose or decline to install a fire sprinkler system in such townhouse being purchased. The provisions of this section shall expire on December 31, 2019.

Exception: No changes made.

R313.2 One- and two-family dwellings automatic fire sprinkler systems. A builder of one- and two-family dwellings shall offer any purchaser on or before the time of entering into the purchase the option, at the purchaser's cost, to install fire sprinklers in the dwelling. Notwithstanding any other provision of law to the contrary, no purchaser of such one- or two- family dwelling shall be denied the right to

choose or decline to install a fire sprinkler in such dwelling being purchased. The provisions of this section shall expire on December 31, 2019.

Exception: No changes made.

The amendments were made to Sections R313.1 and R313.2 to be consistent with state law.

R317.3.1 Fasteners for preservative-treated wood. Fasteners for preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type zinc-coated galvanized steel, or equivalent, shall be used.

Exceptions:

1. Deleted.
2. Re-numbered to Exception 1.

The proposed exception, which would allow steel bolts of one-half-inch diameter or greater to be unprotected against corrosion, does not consider the new ACQ or CB preservative-treated wood manufacturers' recommendations that all fasteners be hot-dipped galvanized steel or stainless steel.

R322.1.7 Protection of water supply and sanitary sewage systems. Substitute the reference made to the "International Private Sewage Disposal Code" with the "St. Louis County Plumbing Code".

SECTION 500.480 AMENDMENTS TO CHAPTER 4 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 4 – FOUNDATIONS:

Chapter 4 of the International Residential Code for One- and Two- Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R403.1.4.1 Frost protection. No change to content of this subsection.

Exceptions:

1. Freestanding accessory structures with an area of 100 square feet or less and an eave height of 10 feet or less shall not be required to be protected.
2. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

This amendment was made to be consistent with the city's present code which states that structures 100 sf or less in area do not need frost protection instead of the 400 sf area and 600 sf area allowed by the IRC.

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity to daylight or be connected to an approved sump 15 inches in diameter and 18 inches deep with a fitted cover. A sump located in a

basement with a finished area shall have a sump pump and piping installed to discharge the water to daylight. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of roofing paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

R405.3 Special conditions. Drainage tiles, gravel or crushed stone drains, perforated pipe, or other approved systems or materials shall be placed on both the inside and the outside of the foundation in areas where a high water table exists, other severe soil-water conditions exists or water is present in the excavation. The drainage system shall be discharged by gravity to daylight or connected to an approved sump having a sump pump and piping to discharge the water to daylight.

Sections R405.1 and R405.3 were amended to be consistent with the city's present code.

R405.4 Enclosure of surface water run-off. Surface water run-off concentrated into an enclosed pipe system shall not be discharged closer than ten (10) feet to any property line without prior approval from the building official. If this method of discharge causes a drainage nuisance to an adjacent property, an alternate drainage method shall be proposed for approval by the building official.

Exception: This subsection shall not apply to enclosed pipe storm water systems of twelve (12) inches or greater in diameter that are under the jurisdiction of the City of Creve Coeur or the Metropolitan Sewer District.

This Section was added to prevent drainage nuisances caused by downspouts, footing drains, etc.

SECTION 500.490 AMENDMENTS TO CHAPTER 5 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 5 – FLOORS:

Chapter 5 of the International Residential Code for One- and Two- Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R502.11.1 Design. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared and sealed by a Missouri Registered Professional Engineer.

This amendment was made to be consistent with the city's present code.

R502.11.4 Truss design drawings. Truss design drawings, prepared in compliance with Section R502.11.1, shall be provided to the building official and approved prior to the issuance of the building permit. Truss design drawings shall include, at a minimum, the information specified below:
No changes proposed to Items 1 through 12.

This section was amended to be consistent with the city's present building code.

SECTION 500.500 AMENDMENTS TO CHAPTER 6 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 6 – WALL CONSTRUCTION:

Chapter 6 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is adopted without modification.

SECTION 500.510 AMENDMENTS TO CHAPTER 7 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

– CHAPTER 7 – WALL COVERING:

Chapter 7 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition is adopted without modification.

SECTION 500.520 AMENDMENTS TO CHAPTER 8 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 8 – ROOF-CEILING CONSTRUCTION:

Chapter 8 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R802.10.1 Truss design drawings. Truss design drawings, prepared in compliance with R802.10.2, shall be provided to the building official and approved prior to the issuance of the building permit. Truss design drawings shall include, at a minimum, the information specified below:
No changes proposed to Items 1 through 12.

R802.10.2 Design. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared and sealed by a Missouri Registered Professional Engineer.

Sections R802.10.1 and R802.10.2 were amended to be consistent with the city's present code.

SECTION 500.530 AMENDMENTS TO CHAPTER 9 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 9 – ROOF ASSEMBLIES:

Chapter 9 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R903.4.1 Overflow drains and scuppers. Delete the reference to the “International Plumbing Code” and substitute the “St. Louis County Plumbing Code”.

SECTION 500.540 AMENDMENTS TO CHAPTER 10 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 10 – CHIMNEYS AND FIREPLACES:

Chapter 10 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

R1004.5 Chimney separation. Factory-built chimneys shall be separated from the interior and attic spaces by a minimum layer of ½ -inch Type X gypsum board. This gypsum board shall be secured to the interior of the chimney chase from the top of the firebox to the underside of the roof deck. A minimum clearance of 2 -inches shall be maintained between the factory-built chimney and the gypsum board. All joints shall be tight and fire-taped.

R1005.7 Fireplace separation. Factory-built fireplaces shall be enclosed on all sides with a minimum layer of ½ -inch Type X gypsum board. A minimum clearance of 1 -inch shall be maintained between the factory-built fireplace and the gypsum board. All joints shall be tight and fire-taped.

Sections R1002.7 and 1004.5 were added to be consistent with the city's present code and fire district requirements.

SECTION 500.550 AMENDMENTS TO CHAPTER 11 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 11 – ENERGY EFFICIENCY:

Chapter 11 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is adopted without modification.

SECTION 500.560 AMENDMENTS TO CHAPTER 12 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 12 – MECHANICAL ADMINISTRATION:

Chapter 12 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is adopted without modification.

SECTION 500.570 AMENDMENTS TO CHAPTER 13 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 13 – GENERAL MECHANICAL SYSTEM REQUIREMENTS:

Chapter 13 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is adopted without modification.

SECTION 500.580 AMENDMENTS TO CHAPTER 14 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 14 – HEATING AND COOLING EQUIPMENT:

Chapter 14 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

M1401.3 Sizing. Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building load calculations in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. The design temperatures for the City of Creve Coeur shall be in accordance with Table M1401.3.

**TABLE M1401.3
DESIGN TEMPERATURES**

	Outdoor	Inside
Winter	DB 2 degrees F	DB 70 degrees F
Summer	DB 95 degrees F WB 76 degrees F	DB 78 degrees F

SECTION 500.590 AMENDMENTS TO CHAPTER 15 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 15 – EXHAUST SYSTEMS:

Chapter 15 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

M1503.1 General. All kitchens shall be equipped with a means of mechanical exhaust directly over, or immediately adjacent to, a range or cook top. Range hoods shall discharge directly to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air-tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Exception: Where installed in accordance with the manufacturer's installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

This amendment was made to clarify that kitchen ranges or cook tops are always required to have a range hood above or near them. St. Louis County made a similar amendment.

M1503.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute shall be provided with makeup air at a rate equal to the exhaust air rate. The cumulative exhaust flow rate of the kitchen exhaust system(s) may exceed 400 cfm if a mechanical makeup air system is installed that will provide an amount of makeup air equal to the amount of exhaust air during the operation of the kitchen exhaust system. Such makeup air systems shall be equipped with a means of closure and shall be electrically interlocked with the kitchen exhaust fan so as to operate whenever the kitchen exhaust fan is operating. Makeup air shall be tempered by an inline duct heater.

Research has shown that kitchen exhaust systems with an exhaust flow rate in excess of 400 cfm for an individual dwelling unit are greatly oversized and their continued operation can "depressurize" an airtight home to the point that 'backdrafting' of carbon monoxide gases from gas-fired appliances and wood-burning fireplaces back into the home can occur. Depressurization can also adversely affect indoor air quality by air being drawn from garages, mechanical rooms and storage rooms. The exception

was recommended by several area mechanical contractors who have stated that this is the most effective method of providing the required makeup air to a residential kitchen exhaust system.

SECTION 500.600 AMENDMENTS TO CHAPTER 16 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

–CHAPTER 16 – DUCT SYSTEMS:

Chapter 16 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition is adopted without modification.

SECTION 500.610 AMENDMENTS TO CHAPTER 17 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 17 – COMBUSTION AIR:

Chapter 17 of the International Residential Code for One- and Two-Family Dwellings, 2003, Second Edition is adopted without modification.

SECTION 500.620 AMENDMENTS TO CHAPTER 18 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 18 – CHIMNEYS AND VENTS:

Chapter 18 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

M1801.1 Venting required. Add “Exception: Unvented appliances where the manufacturer’s instructions require a window to be open during the operation of the appliance shall be prohibited.”

SECTION 500.630 AMENDMENTS TO CHAPTER 19 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 19 – SPECIAL FUEL-BURNING EQUIPMENT:

Chapter 19 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is adopted without modification.

SECTION 500.640 AMENDMENTS TO CHAPTER 20 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 20 – BOILERS AND WATER HEATERS :

Chapter 20 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is adopted without modification.

SECTION 500.650 AMENDMENTS TO CHAPTER 21 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 21 – HYDRONIC PIPING:

Chapter 21 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or

amended to read as set forth below. Each provision set forth below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

M2101.11 Joints between different piping materials. Joints between different piping materials shall be made with approved adapter fittings. Joints between different metallic piping materials shall be made with approved dielectric fittings or brass converter fittings.

This amendment was made for clarification purposes. St. Louis County has the same amendment.

SECTION 500.660 AMENDMENTS TO CHAPTER 22 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 22 – SPECIAL PIPING AND STORAGE SYSTEMS:

Chapter 22 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is adopted without modification.

SECTION 500.670 AMENDMENTS TO CHAPTER 23 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 23 – SOLAR SYSTEMS:

Chapter 23 of the International Residential Code for One- and Two-Family dwellings, 2009, Fourth Edition, is adopted without modification.

SECTION 500.680 AMENDMENTS TO CHAPTER 24 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 24 – FUEL GAS:

Chapter 24 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

G2402.3 (201.3) Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, St. Louis County Electrical Code, St. Louis County Plumbing Code, St. Louis County Mechanical Code, International Energy Conservation Code or International Fire Code such terms shall have the meanings ascribed to them in those codes.

This amendment was made to properly reference St. Louis County's electrical, plumbing and mechanical codes.

G2439.5.5.1 (614.6.5.1) Specified length. The maximum length of the exhaust duct shall be 25 feet (7620 mm) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table G2439.5.5.1.

This amendment was made so that the 25 feet exhaust duct length would be consistent with Section 1502.4.4.1.

SECTION 500.690 AMENDMENTS TO CHAPTER 25 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 25 – PLUMBING ADMINISTRATION:

Chapter 25 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

P2501.1 Scope. The St. Louis County Plumbing Code shall regulate plumbing administration.

P2501.2 through P2503.9. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates plumbing work within our city.

SECTION 500.700 AMENDMENTS TO CHAPTER 26 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 26 – GENERAL PLUMBING REQUIREMENTS:

Chapter 26 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, sub-section, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, sub-section, or clause number in the code is hereby enacted and added thereto.

P2601.1 Scope. The St. Louis County Plumbing Code shall regulate general plumbing requirements.

P2601.2 through P2608.5. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates plumbing requirements within our city.

SECTION 500.710 AMENDMENTS TO CHAPTER 27 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 27 – PLUMBING FIXTURES:

Chapter 27 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

P2701.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of plumbing fixtures.

P2702.1 through P2724.1. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of plumbing fixtures within our city.

SECTION 500.720 AMENDMENTS TO CHAPTER 28 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 28 – WATER HEATERS:

Chapter 28 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

P2801.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of water heaters.

P2801.2 through P2803.7. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of water heaters within our city.

SECTION 500.730 AMENDMENTS TO CHAPTER 29 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 29 – WATER SUPPLY AND DISTRIBUTION:

Chapter 29 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection or clause number in the code is hereby enacted and added thereto.

P2901.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of water supply and distribution systems.

P2902.1 through P2908.3. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of water supply and distribution systems within our city.

SECTION 500.740 AMENDMENTS TO CHAPTER 30 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 30 – SANITARY DRAINAGE:

Chapter 30 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

P3001.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of sanitary drainage systems.

P3001.2 through P3008.5. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of sanitary drainage systems within our city.

SECTION 500.750 AMENDMENTS TO CHAPTER 31 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 31 -- VENTS :

Chapter 31 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

P3101.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of plumbing vent systems.

P3101.2 through P3114.8. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of plumbing vent systems within our city.

SECTION 500.760 AMENDMENTS TO CHAPTER 32 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 32 – TRAPS:

Chapter 32 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

P3201.1 Scope. The St. Louis County Plumbing Code shall regulate the installation of plumbing traps.

P3201.2 through P3201.7. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the installation of plumbing traps within our city.

SECTION 500.770 AMENDMENTS TO CHAPTER 33 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 33 – STORM DRAINAGE:

Chapter 33 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

P3301.1 Scope. The St. Louis County Plumbing Code shall regulate the materials, design, construction and installation of storm drainage.

P3302.1 through P3303.1.4. Delete.

These amendments were made to identify the St. Louis County Plumbing Code as the plumbing code that regulates the materials, design, construction and installation of storm drainage within our city.

SECTION 500.780 AMENDMENTS TO CHAPTER 34 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 34 – GENERAL ELECTRICAL REQUIREMENTS:

Chapter 34 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3401.2 Scope. The St. Louis County Electrical Code shall regulate general electrical requirements.

E3401.3 through E3407.4.2. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates general electrical requirements within our city.

SECTION 500.790 AMENDMENTS TO CHAPTER 35 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 35 – ELECTRICAL DEFINITIONS:

Chapter 35 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3501.1 Scope. The St. Louis County Electrical Code shall regulate definitions applicable to electrical requirements.

DEFINITIONS. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates electrical definitions as they pertain to electrical work within our city.

SECTION 500.800 AMENDMENTS TO CHAPTER 36 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 36 – ELECTRICAL SERVICES:

Chapter 36 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3601.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical services.

E3601.2 through E3611.5. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical services within our city.

SECTION 500.810 AMENDMENTS TO CHAPTER 37 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 37 – ELECTRICAL BRANCH CIRCUITS AND FEEDER REQUIREMENTS:

Chapter 37 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3701.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical branch circuits and feeders.

E3701.2 through E3706.5. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical branch circuits and feeders.

SECTION 500.820 AMENDMENTS TO CHAPTER 38 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 38 – ELECTRICAL WIRING METHODS:

Chapter 38 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3801.1 Scope. The St. Louis County Electrical Code shall regulate electrical wiring methods.

E3801.2 through E3803.11. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates electrical wiring methods within our city.

SECTION 500.830 AMENDMENTS TO CHAPTER 39 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 39 – ELECTRICAL POWER AND LIGHTING DISTRIBUTION:

Chapter 39 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E3901.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical power and lighting distribution systems.

E3901.2 through E3909.4. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates electrical power and lighting distribution systems within our city.

SECTION 500.840 AMENDMENTS TO CHAPTER 40 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 40 – ELECTRICAL DEVICES AND LUMINAIRES:

Chapter 40 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E4001.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical devices and luminaries.

E4001.2 through E4005.6. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical devices and luminaries within our city.

SECTION 500.850 AMENDMENTS TO CHAPTER 41 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 41 – ELECTRICAL APPLIANCE INSTALLATION:

Chapter 41 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below.. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E4101.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical appliances.

E4101.2 through E4101.7. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical appliances within our city.

SECTION 500.860 AMENDMENTS TO CHAPTER 42 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 42– SWIMMING POOLS:

Chapter 42 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or

amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E4201.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical wiring and equipment associated with swimming pools, wading pools, hot tubs and spas and fountains.

E4201.2 through E4209.4. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of electrical wiring and equipment associated with swimming pools, etc. within our city.

SECTION 500.870 AMENDMENTS TO CHAPTER 43 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 43 – CLASS 2 REMOTE-CONTROL, SIGNALING AND POWER-LIMITED CIRCUITS:

Chapter 43 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

E4301.1 Scope. The St. Louis County Electrical Code shall regulate the installation of electrical Class 2 remote-control, signaling and power-limited circuits.

E4301.2 through E4304.5. Delete.

These amendments were made to identify the St. Louis County Electrical Code as the electrical code that regulates the installation of wiring and circuits associated with thermostats, door bells, security systems, etc.

SECTION 500.875 AMENDMENTS TO CHAPTER 44 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- CHAPTER 44 – REFERENCED STANDARDS:

Chapter 44 of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, and amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section R102.4.

R4401.1 Deleted sections. The standards referenced by sections previously deleted by this amending ordinance are also hereby deleted.

ICC – International Code Council
 5203 Leesburg Pike, Suite 600
 Falls Church, VA 22041

Standard reference number code section number	Title	Referenced in
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DELETE: IPC – 09	International Plumbing Code	
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ADD: Plumbing Code – made. City Ordinance No. 5214	St. Louis County Plumbing Code	No changes
---	--------------------------------	------------

No other changes to this referenced standard are proposed.

NFPA – National Fire Protection Association
 Batterymarch Park
 Quincy, MA 02269

Standard reference number code section number	Title	Referenced in
--	-------	---------------

DELETE: 70-08	National Electrical Code	
----------------------	--------------------------	--

No other changes to this referenced standard are proposed.

ADD: Electrical Code – made. City Ordinance No. 5214	St. Louis County Electrical Code	No changes
---	----------------------------------	------------

These amendments were made to be consistent with other amendments previously made.

SECTION 500.880 AMENDMENTS TO APPENDIX G OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

-- APPENDIX G – SWIMMING POOLS, SPAS AND HOT TUBS:

Appendix G of the International Residential Code for One- and Two-Family Dwellings, 2009, Fourth Edition, is amended as set forth below. Each section, subsection, or clause of the code that numerically corresponds to one of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding section, subsection, or clause number in the code is hereby enacted and added thereto.

AG103.4 Drainage systems. The swimming pool shall be equipped to be emptied completely of water and the equipment shall be equipped to be properly flushed. Any discharged or flushed water shall be disposed of onto an adjacent street or in an approved manner that will not create a nuisance to adjoining property.

This section was added so that the city could regulate the disposal of pool water in an approved manner. The city's present building code is silent on this manner.

AG105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

Items 1 through 9. No changes proposed.

Item 10. Where an aboveground pool structure is used as a pool barrier or where the barrier is mounted on top of the pool structure, and the means of pool access is a ladder or steps, then the ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. A removable ladder shall not constitute an acceptable alternate to enclosure requirements.

Item 11. There shall be a clear zone of at least 4 feet between the barrier and any permanent structures or pool equipment located outside of the pool, hot tub or spa area that can be used to climb the barrier.

Item 10 was amended to not allow removable ladders to as part of the barrier. This is consistent with the city's present code. St. Louis County also amended this section.

Item 11 was added to clarify the fact that there should be no permanent structures (retaining walls, pool equipment, play equipment, etc.) close enough to a pool barrier that would enable a child to use the structure to climb over the barrier. St. Louis County made this same addition.

SECTION 2: SAVING CLAUSE: Nothing in this ordinance or in the Building Code hereby adopted, shall be construed to affect any suit or proceeding currently pending in any court as of the effective date hereof, or any rights previously acquired or liability previously incurred, or any cause or causes of action existing under any ordinance hereby repealed, as cited herein.

SECTION 3: SEVERABILITY: If any section, subsection, provision, sentence, clause, or phrase of this ordinance or of the ICC International Residential Code for One- and Two-Family Dwellings, Fourth Edition, 2009, is, for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance or of said code, and the City of Creve Coeur City Council hereby declares that it would have passed the same , even though such portion so held to be unconstitutional had not been included therein.

SECTION 4: EFFECTIVE DATE: This ordinance shall become effective pursuant to section 3.11(g) of the City Charter.

Adopted by the City Council this ___ day of _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF THE CITY COUNCIL

Approved this ___ day of _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

MEMORANDUM

TO: Mark Perkins, City Administrator

FROM: Steve Unser, Chief Building Official

CC: Paul Langdon, Director of Community Development

DATE: May 8, 2013

RE: Building Division's Draft of a City Ordinance to
Amend and Adopt the 2009 International Residential Code as
the City's New Building Code for One- and Two-Family
Dwellings.

Please find attached the aforementioned draft for review, comments and approval. St. Louis County and the majority of municipalities within St. Louis County have adopted or are in the process of adopting this building code as their new building code for One- and Two-Family Dwellings. In the interest of code enforcement consistency throughout our region, the building division is recommending that the City of Creve Coeur do the same. This code regulates the construction, alteration, movement, enlargement, replacement, repair, location and demolition of detached one- and two-family dwellings and townhouses not more than 3 stories in height with a separate means of egress. Residential dwelling units more than 3 stories in height or that share a means of egress are regulated by the 2009 International Building Code.

Please note that an explanation for each amendment is written in *italics* and underlined after each proposed amendment. These "explanations" will be removed from the body of the ordinance prior to its adoption.

On December 11, 2012, this draft of this proposed ordinance was filed with the City Clerk's office and made available for public inspection and examination pursuant to Section 67.280 RSMo. On December 11, 2012, this draft was posted on the city's website for public review. Also on December 13, 2012, printed copies of this draft were mailed to members of the city's Building Code Board of Appeals and the Homebuilder's Association of Greater St. Louis. Printed copies were also made available at the building division's public counter.

See attached Exhibit A for the Building Code Board of Appeals recommendation to adopt this code as proposed.

See attached Exhibit B for Caryl Kinsey Fox's recommendation to adopt this code as proposed.

The city requested that any comments from all interested parties regarding this draft be submitted to the building department for review within thirty (30) days of the date of it being made public. These review comments will be shared with the city administrator and city council for possible inclusion into a revised draft.

See attached Exhibit C for the 2/13/13 comments from the Homebuilders Association of Greater St. Louis and the 3/13/13 responses from the Building Division.

See attached Exhibit M for the 4/17/13 letter from the HBA regarding city staff's disapproval of HBA's recommendations.

See attached Exhibit D for the 3/8/13 comments from Richard Kutta and the 4/8/13 responses from the Building Division.

AMENDMENTS OF NOTE

There are numerous amendments proposed during a new building code adoption process. While most of these amendments are administrative or technical in nature, some merit additional attention.

Referenced page numbers are from the proposed ordinance.

Section R106.1.1.1 Residential Fire Sprinkler Option Form (See page 4.)

This amendment was made to be consistent with a state law that prohibits cities from mandating that new homes and townhomes be equipped throughout with an automatic fire sprinkler system as required by Sections R313.1 and R313.2 of the 2009 IRC. This form needs to be signed by the homebuilder and the purchaser affirming that a fire sprinkler system was offered to the purchaser prior to the purchase contract.

Section R108.2.1 Building Code Board of Appeals filing fee. (See page 5.)

Applicant will have the filing fee refunded if the board rules in the applicant's favor.

Sections R109.3 through R109.3.14 Required inspections. (See pages 6 and 7.)

More specific language was added to better communicate field inspection requirements to contractors so as to expedite the building inspection process.

Sections R112.1 through 112.10 Board of Appeals. (See pages 9 and 10.)

These amendments were made to 'streamline' the appeals process.

R302.2 Townhouses. (See page 13)

Exception 2 was added because state law prohibits mandating the installation of an automatic fire sprinkler system in townhouses. See further explanation in *italics*.

R302.14 Fire protection of floors. (See page 15)

This amendment was made to add fire-resistant protection to the underside of lightweight engineered wood products such as I-joists. When subjected to fire, these types of floor assemblies fail much sooner than floor assemblies built of dimensional lumber. During tests, Underwriter's Laboratories has found that unprotected wood I-joists fail within 6 minutes of fire ignition (**See Exhibit E**). That time frame is typically less than the fire department response time from fire ignition to their arrival. Often times, these lightweight floors are near the point of collapse upon arrival of the fire department. As a result, there are an increasing number of firefighter injuries and deaths being caused by the collapse of lightweight, wooden I-joist floor systems involved in a fire (**See Exhibit F**). By comparison, unprotected dimensional lumber floor systems (using 2 x 10 floor joists) do not fail until 18 minutes 45 seconds after fire ignition (**See Exhibit E**). The ½ -inch gypsum wallboard membrane required by this code section will provide an additional 20 minutes of fire-resistant protection. This requirement will provide additional safety to firefighters and residents during a fire event. The additional costs of installing this gypsum wallboard membrane will be more than offset by the additional safety it will provide to firefighters during rescue operations and to residents attempting to escape during a home fire.

NOTE: This code section already appears in the 2012 edition of the International Residential Code. When this code change was proposed at the 2010 International Code Council's Code Change Hearings, one of its proponents was the National Association of Home Builders (**See Exhibit G**). APA- The Engineered Wood Association, who helps to oversee the manufacturing and performance of engineered wood products (including I-joists) recommended in their November 2007 TECHNICAL TOPICS publication "the use of a single layer of ½ -inch thick gypsum on the underside of all I-joists used in floor/ceiling assemblies over habitable spaces" to increase the fire resistance of I-joist floor systems (**See Exhibit H**). Since the city is not adopting the 2012 edition of the IRC, the building division believes that this code section's inclusion into the proposed building code is necessary.

See also Exhibit I - Creve Coeur Fire Protection District's approval of this proposed code section. The 3/18/2013 article reference in this letter is EXHIBIT F.

See also Exhibit J- Monarch Fire Protection District's approval of this proposed code section.

SIGNIFICANT BUILDING CODE CHANGES

Every 3 years a new residential building code is published by the International Code Council. The International Residential Code is kept up to date through the review of proposed code changes submitted by code enforcement officials, industry representatives, design professionals and other interested parties. Proposed code changes are carefully considered through an open code development process in which all interested and affected parties may participate. A consensus is reached for each proposed code change by a majority vote of members at the ICC Code Change Hearings which are held twice a year (spring/fall) at various cities.

The intent of the city has been to adopt the building code as written through this model code development process and to ensure that any amendments proposed by the building division will not be less restrictive than the minimum regulations contained in the published International Residential Code.

R312.1 GUARDS WHERE REQUIRED

This code change clarifies that when determining the required minimum height of a guard, fixed seating (built-in benches on a deck) is considered a walking surface and the required guard height is measured from the seat to the top of the guard. Also, in determining when a guard is required, the vertical distance from the walking surface to the grade or floor below is measured to the lowest point within 36 inches horizontally from the edge of the open-sided walking surface.

R315 CARBON MONOXIDE ALARMS

This new section requires that within new homes and within existing homes where work requiring a building permit occurs, a carbon monoxide detector shall be installed in the immediate vicinity of the bedrooms. The intent of this section is to reduce accidental deaths from carbon monoxide poisoning. The carbon monoxide detectors are not required to be hard-wired or interconnected like smoke detectors. UL listed, plug-in or battery-powered CO detectors are acceptable.

R323 STORM SHELTERS

This new section does not require storm shelters to be built. However, if installed they are required to be constructed in accordance with this section. Storm shelters protect persons from injury due to flying debris during a tornado, hurricane or other high-wind event.

R612.2 WINDOW SILLS

This new section requires that operable windows have a minimum sill height of 24 inches above the finish floor when the sill is more than 72 inches above the finished grade or surface below. This requirement is intended to prevent small children from falling out of open windows. The minimum sill height may be lowered if the window meets one of the four exceptions listed.

CHAPTER 11 ENERGY EFFICIENCY

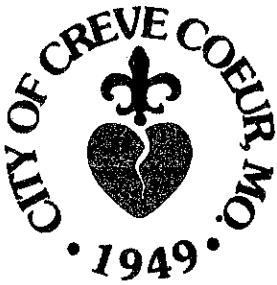
Please see **Exhibit K - for a summary of significant changes that will be made to Chapter 11 of the city's present residential code (2003 IRC) by the city's adoption of the proposed residential code (2009 IRC).**

Please see **Exhibit L - for a summary of the 'true cost' of the 2009 International Energy Conservation Code and Chapter 11 – Energy Efficiency – of the 2009 International Residential Code.** These increased construction costs (\$1,519) are based on a 2,400 square foot home. This works out to be an increased cost of \$0.63 per square foot. Another increased cost not included in this exhibit is approximately \$300 for the Blower Door Test required to test the air tightness of the building envelope. This would increase the average increased construction cost of a new 2,400 square foot home to \$1,819 or \$0.75 per square foot. The average size of a new home in Creve Coeur is approximately 3,000 – 4,000 square feet. This works out to be an increased cost of \$2,250 - \$3,000 for a new Creve Coeur home to be built in compliance with the 2009 IECC or Chapter 11 – Energy Efficiency – of the 2009 IRC. This same exhibit points out that the monthly energy savings realized by complying with these new requirements would be \$28.06 for a 2,400 square foot new home. The monthly energy savings for a new home that is 3,000 – 4,000 square feet in size would be approximately \$33 - \$44.

Stronger energy –efficient construction also helps to reduce pollution by reducing energy consumption.

M1503.4 MAKE-UP AIR REQUIRED

This code change reduces the maximum exhaust rate allowed for kitchen exhaust systems from 600 cfm to 400 cfm as the threshold for requiring make-up air. Research has shown that kitchen exhaust systems with an exhaust flow rate greater than 400 cubic feet per minute are oversized and their continued operation can 'depressurize' an airtight home to the point where 'backdrafting' of carbon monoxide gas from gas-fired appliances and wood burning fireplaces can occur. This 'depressurization' could also affect indoor air quality by drawing air from garages, mechanical rooms and storage rooms.



city
of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

EXHIBIT A

April 15, 2011

Mayor and Council Members
Creve Coeur Government Center
300 N. New Ballas Road.
Creve Coeur, MO 63141

RE: Building Code Board of Appeals Review of the Rough Drafts of the City
Ordinances being proposed to adopt the City's New Building Codes.

Dear Mayor and Council Members;

The Building Code Board of Appeals was asked by the Chief Building Official on December 11, 2012, to review the aforementioned ordinances that will amend and adopt the 2009 edition of the International Residential Code as our city's new building code for One- And Two-Family Dwellings, the 2009 edition of the International Building Code as our city's new commercial building code and the 2009 edition of the International Energy Conservation Code as our city's new energy conservation code.

Upon careful review of the aforementioned proposed ordinances and after our public meeting held on April 3, 2013, to further discuss these ordinances with each other and the Chief Building Official, the Building Code Board of Appeals recommends adoption of all three (3) of these proposed ordinances as written.

Thank you for your consideration of this recommendation.

Sincerely,

Building Code Board of Appeals
Bernard Colton, Chairperson

C A R Y L K I N S E Y F O X, AIA, LEED BD+C ckinseyfox@gmail.com
4 6 1 P I N E B E N D D R I V E
W I L D W O O D M O 6 3 0 0 5 C. 310.428.1357

March 5, 2013

EXHIBIT B

Steve Unser
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: Adoption of the 2009 I-Codes and International Energy Conservation Code

Dear Steve,

As an Architect, registered in Missouri, New York and California, I serve on the national committee of the AIA, American Institute of Architects, Codes and Standards Committee where I was the 2012 Chair. I am writing in support of Creve Coeur's adoption of the 2009 I-Codes including the International Energy Conservation Code (IECC). These are the codes that have been adopted by the City and County of St. Louis and represent the standard of construction expected by the building industry in the St. Louis Metropolitan area.

The I-Codes are the only set of building codes in the US and represent the best practices as decided by a consensus of the building industry. They are written with public safety in mind and are fully coordinated to address all building conditions. Editing or modifying specific sections of these codes could create serious conflicts or gaps in overall building safety.

For example, when the State of Missouri eliminated the requirement for fire sprinklers, they did not take into consideration that fire separations between occupants was removed from the code. The expectation was that entire buildings would be sprinkled eliminating the need for fire separations. This throws into confusion who becomes liable when fire spreads throughout a building, the builder who talked the owner out of installing the sprinklers or the designer who designed to the building code. For this reason, it is the position of the American Institute of Architects that the building codes should be adopted **without modifications**.

I am also a resident of Wildwood and attend St. Timothy's Episcopal Church at 808 N. Mason Road. Creve Coeur has a great reputation of being a conscientious community with high quality residential construction. For these reasons, I strongly support the adoption of the 2009 IECC.

The Energy Code requires minimum acceptable levels of construction including good insulation, windows and doors, as well as caulking and weatherstripping the gaps in construction. These do not add significantly to the cost of construction but do

contribute to the overall comfort of living in a home. The code also requires programable thermostats as well as efficient lighting, heating and air conditioning systems which lower operational expenses. For these reasons, I consider the IECC to be a type of consumer protection, ensuring that homeowners get a good quality home and lower energy bills for the long term.

Again, I point out that St. Louis City and County have been using the 2009 I-Codes since the end of 2011 and Missouri is one of the few states that does not have a statewide building code. Please take swift action to adopt these newer I-Codes.

Illinois and the Kansas City metro area have adopted the 2012 I-Codes including the Energy Code. Many other municipalities in our region have also adopted the 2009 IECC including, Clayton, Webster Groves, Florissant, Hazelwood, Lake St. Louis, O'Fallon, St. Charles, Troy and Wentzville.

In the end, homeowners are the biggest winners in the adoption of energy codes and for that reason, the American Institute of Architects are firmly in support of Creve Coeur Adopting the 2009 IECC.

Please feel free to contact me with any specific questions you need answered.

Caryl Kinsey Fox, AIA, LEED AP, BD&C

EXHIBIT C

RECEIVED

FEB 13 2013

RECEIVED

FEB 13 2013

BUILDING DEPT.

HBA Recommended Change to Creve Coeur Draft Ordinance

Recommendation 1:

Revise as follows:

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exceptions:

1. A common 1-hour fire-resistance-rate wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses protected by an automatic residential fire sprinkler system if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 to 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.
2. A common 2-hour fire-resistance-rates wall assembly or a two 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses not protected by an automatic residential fire sprinkler system if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R 302.4.

Reason:

The HBA agrees with the intent of the code change. However, the HBA has recommended the option of a two one-hour fire-rated wall assemblies to help address concerns with property law. Technically, there is a property line between townhomes that runs through the middle of the shared interior wall. Therefore, by allowing two one-hour walls, residents will be able to address issues to their property without affecting their neighbors.

Cost Impact:

Minimal

City's Response:

The recommended change to Exception 2 is unnecessary. Section R302.2's reference to Section R302.1 for exterior walls already accomplishes what is recommended.

1.

Recommendation 2:**Revise as follows:**

R302.7 Under-stair protection. The underside of stair stringers shall be protected with a layer of ½ inch Type X gypsum board. Enclosed accessible space under stairs shall have their walls, under-stair and any soffits protected on the enclosed side with ½ inch Type X gypsum board.

Reason:

HBA recommends the deletion of the Type X requirement in order to match the code change recommended in 302.14, as regular gypsum will still provide additional protection for stairways in the event of a fire.

Cost Impact:

\$300.00 to \$500.00 depending on whether it is a straight run or switch back stair run.

City's Response:

The requirement for Type X gypsum board at this location has been in the city's building code since 5/29/2007. ½ inch gypsum board provides 15 minutes of protection to the stair stringers when exposed to a fire. ½ inch Type X gypsum board provides 25 minutes of protection to the stair stringers when exposed to a fire. That's 10 additional minutes of escape time for residents and 10 additional minutes of rescue time for firefighters during the course of a home fire.

Recommendation 3:**Revise as follows:**

R302.14 Fire protection of floors. ~~Floor assemblies, not required elsewhere in this code to be fire-resistance-rated, shall be provided with ½ inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member.~~

Exceptions:

- ~~1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.~~
- ~~2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.~~
- ~~3. Portions of floor assemblies can be unprotected when complying with the following:~~
 - ~~a. The aggregate area of the unprotected portions shall not exceed 80 square feet per story.~~
 - ~~b. Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.~~

4. ~~Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension or other approved floor assemblies demonstrating equivalent fire performance.~~

Reason:

HBA members and staff would appreciate the opportunity to discuss the reasoning behind this recommended code change in person.

Cost Impact:

Varies with home size and design but approximately \$4,000 to \$5,000.

City's Response:

The city's amendment to add new section R302.14 was made to add fire resistance rating to the underside of lightweight engineered wood products such as I-joists. When subjected to fire, these types of floor assemblies fail much sooner than floor assemblies built of dimensional lumber. During tests, Underwriter's Laboratories found that wooden I-joists fail within 6 minutes of fire ignition. That time frame is typically less than the fire department response time from fire ignition to arrival of the fire department. Often times these lightweight floors are near the point of collapse upon arrival of the firefighters. It has been documented there is little warning of their impending collapse even with the use of thermal imaging cameras. As a result, there is an increasing number of firefighter deaths and injuries being caused by the collapse of floors that are built of lightweight, wooden I-joists. The ½ inch gypsum wallboard membrane will provide an additional 20 minutes of fire-resistance protection. This requirement will provide additional safety to firefighters and residents which is the intent of the building code per section R101.3. Also this section is part of the 2012 edition of the IRC.

Recommendation 4:

R311.2.1 Interior egress doors. Interior egress doors shall have a minimum clear width of 29 ¾ inches and a minimum height of 78 inches. The clear width of door openings at swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 29 ¾ inches. Door openings to storage closets, bathrooms, and other non-habitable spaces shall not be limited by the minimum width.

Reason:

Necessity for this code requirement is unclear.

Cost Impact:

Varied

City's Response:

This code requirement has been in the city's building code since 1995. The only door the 2009 IRC regulates is the dwelling unit's required exit door to the exterior. The minimum

width or height of a dwelling unit's interior egress doors serving bedrooms, offices, recreation rooms, etc. would not be regulated unless this section were added.

Recommendation 5:

R1004.5 Chimney separation. Wood burning factory built chimneys shall be separated from the interior and attic spaces by a minimum layer of ½-in Type X gypsum board. This gypsum board shall be secured to the interior of the chimney chase from the top of the firebox to the underside of the rood deck. A minimum clearance of 2-inches shall be maintained between the factory-built chimney and the gypsum board. All joints shall be tight and fire-taped. Gas appliance direct-vent or vent-free fire places shall be installed as per manufacturer's directions.

Reason:

It has been the experience of industry experts that it is best to install factory built chimneys as per manufacturer's instructions.

Cost Impact:

Varied

City's response:

There are factory-built fireplaces that are UL listed to burn wood or house gas-fired log heaters (appliances). Since a resident may burn wood or install a gas-fired appliance in the same factory-built fireplace, the city believes that when a factory-built chimney is initially installed it should be protected to the most hazardous condition that may occur.

Recommendation 6:

R1005.7 Fireplace separation. Factory-built wood-burning fire places shall be enclosed on all sides with a minimum layer of ½-inch Type X gypsum board. A minimum clearance of 1-inch shall be maintained between the factory-built fireplace and the gypsum board. All joints shall be tight and fire taped. Gas appliances that are direct-vent or vent-free shall be installed as per manufacturer's instructions.

Reason:

It has been the experience of industry experts that it is best to install factory built chimneys as per manufacturer's instructions.

Cost Impact:

Varied

City's Response:

See response to Section R1004.5 above.

Recommendation 7:

M1401.3 Sizing. Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building load calculations in accordance with ACCA Manual

5.

J and other approved heating and cooling calculation methodologies. The design temperatures for the City of Creve Coeur shall be in accordance with Table M1401.3.

Table M1401.3
Design Temperatures

	Outdoor	Inside
Winter	DB 2 degrees F	DB 70 degrees F
Summer	DB 95 degrees F WB 76 degrees F	DB 78 degrees F

Reason:

The HBA believes that the manuals listed provide more than adequate methodologies, and industry experts noted that the temperatures outlined here will not change the load design of the HVAC system of the home.

Cost Impact:

N/A

City's Response:

This amendment proposed by the city is consistent with the amendment made by St. Louis County when they adopted the 2009 IRC.

Recommendation 8:

~~**M1503.4 Makeup air required.** Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute shall be provided with makeup air at a rate equal to the exhaust air rate. The cumulative exhaust flow rate to the kitchen exhaust system(s) may exceed 400 cfm if the range hood or down-draft exhaust system provided is equipped with a built-in mechanical makeup air system that will provide an amount of makeup air equal to the amount of exhaust air interlocked with the kitchen exhaust fan so as to operate whenever the kitchen exhaust fan is operating. Makeup air shall be tempered by an inline duct heater.~~

Reason:

See HBA recommended code amendment 1503.4.

City's Response:

Research has shown that kitchen exhaust systems with an exhaust flow rate in excess of 400 cfm for an individual dwelling unit are greatly oversized. The industry recommendation is a minimum 40 cfm exhaust rate per linear foot of cooktop. A 48 inch wide cooktop can be adequately served by an exhaust system that has an exhaust system rate of 160 cfm. The continued operation of a kitchen exhaust system with an exhaust flow rate in excess of 400 cfm can "depressurize" an air-tight home to the point that "backdrafting" of carbon monoxide gases from gas-fired appliances and woodburning fireplaces can occur. This code requirement is recommended by several mechanical contractors who have stated that the 400 cfm threshold is reasonable and that any exhaust system greater than 400 cfm resembles a commercial-type range hood that is required to be provided with make-up air.

6.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R106.3.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Approval of Construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved* in writing or by a stamp which sets "REVIEWED FOR CODE COMPLIANCE." One set of *construction documents* so reviewed shall be retained by the building official. The other set shall be returned to the applicant, ~~shall be kept at the site of work~~ may be kept at the site of work or made available at time of inspection and shall be open to inspection by the building official or his or her authorized representative.

Reason:

Unfortunately, it is not always possible to maintain records on a construction site, especially in the beginnings of the construction process when materials and other important documents are easily subject to theft. However, records are always maintained and can be made available to any building official or representative upon request.

Cost Impact:

Copy costs \$7 to \$60 – varies with complexity of copy and administrative costs (delivery and return of annotated copy costs approximately \$20).

City's Response:

The city has always required that the city-approved plans be kept on site until the final inspection is approved. The inspectors need to refer to these approved plans during the course of their inspections.

7.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: R108.6

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Work commencing before permit issuance. Any person who commences work requiring a *permit* on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required *permit* fees.

Exemptions:

1. Earthwork
2. Stakeouts and other necessary planning procedures

Reason:

These exemptions allow for planning and other preliminary procedures that do not consist of the erection of a building to commence as permits and other important paper work are processed. This will also allow builders to install necessary construction Best Management Practices to comply with municipal Stormwater Phase II requirements.

Cost Impact:

No cost impact.

City's Response:

The city may issue a grading permit or a footing/foundation permit prior to the issuance of a building permit. Recommended exemptions are unnecessary.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: Chapter 2: Definitions – Story Above Grade Plane

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

STORY ABOVE GRADE PLANE. Any *story* having its finished floor surface entirely above the *grade plane*, except that a *basement* shall be considered as a *story above grade plane* where the finished surface of the floor above the *basement* meets ~~any one~~ of the following:

1. Is more than 6 feet (1829 mm) *above grade plane*, and
2. Is more than 6 feet (1829 mm) above the finished ground level for more than 50 percent of the total building perimeter, and
3. Is more than 12 feet (3658 mm) above the finished ground level at any point.

Reason:

The 2009 IRC requirements would dramatically effect current building design requirements and put restrictions on three-story homes.

Cost Impact:

This definition will have a significant impact on the cost of construction.

City's Response:

The building division disagrees with this recommendation. This definition, as written, has been in the city's building code since 1992. It gives clear parameters as to when a basement becomes a story above grade plane. If any one of the criteria listed is met, the basement is considered a story above grade plane. As recommended, all 3 criteria have to be met before a basement becomes a story above grade. Per the recommended definition a basement would almost never be considered a story above grade plane.

9.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: Table R 301.2(1) – Note h.

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic Effect		Weathering	Frost Line Depth	Termite					
					<u>30 Inches</u>			<u>NO</u>			

h. ~~In accordance with Section R905.2.7.1, R905.4.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the~~ The jurisdiction shall fill in this part of the table with "YES." "NO." ~~Otherwise, the jurisdiction shall fill in this part of the table with "NO."~~

Reason:

St. Louis County does not have a climate that would warrant an ice barrier underlayment and the frost depth for the area is 30 inches.

Cost Impact:

Estimated cost savings for this amendment range from \$350 to \$750 depending on the size and design of the home.

City's Response:

The building division agrees that the frost line depth in our area is 30 inches. The building division disagrees that our climate would not warrant an ice barrier underlayment. Ice has formed along roof eaves in this area and the ice barrier helps to prevent damage to the roof sheathing along the edge of the roof.

10.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: *2009 International Residential Code*

Code Section: R301.2.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R301.2.2 Seismic provisions. The seismic provisions of this code shall apply to buildings constructed in Seismic Design Categories C, D₀, D₁ and D₂, as determined in accordance with this section.

Exemption: Detached one- and two-family dwellings located in Seismic Design Category C and D₀ are exempt from the seismic requirements of this code.

Reason:

 **Cost Impact:**

City's Response:

The building division does not believe this change is necessary. St. Louis County has been determined to be in Seismic Design Category C.

11.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R302.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.
6. Cantilevered manufactured fireplaces.
7. Roof eave overhangs.
8. Uncovered decks.

Reason:

Exception 6 includes a product that poses no serious health or safety risk.

Exception 7 has been added as it is often impossible to predict construction projections within a few inches. Including specific distances for roof eave overhangs is also unnecessary as the constructed exterior wall will be in compliance with the noted distance separations and all portions of the vertical wall above the sheathing are fire rated.

Exception 8 includes a structure that poses no serious health or safety risk.

Cost Impact:

The additions to R302.1 would be a significant cost savings.

12.

City's Response:

The building division does not think this change is needed. The city's zoning code does not allow the walls of dwellings or accessory structures to be located closer than 5 feet to any property line.

13.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R303.3

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m²), one-half of which must be openable.

Exception:

1. The glazed areas shall not be required where artificial light and a mechanical *ventilation* system are provided. The minimum *ventilation* rates shall be 50 cubic feet per minutes (24 L/s) for intermittent *ventilation* or 20 cubic feet per minute (10 L/s) for continuous *ventilation*. *Ventilation* air from the space shall be exhausted directly to the outside or to an attic gable vent or ventilated soffit

Reason:

This code comment is offered to help builders maintain current building practices.

Cost Impact:

City's Response:

The building division disagrees with this recommendation. The intent of the code is to exhaust moisture-laden air directly to the outside through the soffit, through the attic gable vent or through the roof.

14.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: *2009 International Residential Code*

Code Section: R303.4.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R303.4.2 Exhaust openings. Exhaust air shall not be directed below 6 feet and 8 inches onto a public walkway.

Reason:

Keeping exhaust air above 6 feet and 8 inches protects the health and safety of the passerby, while maintaining design flexibility.

Cost Impact:

Addition to the code would save approximately \$400 per exhaust opening.

City's Response:

The building division disagrees with this recommendation. The intent of this code section is to prevent moisture-laden air from bathroom, kitchen or dryer vents from creating a slipping hazard on all walkways, not just public walkways.

15.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: R311.3

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of at each required egress exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed $\frac{1}{4}$ unit of vertical in 12 units horizontal (2-percent).

Exception: Exterior balconies less than 60 square feet (5.6 m^2) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

Reason:

Landing requirements should only apply toward required egress openings, not all egress doors. This maintains the importance of safety while allowing for a greater freedom with design.

Cost Impact:

The proposed amendment to the code would save approximately \$300 to \$2,000 per home. The cost savings varies with the home's design and number of exterior egress doors.

City's Response:

The building division disagrees with this recommendation. The intent of the building code is to have a landing of the proper size at all exterior doors.

16.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: R311.3.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landing or floors not more than 7 ¾ inches (196 mm) below the top of the threshold.

Exception: A landing is not required where a stairway of ~~two~~ four or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

Reason:

The change from two to four or fewer risers makes this provision compatible with other requirements regulating conditions for risers outlined in R311.7.7.

 Cost Impact:

City's Response:

The building division disagrees with this recommendation. The code does not want a resident to walk out through their exterior door directly onto a stairway that has more than 2 risers. Section R311.7.7 has nothing to do with stairways in proximity to exterior doors. It requires handrails to be provided on at least one side of stairways with 4 or more risers.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: R311.7.4

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R311.7.4 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.4.1 Riser height. The maximum riser height shall be $7\frac{3}{4}$ 8 $\frac{1}{4}$ inches (196 228.6 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm).

R311.7.4.2 Tread depth. The minimum tread depth shall be 10 $\frac{1}{2}$ inches (254 228.6 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within $\frac{3}{8}$ inch (9.5 mm) of the rectangular tread depth.

Winder treads shall have minimum depth of 10 $\frac{1}{2}$ inches (254 228.6 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than $\frac{3}{8}$ inch (9.5 mm).

Reason:

The purpose of this amendment is to retain the stair geometry requirements to those that have historically been allowed under the Building Officials and Code Administrators National Building Code (BOCA). This amendment will allow for the continued use of the $8\frac{1}{4}$ " x 9" geometry, which is also the historically accepted requirement of many other state and local jurisdictions across the country. Many others actually adopt stair geometry requirements of $8\frac{1}{4}$ " x 9."

These dimensions, originally accepted in the First Draft of the International Residential Code (IRC) and the historic dimensions in the Council of American Building Officials' CABO One- and Two-family Building Code, adequately provide for stair safety in residential occupancies.

The 8 1/4" x 9" geometry has always adequately provided for occupant safety in residential occupancies. No sound documentation or data has ever been presented demonstrating that the 8 1/4" x 9" geometry is any less safe than a stair geometry of 7 3/4" x 10" or other even more stringent geometries. More specifically, there is no sound data showing or otherwise indicating a stair geometry of 8 1/4" x 9" is a contributing factor in accidental residential falls anymore than a stair geometry of 7 3/4" x 10" or any other stair geometry that has been proposed.

The safety benefits of the 7 3/4" riser and 10" tread stair geometry are technically unsubstantiated and are not practical in many home designs. If the footprint of the house must be increased to accommodate the additional space needed for 7 3/4" x 10" vs. an 8 1/4" x 9" geometry, adequately sized living spaces are sacrificed without any demonstrated gain. This can lead to an economic hardship upon first-time homebuyers of smaller homes, and in particular for construction on smaller lots, in-fill projects, and townhomes.

As outlined in Section R101.3 of the IRC, the purpose the requirements in the code are to provide minimum requirements for occupant safety and health. There is adequate substantiation to show that 8 1/4" x 9" geometry provides this minimum level of occupant safety.

Cost Impact:

Revisions would have a potential cost savings of approximately \$100 to \$350 per home (varies with style, design and number of stair cases).

City's Response:

The 7 3/4" maximum riser height / 10" minimum tread width stair geometry has been part of the BOCA National Building Code since 1996, the International Residential Building Code since 2000 and the city's building code since 2/2002. It has been demonstrated by various studies and code-change committees that the less steep 7 3/4" / 10" stair geometry provides for a safer stair and an easier stair to ascend and descend than a stair with the 8 1/4" / 9" stair geometry. This is an important factor as our society gets older. The building division believes these recommendations should not be included in the city's new building code.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: R311.7.5 Landings for Stairways

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R311.7.5 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway.

Exception: A floor or landing is not required at the top of an interior or exterior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs. A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings. The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

Reason:

Direction of travel does not require a landing to safely open a door.

Cost Impact:

Proposed code amendment would save approximately \$918.75 to \$1,225 per home (cost varies with the price of the landing and value of home per square foot.)

City's Response:

The building division does not believe this recommendation is necessary. There are other code sections (R311.3 through R311.3.2) that regulate landings at exterior doors. Also, there is code language in the exception that appears to have been moved from the body of Section R311.7.5 for no apparent reason.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R 313.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R 313.2 One- and two-family dwellings automatic fire systems. ~~Effective January 1, 2011, an automatic residential fire sprinkler system shall be installed in one- and two-family dwellings. A builder of a single family dwellings or residences or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single family dwelling, residence, or multi-unit dwelling of four or fewer units.~~

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

Reason:

Amendment above brings St. Louis County Building Code into compliance with the Missouri's Revised Statutes.

Cost Impact:

Estimated cost savings range from \$9,688.81 to \$22,725.42.

City's Response:

The city attorney has reviewed and approved the city's proposed amending language to this section and determined it to be in compliance with state law.

21.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: *2009 International Residential Code*

Code Section: R403.1.4

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R403.1.4.1 Frost Protection. Except where otherwise protected from frost, foundation walls, piers, and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. ~~Extended below the frost line specified in Table R301.2.(1)~~ Extend 30 inches below finish grade;
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

 **Reason:**

City's Response:

The 30 inch depth is already specified in Table R301.2.(1).

Cost Impact:

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R404 Tables

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R404.1.1 (1) Concrete Foundation Walls

Max. Wall Height	Max. Depth of Unbalanced Backfill	Min. Nominal Wall Thickness
7'-0"	6'-0" or less 7'-0"	8" 10" Note a
8'-0"	6'-0 or less 7'-0" 8'-0"	8" Note a 8" Note a 8" Note a
9'-0"	6'-0" or less 7'-0" 8'-0" 9'-0"	10" 10" 10" Note b 10" Note b
10'-0"	9'-0"	12" Note c

Note a: Concrete foundation walls may be constructed a minimum of nominal 8" thick where the wall height from the top of the footing to the top of the wall does not exceed 8'. A minimum of (2) #4 reinforcing bars shall be placed horizontally in top and bottom of the foundation wall. A minimum of (2) #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24" beyond the corners of the openings.

Note b: Concrete foundation walls may be constructed a minimum of nominal 10" thick. A minimum of (2) #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of (2) #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24" beyond the corners of the openings.

Note c: Concrete foundation walls may be constructed a minimum of nominal 12" thick. A minimum of (3) #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of (2) #5 reinforcing barts shall be provided around all window and door openings in

concrete foundation and basement walls; bars shall extend a minimum of 24" beyond the corners of the openings.

The concrete minimum nominal wall thickness shall be 8 inches for foundation walls in soil classes SC, MH, ML-MC and inorganic CL when the maximum wall height is 8 feet.

The concrete minimum wall thickness shall be 10 inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when the maximum wall height is 9 feet.

The concrete minimum wall thickness shall be 12 inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when the maximum wall height is 10 feet.

Reason:

Richard W. Stephenson, P.E. Ph.D. stated on a study vetted during the 2003 code cycle (copy available), "there are no stability problems with nominally 8-inch thick foundation walls for residential construction. Consequentially, there is no compelling justification to require 10-inch foundation walls. Similarly, current reinforcements for steel reinforcement are adequate." The same conditions exist today and, therefore, this proposal allows for current construction practices to continue.

Cost Impact:

Proposed code changes would yield a potential cost savings of \$1,200 to \$4,000 depending on the size of the foundation.

City's Response:

The building division believes this recommendation is unnecessary. Table R404.1.2(1) through Table 404.1.2(8) more than adequately regulate the construction of concrete foundation walls.

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R405.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundation that retain earth and enclose habitable or usable space located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

Exceptions:

1. A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group 1 Soils, as detailed in Table R405.1.
2. Drains provided as detailed in Section R405.1.2 are approved as an alternative method to meet the requirements of this Section.

R405.1.2 Soil Evaluations. An evaluation of the soil for the presence or absence of ground water is required. The evaluation report shall be based on either a subsurface soil investigation or satisfactory data from adjacent areas together with an inspection of the excavation prior to pouring concrete.

R405.1.2.1 Groundwater present. Provide drain tile, perforated pipe, or other approved foundation drainage systems (such as water channel system) around perimeter of the outside of the foundation and inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.

R405.1.2.2 No ground water present. Provide drain tile, perforated pipe, or other approved foundation drainage systems (such as water channel system) around

perimeter of the outside of the foundation or inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.

R405.1.2.3 Filter membranes. An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover.

R405.1.2.4 Drainage system. Drainage system shall discharge by gravity to daylight or be connected to an approved sump (15" in diameter x 18" deep with fitted cover). A sump pump shall be provided if basement is finished or partially finished with pump discharge by an approved method.

Reason:

The proposed code change has been an alternative used in the past that is an effective draining method for foundations.

Cost Impact:

The proposed code change will save approximately \$300 to \$400 per home.

City's Response:

The city's amending language in the proposed adopting ordinance has similar requirements organized in a different manner.

26.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R502.2.2.3

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672N).

Exception: All decks that are 100 square feet or less.

Reason:

Decks that are less than 100 square feet do not need the extra support required in the code as published. This requirement exempts the new stringency for the decks that do not require it and maintains the new safety allowance for the decks that might need the additional support.

Cost Impact:

The proposed code amendment would save approximately \$180. It costs \$90 per device (two required per deck); price includes \$25 for materials and \$65 for additional hour of labor for installation of each device.

 City's Response:

The building division believes there is no substantiated basis for this recommendation (exception) to be included in the city's new building code.

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R602.3

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R602.3 Design and construction. Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3(2) or in accordance with AF&PA's NDS. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4). Structural wall sheathing shall be fastened directly to structural framing members. Exterior wall coverings shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(2) adjusted for height and exposure using Table R301.2(3). Wood structural panel sheathing used for exterior wall shall conform to the requirement of Table R602.3(3).

Studs shall be continuous from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation on floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice.

Exceptions:

1. Jack studs, trimmer studs and cripple studs at openings in walls that comply with Tables R502.5(1) and R502.5(2).
2. Headers can be on top of an opening in a wall.

Reason:

Provides increased shear properties and avoids "hinged" lateral complications with no adverse structural effects. This change serves clarifies the approval of this detail as there have been interpretations denying such configurations in the past. The code change also conforms to standard construction practices and helps to facilitate sheer wall calculations.

Cost Impact:

Estimated cost savings are minimal.

City's Response:

The building division believes this recommendation is unnecessary. Figure R602.3(2) and Tables R502.5(1) and R502.5(2) allow headers across the top of openings in exterior walls.

28.

**City of Creve Coeur
Code Change Proposal Form**

Code: 2009 International Residential Code

Code Section: R602.10.1.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R602.10.1.1 Braced wall panels. Braced wall panels shall be constructed in accordance with the intermittent bracing methods specified in Section R602.10.2, or the continuous sheathing methods specified in Sections R602.10.4, [and] R602.10.5, and R602.10.10. With the exception of the bracing method detailed in Section R602.10.10 [M] mixing of bracing method shall be permitted as follows:

1. Mixing bracing methods from story to story is permitted.
2. Mixing bracing methods from braced wall line to braced wall line within a story is permitted, except that continuous sheathing methods shall conform to the additional requirements of Sections R602.10.4 and R602.10.5.
3. Mixing bracing methods within a braced wall line is permitted only in Seismic Design Categories A and B, and detached dwellings in Seismic Design Category C. The length of required bracing for the braced wall line with mixed sheathing types shall have the higher bracing length requirement, in accordance with Tables R602.10.1.2(1) and R602.10.1.2(2), of all types of bracing used.

R602.10.1.2 Length of bracing. The length of bracing along each braced wall line shall be the greater of that required by the design wind speed and braced wall line spacing in accordance with Table R602.10.1.2(1) as adjusted by the factors in the footnotes or the Seismic Design Category and braced wall line length in accordance with Table R602.10.1.2(2) as adjusted by the factors in Table R602.10.1.2(3) or braced wall panel location requirements of Section R602.10.1.4. Only walls that are parallel to the braced wall line shall be counted toward the bracing requirement of that line, except angled walls shall be counted in accordance with Section R602.10.1.3. In no case shall the minimum total length of bracing in a braced wall line, after all adjustments have been taken, be less than 48 inches (1219 mm) total.

Exception: Structures braced using Section R602.10.10.

R602.10.10 Simplified bracing method for one- and two-family dwellings when the entire structure is sheathed with wood structural panels and located in wind exposure A or B. The construction documents shall detail the locations and widths of all braced wall panels in accordance with this section.

R602.10.10.1 Wood structural sheathing. The building exterior walls shall be sheathed with 7/16 inch (11.1 mm) or thicker plywood or OSB wood structural panels. The wood structural panels shall be applied to all exterior walls, gable ends, and band boards. All vertical joints between panels shall be blocked. Horizontal joints in braced wall panels shall be blocked.

R602.10.10.2 Braced wall panel locations. Braced wall panels shall be located in every exterior braced wall line in accordance with the following criteria:

1. The outside edge of the first braced wall panel meeting the width established in Table R602.10.10.3 shall be a maximum of 12.5 feet (3810 mm) or less from each end of the braced wall line. The outside stud of the first braced wall panels closest to the end of the braced wall line shall be secured with a hold-down device securing the end stud to the foundation with a minimum uplift design value of 800 pounds.

Exception: The 800 pound hold-down device is not required when the braced wall panel is placed at the end of the braced wall line and there is a 24 inch (610) wide full height sheathed wall placed 90 degrees to the end of the braced wall line and panel.

2. The centerline spacing of braced wall panels in a braced wall line may not exceed 25 feet (7620 mm).

R602.10.10.3 Braced wall panel widths. Braced wall panel locations shall be shown on the floor plans or the elevation views and meet the widths established in Table R602.10.10.3.

**TABLE 602.10.10.3
SIMPLIFIED BRACING PANEL WIDTHS**

		WIDTH OF SOLID PANEL ^{a, b}			
		8' wall height	9' wall height	10' wall height	12' wall height
Plywood/OSB Panel	3:1	32"	36"	40"	48"
Simplified Portal Wall ^c	6:1	16" ^d	18" ^d	20" ^d	24" ^d

- a. Linear interpolation is permitted.
- b. Wall height is the vertical distance from the bottom of the sole/sill plate to the top of the double top plate. An additional 2 inch (50.8 mm) variation in height is allowed for pre-cut stud framing.
- c. The Simplified Portal Wall, if applicable, shall be constructed in accordance with the applicable detail in Figure R602.10.10.3. The designer shall provide this detail on the construction documents.
- d. The Simplified Portal Wall width assumes the beam is placed under the top plate of the wall. A smaller width may be calculated for a lower top of beam height using the 6:1 height to width ratio.

R602.10.10.4 Corner framing. The exterior wall corners shall be constructed in accordance with the applicable detail in Figure R602.10.10.4.

Exception: Braced wall panels located in accordance with Section R602.10.10.2.

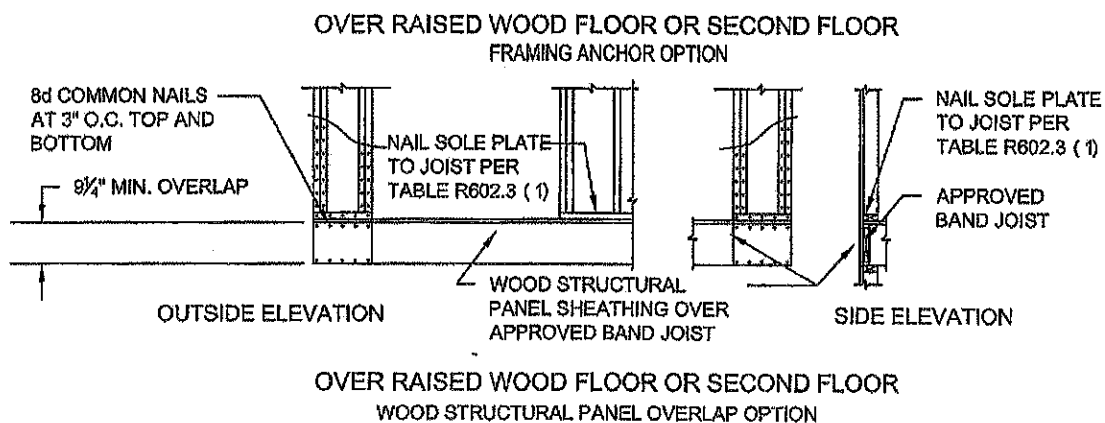
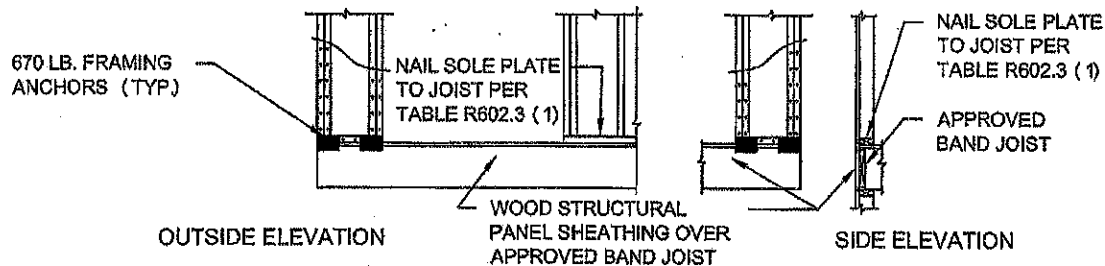
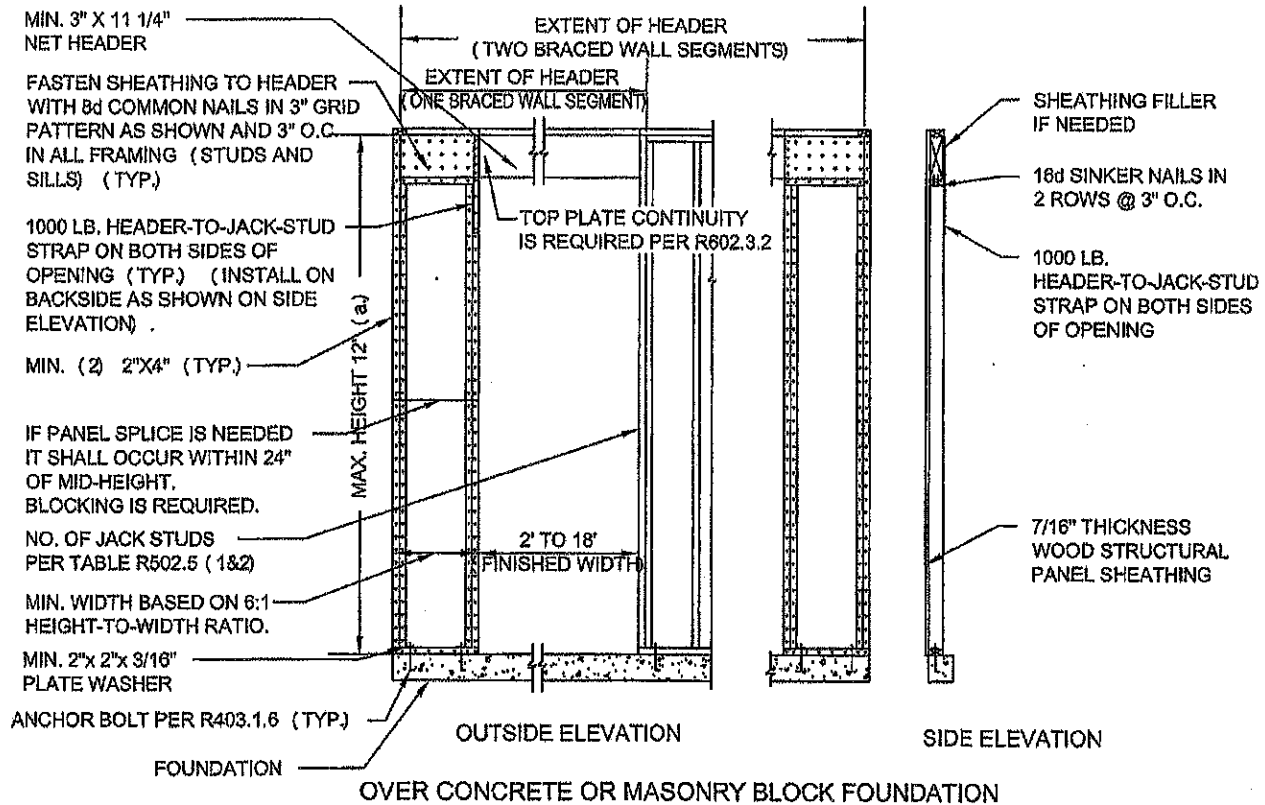
R602.10.10.5 Braced wall line spacing. When the perpendicular distance between the exterior braced wall lines exceeds 50 feet (15240 mm), the registered design professional shall include the following certification on the drawings:

30.

The interior and exterior wall configuration braces the structure in accordance with or equivalent to the lateral bracing provisions of Section R602.10 of the International Residential Code, 2009 edition or Section 2305 of the International Building Code, 2009 edition.

R602.10.10.6 Maximum wall height. Wall height may not exceed 12 feet (3658 mm) (12 feet 2 inches (3708 mm) actual). Walls greater than 12 feet (3658 mm) in height shall be designed and detailed by the registered design professional to resist wind loads in both the longitudinal and transverse directions.

31.



**FIGURE R602.10.10.3
SIMPLIFIED PORTAL WALL**

- a. CRIPPLE WALL FRAMING CONSISTING OF STUD FRAMING, SINGLE BOTTOM PLATE, AND DOUBLE TOP PLATE MAY BE ADDED TO THE TOP OF THE NARROW PORTAL WALL AS LONG AS THE COMBINED HEIGHT OF THE TWO WALLS IS LESS THAN OR EQUAL TO 12 FEET AND THE TWO WALLS ARE STRAPPED TOGETHER ON THE INTERIOR SIDE WITH A 18 GAUGE METAL 1 1/2 INCH WIDE BY 21 INCH LONG STRAP. A MINIMUM 10 INCHES OF THE STRAP SHALL BE CONNECTED TO EACH WALL OR GABLE TRUSS WITH 9 - 16D NAILS FOR A TOTAL OF 18-16D NAILS IN THE ENTIRE STRAP. STRAPS SHALL BE LOCATED AT EACH END OF THE CONNECTED WALLS OR WALL AND GABLE TRUSS WHERE SPACE ALLOWS FOR THE 10 INCH LENGTH OF STRAP. THE SPACING BETWEEN THE STRAPS MAY NOT EXCEED 4 FEET ON CENTER. THE STRAPS SHALL NOT BE BENT HORIZONTALLY TO ACCOMMODATE WOOD FRAMING. IF APPLICABLE, NAILERS SHALL BE ADDED TO ONE OF THE WALLS OR GABLE END USING A MINIMUM OF 9-16D NAILS TO CREATE THE VERTICAL PLANE NEEDED TO MOUNT THE STRAP.

MINIMUM 24" WIDE FULL HEIGHT
7/16" WOOD STRUCTURAL PANEL
8d NAIL AT 6" O.C. ON ALL
FRAMING MEMBERS AT PANEL EDGES
AND 12" O.C. ON ALL FRAMING
MEMBERS NOT AT PANEL EDGES

2-16d NAILS AT 24" O.C.

8d NAIL AT 6" O.C.
(ALL PANEL EDGES)

GYPSUM WALL BOARD INSTALLED IN
ACCORDANCE WITH TABLE R602.3(1)

WOOD STRUCTURAL
PANEL INSTALLED IN
ACCORDANCE WITH
TABLE 602.10.10.3

8d NAIL AT 12" O.C. ON ALL
FRAMING MEMBERS NOT AT PANEL EDGES

OUTSIDE CORNER DETAIL

GYPSUM WALL BOARD INSTALLED IN
ACCORDANCE WITH TABLE R602.3(1)

2-16d NAILS AT 24" O.C.

WOOD STRUCTURAL
PANEL INSTALLED IN
ACCORDANCE WITH
TABLE 602.10.10.3

MINIMUM 24" WIDE FULL HEIGHT 7/16" WOOD
STRUCTURAL PANEL 8d NAIL AT 6" O.C.
ON ALL FRAMING MEMBERS AT PANEL EDGES
AND 12" O.C. ON ALL FRAMING MEMBERS NOT
AT PANEL EDGES

INSIDE CORNER DETAIL

MINIMUM 24" WIDE FULL
HEIGHT 7/16" WOOD
STRUCTURAL PANEL

8d NAIL AT 6" O.C. IN ALL
PANEL EDGES AND 12" O.C.
ON ALL FRAMING MEMBERS
NOT AT PANEL EDGES THAT
IS NOT PART OF PORTAL FRAME

(2) 16d NAILS AT 24" O.C.

FRAMING BOARD FOR GYPSUM
WALL BOARD (OPTIONAL), THIS
STUD MAY BE ROTATED 90°

SIMPLIFIED PORTAL FRAME
WALL SEE FIGURE R602.10.10(3)

CORNER DETAIL

USED IN CONJUNCTION WITH SIMPLIFIED PORTAL WALL

FIGURE R602.10.10.4
SIMPLIFIED BRACING EXTERIOR CORNER FRAMING

- a. END STUD INDICATED ON THE ABOVE DETAILS MAY BE SHIFTED 7/16" TO ALLOW STUD FACE TO BE ALIGNED WITH SHEATHING, OR AN OPTIONAL NON-STRUCTURAL FILLER PANEL MAY BE USED.

33.



City's response:

The building division believes these recommendations are unnecessary. Sections R602.10 through R602.10.9.2, as written, more than adequately address wall bracing. Also, Section R301.1.3 Engineered Design, allows another wall bracing option if the prescriptive requirements in Sections R602.10 through R602.10.9.2 cannot be met.

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R602.10.3.3

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R602.10.3.3 Method PFH: Portal frame with hold-downs. Method PFH *braced wall panels* constructed in accordance with one of the following provisions are also permitted to replace each 4 feet (1219 mm) of *braced wall panel* as required by Section R602.10.3 for use adjacent to a window or door opening with a full-length header:

1. Each panel shall be fabricated in accordance with Figure R602.10.3.3. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure R602.10.3.3. A spacer, if used with a built-up header, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. One anchor bolt not less than $\frac{5}{8}$ ½ inch-diameter (16 12.7 mm) and installed in accordance with Section R403.1.6 shall be provided in the center of each sill plate. The hold-down devices shall be embedded-strap type, installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation which is continuous across the entire length of the braced wall line. The foundation shall be reinforced as shown on Figure R602.10.3.2. The reinforcement shall be lapped not less than 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.
2. In the first *story* of the two-story buildings, each wall panel shall be braced in accordance with item one above, except that each panel shall have a length of not less than 24 inches (610 mm).

Exception: The minimum width of a portal frame in the first story of a two-story building may be approved if it is constructed at a 1:6 ratio and the maximum height of a structure may extend to 12 feet (3657.6 mm).

Reason:

This addition is a standard building practice and accepting this exception would allow for this method to continue.

Cost Impact:

35.



City's Response:

The building division believes this exception is unnecessary. Sections R602.10.3.3 through R602.10.4.1.1, as written, adequately address portal frame construction. Section R301.1.3 Engineered Design, also gives another option if the prescriptive requirements of the sections noted above cannot be met.

36.

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R612.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**R612.2 Window sills.** In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.~~

~~Exceptions:~~

- ~~1. Windows whose openings will not allow a 4 inch diameter (102 mm) sphere to pass through the opening when the opening is in its largest position.~~
- ~~2. Openings that are provided with window fall prevention devices that comply with Section R612.3.~~
- ~~3. Openings that are provided with fall prevention devices that comply with ASTM 2090.~~
- ~~4. Windows that are provided with opening limiting devices that comply with Section R612.4.~~

~~**R612.3 Window fall prevention devices.** Window fall prevention devices and window guards, where provided, shall comply with requirements~~

~~**R612.4 Window opening limiting devices.** When required elsewhere in this code, window opening limited devices shall comply with the provisions of this section.~~

~~**R612.4.1 General requirements.** Window opening limiting devices shall be self acting and shall be positioned so as to prohibit the free passage of a 4.0 in. (102 mm) diameter rigid sphere through the window opening when the window opening limiting device is installed in accordance with the manufacturer's instructions.~~

~~**R612.4.2 Operation for emergency escape.** Window opening limiting devices shall be designed with release mechanisms to allow for emergency escape through the window opening without the need for keys, tools or special knowledge. Window opening limiting devices shall comply with all of the following:~~

1. ~~Release of the window opening limiting device shall require no more than 15 pounds (66 N) of force.~~
2. ~~The window opening limiting device release mechanism shall operate properly n all types of weather.~~
3. ~~Window opening limiting devices shall have their release mechanisms clearly identified for proper use in an emergency.~~
4. ~~The window opening limiting device shall not reduce the minimum net clear opening area of the window unit below what is required by Section R310.1.1 of the code.~~

Reason:

This amendment is offered as the proposed language conflicts with egress requirements. Additionally, these requirements will not allow for double hung windows and other features requested by potential home owners.

Cost Impact:

The proposed amendment offers minimal cost savings.

City's Response:

The building division disagrees with this recommendation that these sections be deleted in their entirety. The intent of these provisions is to prevent small children from falling out of open windows with sills located more than 6 feet above grade that have a sill height of less than 24 inches from the finished floor. These provisions do not prohibit double-hung windows and they do not conflict with emergency escape and rescue opening requirements.

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**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: *2009 International Residential Code*

Code Section: R903.5

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**R903.5 Section R903.5 Hail Exposure.** Hail exposure, as specified in Sections 903.5.1 and R903.5.2, shall be determined using figure R903.5.~~

~~**R903.5.1 Moderate Hail Exposure.** One or more hail days with hail diameters larger than 1.5 inches (38mm) in a 20-year period.~~

~~**R903.5.2 Severe Hail Exposure.** One or more hail days with hail diameters larger than or equal to 2.0 inches (51mm) in a 20-year period."~~

Reason:

Amendment offered as these requirements are unnecessary in the St. Louis area.

 **Cost Impact:**

City's Response:

The building Division believes this recommendation is unnecessary. The map in Figure R903.5 shows this area as having no moderate or severe exposure.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R905.2.8.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with the manufacturer's installation instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be at least 24 inches (610 mm) wide and of any of the corrosion-resistant metals in table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral surfaced roll roofing, complying with ASTM D 3909 or ASTM D 6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer a minimum of 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of ~~one~~ two ply of ~~smooth roll roofing 15 pound felt~~ complying with ~~ASTM D 6380 and at least 36 inches wide (914 mm)~~ ASTM D 226 Type I, ASTM D 4869 Type I, or ASTM D 6757 or valley lining as described in Items 1 and 2 above shall be permitted. Self adhering polymer modified bitumen underlayment complying with ASTM D 1970 shall be permitted in lieu of the lining material.

Reason:

This amendment is proposed as it maintains the existing construction practices and preserves the esthetic integrity of the roof.

Cost Impact:

Estimated cost impacts are minimal.

City's Response:

The building division disagrees with this recommendation. This section, as written, requires a heavier roofing material for the valley lining. This lining is installed under the roof shingles and will have no aesthetic impact on a roof.

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**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: R1006.1.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R1006.1.1 Factory-built fireplaces. Exterior combustion air ducts for factory-built fireplaces shall be a listed component of the fireplace or equivalent and shall be installed according to the fireplace manufacturer's instructions.

Reason:

The proposed amendment provides purchasers options but maintains that all fire place duct work is properly suited and installed.

Cost Impact:

Estimated cost impact is minimal.



City's Response:

The building division disagrees with this recommendation. The 'listed component' requirement ensures the air duct is compatible with the fireplace. 'Or equivalent' is vague language that would be difficult to enforce.

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R1006.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R1006.2 Exterior air intake. The exterior air intake on masonry fireplaces shall be capable of supplying ~~all~~ *combustion air* from the exterior of the *dwelling* or from spaces within the *dwelling* ventilated with outside air such as non-mechanically ventilated crawl or attic spaces. The exterior air intake shall not be located within the garage or *basement* of the *dwelling* nor shall the air intake be located at an elevation higher than the firebox. The exterior air intake shall be covered with a corrosion-resistant screen of ¼ inch (6 mm) mesh.

Reason:

The amendment was proposed to provide clarification.

Cost Impact:

No cost impact.

City's Response:

The building division disagrees with this recommendation. The intent of the code is that exterior air (for combustion) be provided for both factory-built and masonry fireplaces. See Section R1006.1.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: N1101.9

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1101.9 Certificate. ~~A permanent certificate shall be posted on or near in the electrical distribution panel. The certificate shall not cover or obstruct the visibility of the circuit directory label, or service disconnect label or other required labels. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration; and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types of efficiencies of heating, cooling, and service water heating equipment. Where a gas-fired unvented room heater, electric furnace and/or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.~~

Reason:

Information is already available on each product installed. If not, labels can be added as appropriate. There is also a concern over the details of the permanent certificate. How is permanence defined and assured? Who certifies the structure?

Cost Impact:

Approximate cost savings by deleting this portion of the code \$200.

City's Response:

The building division disagrees with this recommendation. This section is intended to increase the consumer's awareness of the energy efficiency ratings for various building elements in their home. The buyer can quickly determine that the home complies with the

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energy conservation code. If this section is deleted, the same section would need to be deleted from the adopting ordinance for the 2009 IECC.

44.

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: Table N1102.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows: Table 1102.1 Insulation and Fenestration Requirements by Component

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall Value	Slab R-Value and Depth	Crawl Space Wall R-Value
1	1.2	0.75	0.35	30	13	3/4	13	0	0	0
2	0.65	0.75	0.35	30	13	4/6	13	0	0	0
3	0.5	0.65	0.35	30	13	5/8	19	5/13 0	0	5/13 0
4 except Marine	0.35-0.40	0.60	NR	38 30	13	5/10	19	10/13 0	10, 2 ft	10/13 0
5 and Marine 4	0.35	0.60	NR	38	20 or 13 + 5 ^h	13/17	30 ^f	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13 + 5 ^h	15/19	30 ^g	10/13	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19/21	30 ^g	10/13	10, 4 ft	10/13

- R-values are minimums. U-factors and solar heat gain coefficient (SHGC) are maximums. R-19 batts compressed into nominal 2x6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- The first R-value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.
- R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less, in zones 1 through 3 for heated slabs.
- There are not SHGC requirements in the Marine Zone.
- Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.2 or Table N1101.2.
- Or insulation sufficient to fill the framing cavity, R-19 minimum.
- "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, R05 sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25% of the exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

- i. For impact-related fenestration complying with Section R301.2.1.2, the maximum U-factor shall be 0.75 in zone 2 and 0.65 in zone 3.
- j. For impact-resistant fenestration complying with Section R301.2.1.2 of the International Residential Code, the maximum SHGC shall be 0.40.
- k. The second R-value applies when more than half of the insulation is on the interior.
- l. Exception: Unfinished basements may have up to a maximum of 20% of the total basement wall area exposed above the outside finished grade/ground level as un-insulated concrete foundation walls. The foundation wall area above the outside finished grade/ground level that may be un-insulated is determined by the formula .20 times the basement wall height of all walls (including insulated exterior frame walls for walkout basements and walls common to both basement and attached garages) times the perimeter of these basement walls. In unfinished areas the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24 inches below outside finished grade when the grade is above the floor slab elevation.

Reason:

Requiring excessive insulation will lead to a number of health and safety issues for consumers living in the dwelling for years to come, especially when mandated, as a poorly constructed but tight thermal envelope can lead to mold and other toxins in the dwelling. The changes in this table allow for efficiency concerns to be more than adequately addressed while still allowing for the appropriate amount of ventilation in the dwelling to protect consumer health. Generally, except for two of the changes, the revised table above echoes the provisions of the 2006 IRC and adds footnote "1" that is from the current St. Louis County Building Code Ordinance (N1102.1 "Thermal Performance Criteria – Minimum R-Values").

Cost Impact:

The proposed amendments to the table would save approximately \$500 to \$1,200 per home (cost will vary with size and design of the home).

City's Response:

The building division disagrees with this recommendation. The lower Fenestration U-Factor and higher R values for ceilings, basement and crawl space walls will result in higher energy conservation and lower energy costs for residents of new homes and room additions in Creve Coeur (Climate Zone 4). The building division is unaware of any studies or other evidence substantiating the "mold and other toxins" concern. The deletion of these requirements would also have to be made to the adopting ordinance for the 2009 IECC.

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Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: N1102.2.3

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.2.3 Access hatches and doors. Access doors from *conditioned spaces* to unconditioned spaces (e.g., attics and crawl) spaces shall be ~~weather-stripped and~~ insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all *equipment* which prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the *attic* access is opened and to provide the permanent means of maintaining the installed R-value of the loose fill insulation.

Reason:

Requiring weather access doors be weather stripped will create technical problems and impede door function. Insulation should provide adequate protection to meet regulation's intent.

 **Cost Impact:**

Approximate cost savings from proposed code change \$235.

City's Response:

The building division disagrees with this recommendation. The portion of a ceiling used for an attic access door is a weak part of the thermal envelope. Insulating and weather stripping the attic access door will prevent loss of energy through this opening. Deletion of the weather stripping would also need to be made to the adopting ordinance of the 2009 IECC.

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**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: N1102.4.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.4.1 Building thermal envelope.—The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

- ~~1. All joints, seams and penetrations.~~
- ~~2. Site-built windows, doors and skylights.~~
- ~~3.~~ 1. Openings between window and door assemblies and their respective jambs and framing.
- ~~4.~~ 2. Utility penetrations.
- ~~5. Dropped ceilings or chases adjacent to the thermal envelope.~~
- ~~6. Knee walls.~~
- ~~7.~~ 3. Walls and ceilings separating the garage from conditioned spaces.
- ~~8.~~ 4. Behind tubs and showers on exterior walls.
- ~~9.~~ 5. Common walls between dwelling units.
- ~~10. Attic access openings.~~
- ~~11.~~ 6. Rim joists junction.
- ~~12.~~ 7. Other sources of infiltration.

Reason:

There is great concern that enforcing these requirements and results not always anticipated by the code. Results include mold and other hazardous toxins which may later cause serious health problems for the dwelling's occupants. Therefore out of concern for the health and well being of the future occupant, it is best to let the builder exceed a minimum code and build a home according to their own level of skill and expertise.

Cost Impact:

Approximate savings, as per code change recommended above, \$500 to \$1,800 varies with home size and design.

48.

City's Response:

The city sees no reason to delete the sealing of certain sources of air infiltration through the thermal envelope. It is the continuity created by sealing all the barrier penetrations that will ensure the building's thermal envelope will be properly sealed against air infiltration. The city is not aware of any studies or other evidence substantiating that health problems will be caused by sealing the thermal envelope. These deletions would also need to be made to the adopting ordinance for the 2009 IECC.

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**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: N1102.4.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.4.2 Air sealing and insulation. At the builder's discretion, ~~B~~building envelope air tightness and insulation installation shall be demonstrated to comply with one of the following options given by Section N1102.4.1 or N1102.4.2.2.

Reason:

A performance path for the thermal envelope provides a better use of the thermal envelope than a prescriptive path that enforces requirements not always anticipated by the code, which may later cause serious health problems for the dwelling's occupants. There are concerns over the number of qualified professionals in Missouri to conduct such testing.

Cost Impact:

Amendment could decrease costs by \$2,000 but that would be at the builder's discretion to choose, and it does not outweigh the code requirements in Chapter 11 that will significantly increase the cost of building.

City's Response:

The building division disagrees with this recommendation. Instead of a code requirement, the proposed language makes compliance with this section voluntary. The provisions of this section are intended to reduce the energy lost to infiltration and to improve insulation installation. This section includes 2 methods for demonstrating a home has a moderate level of air control. The building division is unaware of any studies or other evidence that shows sealing the building thermal envelope "may later cause serious health problems for the dwelling's occupants". The building division is also unaware of any shortage of qualified professionals who can conduct these tests.

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: N1102.4.2.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.4.2.2 Visual inspection option. The items listed in Table N1102.4.2, applicable to the method of construction, are field verified. Where required by the code official, an approved party independent from the installer of the insulation or builder representative, shall inspect the air barrier and insulation.

Reason:

This amendment is suggested as there is a serious shortage of qualified professionals to administer such test, which would lead to serious set backs in building and potential problems with unqualified personnel falsifying their training.

Cost Impact:

No estimated cost impact.

City's Response:

The building division disagrees with this recommendation. This section specifies a second option for verifying the air tightness of the building thermal envelope. The intent of this section is for a city-approved, independent, third-party to make this inspection. The building division is unaware of any shortages of qualified professionals capable of making this visual inspection.

51.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: N1102.4.3

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**N1102.4.3 Fireplaces.** New wood burning fireplaces shall have gasketed doors and outdoor combustion air.~~

Reason:

Typically, wood burning fire places do not have doors, and builders cannot be expected to comply with a code when manufacturers do not produce a product being mandated. Also, forcing a fire box or fire place to comply with regulations that are recommended by the code but not the manufacturer would void the warranty on the product and be a serious risk to health and safety.

Cost Impact:

Removing the requirement from the code could save anywhere from \$6,000 to \$10,000 – price varies with size and style of fireplace.

City's Response:

The building division disagrees with this recommendation. Wood-burning fireplaces are a large source of air leakage when not in use. Loss of energy from fireplaces can be reduced by having gasketed doors that can be closed when not in use. Combustion air is already required by other sections of the code. If this section is deleted, the same section would need to be deleted from the city's adopting ordinance for the 2009 IECC.

52.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: N1103.2.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1103.2.1 Insulation. Supply ducts in attics and all other ducts shall be insulated to a minimum of R-8 R-4. ~~All other ducts shall be insulated to a minimum of R-6.~~

Reason:

Insulation to meet the requirement of a minimum R-8 and R-6 are not currently available in the St. Louis market and would require costly provisions to make those supplies available. R-4 materials are readily available, affordable for homeowners and provide adequate insulation for St. Louis' climate.

Cost Impact:

The proposed amendment will save approximately \$300 to \$500 per home.

City's Response:

The building division sees no reason for these less restrictive requirements to be included in the city's new residential building code. In speaking with area HVAC contractors, the R-6 and R-8 duct insulation is available. The initial cost will be offset by long-term energy cost savings to the buyers.

53.

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: N1103.2.2

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1103.2.2 Sealing. Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4. ~~Duct tightness shall be verified by either of the following:~~

- ~~1. Post construction test: Leakage to outdoors shall be less than or equal to 8 cfm (3.78 L/s) per 100 ft² (9.29 m²) of conditioned floor area or total leakage less than or equal to 12 cfm (5.66 L/s) per 100 ft² (9.29 m²) of conditioned floor area when tested at a pressure differential of .1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler end closure. All register boots shall be taped or otherwise sealed during the test.~~
 - ~~2. Rough-in test: total leakage shall be less than or equal to 6cfm (2.83 L/s) per 100 ft² (9.29 m²) of conditioned floor area when tested at a pressure differential of 0.1 inch w/g/ (25 Pa) across the roughed in enclosure. All register boots shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 4 cfm (1.89 L/s) per 100 ft² (9.29 m²) of conditioned floor area.~~
- Exception:** Duct sealing and tightness test is not required if the air handler and all most ducts are located within *conditioned space*.

Reason:

Provision is irrelevant as little residential equipment is located in the attic. But, it is a serious concern that there are few qualified individuals to conduct such tests, and these provisions will dramatically increase the cost of housing if mandated.

Cost Impact:

Estimated cost savings of amendment is \$800 per home.

City's Response:

The building division disagrees with this recommendation. If a new home has ducts or equipment located in an attic or crawl space these leakage tests will determine if conditioned air is being lost (leaked) to unconditioned spaces resulting in higher energy costs to the buyer.

54.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: R1305.1.4.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1305.1.4.1 Ground clearance. *Equipment and appliances* supported from the ground shall be level and firmly supported on a concrete slab or other *approved* material extending not less than 3 2 inches (76 50.8 mm) above the adjoining ground. Such support shall be in accordance with the manufacture's installation instructions. *Appliances* suspended from the floor shall have a clearance of not less than 6 inches (152 mm) from the ground.

Reason:

The extra inch of ground clearance offers no life or safety benefit to the homeowner. But, it does raise the cost of air conditioning systems as current concrete lifts do not meet this provision of the code and would require stacking and other expensive manipulations to achieve 3" above grade.

Cost Impact:

Cost savings:

Extra slab of concrete \$75 per inch/per unit

Custom concrete slab \$150 to 450 per unit

City's Response:

The building division disagrees with this recommendation. The intent of the 3 inches above grade is to keep the appliance being supported well above grade and protected from prolonged exposure to moisture and soil. The 3 inch minimum also provides some protection against settling of the slab.

55.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: *2009 International Residential Code*

Code Section: R1411.6

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1411.6 Locking access port caps. Refrigerant circuit access ports located outdoors shall be fitted with non-locking-type tamper-resistant caps.

Reason:

Locking type tamper-resistant caps are not currently available through manufacturers. Requiring this provision will not only increase the costs more than just the cost of the specific cap as it will require additional tools and training for installation and use.

Cost Impact:

If amended, then cost would decrease approximately \$100 per device – cap, installation, new equipment and training.

City's Response:

The building division disagrees with this recommendation. The locking cap requirement is intended to address a new type of substance abuse where people intentionally inhale refrigerant gases for the intoxicating effect. In some cases, this inhalant abuse has resulted in the death of an individual. The locking-type caps are designed such that wrenches, pliers and fingers cannot be used to remove the caps without a special tool/key.

56.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: M1503.4

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M 1503.4 Make up air required. Exhaust hood systems capable of exhausting in excess of 400 600 cubic feet per minute ($0.19\text{m}^3/\text{s}$) shall be provided with makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

Reason:

This new regulation increasing the requirement for make-up air would lower the threshold to the point that almost all kitchens would require make-up air. All of the provisions associated with installing such a system – connections to exhaust systems, electrical interlocking, fan requirements and a conditioner – would dramatically increase the cost of construction with little to no health or safety benefit for the homeowner.

 Cost Impact:

City's Response:

Research has shown that kitchen exhaust systems with an exhaust flow rate in excess of 400 cfm for an individual dwelling unit are greatly oversized. The industry recommendation is a minimum of 40 cfm exhaust rate per linear foot of cooktop. A 48 inch wide cooktop can be adequately served by an exhaust system that has an exhaust rate of 160 cfm. The continued operation of a kitchen exhaust system with an exhaust flow rate in excess of 400 cfm can "depressurize" an air-tight home to the point that "backdrafting" of carbon monoxide gases from gas-fired appliances and woodburning fireplaces can occur. This code requirement is recommended by several mechanical contractors who have stated that the 400 cfm threshold is reasonable and that any exhaust system greater than 400 cfm resembles a commercial-type range hood that is required to be provided with make-up air.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: Table M1601.1.1(2)

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Duct Size	Minimum Thickness Inches and (mm)	Equivalent Galvanized Sheet No.	Minimum Thickness (in.)
Round Ducts and enclosed rectangular ducts			
14 inches or less	0.0157 (0.3950 mm)	28	0.0175
16 and 18 inches	0.0187 (0.4712 mm)	26	0.018
20 inches and over	0.0236 (0.6010 mm)	24	0.023
Exposed rectangular ducts			
14 inches or	0.0157 (0.3950 mm)	28	0.0175
Over 14 inches	0.0187 (0.4712 mm)	26	0.018

Type of Duct	Size (inches)	Minimum Thickness (inch)	Equivalent Galvanized Sheet Gauge	Approximate Aluminum B & S Gauge
<u>Round ducts and enclosed rectangular ducts</u>				
	<u>14 or less</u>	<u>0.013</u>	<u>30</u>	<u>26</u>
	<u>Over 14</u>	<u>0.016</u>	<u>28</u>	<u>24</u>
<u>Exposed rectangular ducts</u>				
	<u>14 or less</u>	<u>0.016</u>	<u>28</u>	<u>24</u>
	<u>Over 14</u>	<u>0.019</u>	<u>26</u>	<u>22</u>

Reason:

New provisions listed would require pipe manufacturers to change their complete manufacturing systems and when combined with additional labor it would be an extremely expensive change with little to no health or safety benefit. Proposed table is from the 2006 IRC.

Cost Impact:

If amended, there would be an approximate decrease of \$300 to \$400 in material and labor

58.

City's Response:

The building division disagrees with this recommendation. The 2009 IRC has increased the minimum thicknesses for all round ducts. The minimum thicknesses indicated are the low end of the tolerance range according to SMACNA HVAC Duct Construction Standards.

59

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: M1601.4.1

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1601.4.1 Joints and seams. Joints of *duct systems* shall be made substantially airtight in an unconditioned area by means of tapes, mastics, liquid sealants, gasketing or other *approved* closure systems. Closure systems used with rigid fibrous glass ducts shall comply with UL181A and shall be marked 101A-P for pressure-sensitive tape, 181 A-M for mastic or 181 A0H for heat-sensitive tape. Closure systems used with flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked 181B-FX for pressure-sensitive tape or 181B-M for mastic. Duct connections to flanges of air distribution system *equipment* or sheet metal fittings shall be mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL181B and shall be marked 181B-C. Crimp joints for round metal ducts shall have a contact lap of at least 1½ means of at least three sheet-metal screws or rivets equally spaced around the joint. Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions.

Reason:

Efficiency mandated in language without new additional language is not a health or safety issue for the dwelling's occupants. These type of mandates should be a choice and lifestyle chosen by the consumer so that they have the desire and energy to fully understand how system changes, such as these, will effect their life in their home.

Cost Impact:

If amended, there would be an approximate decrease of \$500 to \$2,000 depending on the size of the home.

City's response:

The building division disagrees with this recommendation. The intent of the building code is to seal all joints and seams in all duct systems. The EPA estimates that 20 percent of the energy efficiency of heating and cooling systems can be lost due to duct air leaks located in basements, stud cavities, crawl spaces, attics, etc.

60.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: 2009 *International Residential Code*

Code Section: G2408.4

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

G2408.4 (350.7) Clearances from grade. Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved material extending not less than ~~3~~ 2 inches (~~76~~ 50.8 mm) above adjoining grade or shall be suspended not less than 6 inches (152 mm) above adjoining grade. Such supports shall be installed in accordance with the manufacturer's installation instructions.

Reason:

The extra inch of ground clearance offers no life or safety benefit to the homeowner. But, it does raise the cost of air conditioning systems as current concrete lifts do not meet this requirement.

Cost Impact:

Cost savings range from \$225 to \$525:

Extra slab of concrete \$75 per inch/per unit

Custom concrete slab \$150 to 450 per unit

 **City's Response:**

See city's response to M1305.1.4.1

61.

Creve Coeur
Building Code Review

Code Change Proposal Form

Code: 2009 International Residential Code

Code Section: P 2503.6

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

P2503.6 Shower liner test. ~~Where shower floors and receptors are made water tight by the application of materials required by Section 2709.2, the completed liner installation shall be tested. The pipe from the shower drain shall be plugged water tight for the test. The floor and receptor area shall be filled with potable water to a depth of not less than 2 inches (51 mm) measured at the threshold. Where a threshold of at least 2 inches high does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or receptor area to a level not less than 2 inches deep measured at the threshold. The water shall be retained for a test period of not less than 15 minutes and there shall be no evidence of leakage.~~

Reason:

Leaks are not known at the time of the liner test as these are typically not evident until the tile and insulation are installed.

Cost Impact:

Approximately \$50 cost savings



City's Response: The city has adopted the same plumbing code as St. Louis County. The city contracts with the county to issue the city's plumbing permits and make the city's plumbing inspections.

62.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: *2009 International Residential Code*

Code Section: P 2706.3

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

P2706.3 Prohibited waste receptors. Plumbing fixtures that are used for washing or bathing shall not be used to receive the discharge of indirect waste piping.

Exceptions:

1. A kitchen sink trap is acceptable for use as a receptor for a dishwasher.
2. A laundry tray is acceptable for use as a receptor for a clothes washing machine.
3. A condensate drain for use as a receptor from mechanical equipment.

Reason:

Condensate lines running from mechanical equipment to receptors can be the most efficient and effective method for discharge.



Cost Impact:

City's Response: The city has adopted the same plumbing code as St. Louis County. The city contracts with the county to issue the city's plumbing permits and make the city's plumbing inspections.

63.

**Creve Coeur
Building Code Review**

Code Change Proposal Form

Code: *2009 International Residential Code*

Code Section: P 2903.5

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

P 2903.5 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are used. Water-hammer arrestors shall be installed in accordance with the manufacturer's installation instructions. Water hammer arrestors shall conform to ASSE 1010.

Reason:

This amendment is offered because the quick shut off arrestor is preferred as air pockets form on quick close fixtures, not arrestors, and this practice is better for the health and safety of the occupant.

Cost Impact:

Estimates show a minimal cost decrease



City's Response: The city has adopted the same plumbing code as St. Louis County. The city contracts with the county to issue the city's plumbing permits and make the city's plumbing inspections.

Richard M. Kutta, PE

24 Colonial Hills Parkway

Creve Coeur MO 63141

314 518-7244

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richardkutta@earthlink.net

EXHIBIT D

March 8, 2013

Mr Steve Unser, Chief Building Official
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur MO 63141

Re: Comments on Proposed IRC 2009 Residential Building Code

Dear Mr. Unser,

The following comments are offered for consideration.

R102.8 Matters Not Provided For

This item, carried over from the existing ordinance, differs from customary building code enforcement practice, which authorizes enforcement of code provisions that are explicitly stated. The proposed section expands enforcement to additional provisions that are deemed "essential" in the opinion of the building official. In effect, this section authorizes creation of ex post facto regulation, makes the City building official a code-writer and subjects design professionals and contractors to unanticipated Code requirements that may delay completion and increase project costs. All of which is inappropriate for code enforcement.

Recommendation: Delete section.

Building Division's Response:

This section has been in the city's building code since 1976. The city attorney has reviewed this section and found it not to be contrary with any state laws. Evolving technology inevitably results in a situation or circumstance in which the code is silent on hazards since identified. The reasonable application of the code to such hazardous, unforeseen conditions is provided for in this section. The purpose of this section is not to impair requirements that may be preferred when the code provides for alternative methods or is not silent on the circumstances. Also, per Section R112.1, any decision of the building official may be appealed to the Building Code Board of Appeals.

R104.12 Rule-making Authority

This section derives its authority from Missouri statutes regarding rule-making, which limit rules to procedures for implementing existing regulations and which requires

adherence to a statutory rule-making procedure that involves publication, notice, and hearings. Application has not followed the statutory limitations.

Recommendation: Delete section or revise the first sentence as follows, “The building official shall have authority *in accordance with Missouri statutes regarding rule-making*, as necessary ...”

Building Division's Response:

This section has been in the city's building code since 1976. The city attorney has reviewed this section and found it not to be contrary with any state laws. The intent of this section is to give the building official the administrative authority to promulgate rules and regulations that serve to interpret or supplement the provisions of the code, as long as such rules conform to the intent of the code. These rules are not intended to set aside or waive any code provisions, but are intended to implement code compliance. These rules are not to conflict with accepted engineering practice or reduce the level of life safety prescribed by the code. The most frequent use of this authority is the promulgation of the administrative rules and procedures for the division's efficient and effective operation. An example of the content of administrative rules is the type of work that is required to be inspected per Sections R109.1 through R109.3.14.

R302.14 Fire protection of floors

This item from IRC 2012 accelerates the customary code adoption cycle by three years. It is therefore not coordinated with the 2009 code and pushes the limits of building materials technology. It requires installation of drywall basement ceilings unless dimensional (typical 2x12) lumber is used. It effectively prohibits use of composite trusses commonly referred to as “I-joists, “TJ’s” or truss-joists, which have been common practice for 35 years. No instances of issues in Creve Coeur were offered as justification.

The justification is based on physical fire tests and a Finite Element Method computer simulation conducted by Underwriters Laboratory, a private testing service. The UL fire test case used 14' long, 11-7/8" deep joists spaced 24" on center, exposed to a gas-fired furnace capable of producing temperatures of 1200-1400F. Two 300 pound weights were placed mid-span. The test ran for 6 minutes at which point the floor collapsed.

The test is not representative of typical Creve Coeur residential construction because it uses wide 24" joist spacing, immediately applies high furnace temperatures and disregards the benefit of smoke/fire detectors, which will initiate occupant evacuation and hasten fire department response. Under actual fire conditions the detectors would alarm a fire condition well before the test temperatures are reached, initiating FD response and evacuation.

TJ's have become common because they produce an economical main floor deck that is stiff, solid and flat. The web (vertical element of the joist) is made of oriented strand board, a pressed and temperature cured composite of wood and resin. The proposed amendment produces a choice that no homeowner will want: dimensional lumber or inaccessible plumbing, wiring and HVAC ductwork. Dimensional lumber is costly to

purchase and install, prone to warping, twisting and checking, and functionally undesirable due to resultant bouncy, squeaking floors when the lumber dries out and deforms. Because TJ's are manufactured from flaked wood rather than solid lumber, they earn LEED credits for resource reutilization. Installing a drywall basement ceiling greatly extends the construction schedule by requiring all utilities to be finally connected and tested before the ceiling can be closed. It also makes future remodeling much more difficult and costly because portions of the drywall will have to be removed and replaced.

In response to the forthcoming 2012 code cycle, Weyerhaeuser has developed and tested a new TJ that has a 1-hour fire resistance rating. It is not yet widely available but is planned for national release late in 2013. It uses an intumescent paint that expands in the presence of heat, insulating the underlying wood substrate from the fire heat.

Alternative measures will produce improved fire safety integrity:

1. limit maximum joist spacing to 18" and the maximum unsupported span to 14' between steel support beams.
2. require wired fire/smoke detection
3. except areas protected by fire-rated lay-in suspended ceilings, which easily produces a 30-minute rating while allowing finished family rooms to have fewer columns without compromising accessibility or fire-safety

Recommendation: Defer consideration until the 2012 code cycle, which gives joist manufacturers time to distribute fire-rated joists and time for code-writers to develop alternative equivalent designs, if still necessary.

Building Division's Response:

For reasons previously stated on the building division's page of the city's website, the building division believes that this proposed amendment is necessary. This proposed amendment is already required in the 2012 IRC which was published over a year ago. There is no doubt that engineered wood products such as I-joists, when installed per the manufacturer's recommendations, meet all structural code requirements. A deficiency they have is how they perform during a fire event. When unprotected, they burn faster than dimensional lumber, which raises the concern regarding firefighter safety during fire rescue operations. There are documented cases of firefighters being injured and even killed because of the rapid failure of these type of joists during fire events. The building division believes the additional 15-20 minutes of fire protection afforded by this ½" membrane outweighs the cost and possible inconvenience of installing it.

M1503.1 General (Kitchen range hoods)

This section has internal conflicts between hoods which exhaust to the outside and those recirculation hoods which have no connecting ductwork. For example, "either type of system shall be a listed exhaust system" requires exhaust ductwork on a recirculation system that has no ductwork. Customarily this section defines the requirements for systems that exhaust to outside and then excepts recirculation systems.

Recommendation: Limit section to vented hoods followed by an exception for recirculation systems

Building Division's Response:

The building division agrees with this comment. The original code language is less confusing and has an exception for ductless range hoods/recirculation systems.

M1503.4 Makeup air required

This section requires tempered makeup air for kitchen range hoods that exceed 400 cfm. The justification for the 400 cfm cutoff is that larger systems are “greatly oversized” and may cause back drafting products of combustion from gas-fired appliances such as furnaces and water heaters. The “oversized” statement is not supported by the International Mechanical Code (IMC 1346.6010 Appx C) which recommends a minimum of 450 CFM for a 9 sq ft kitchen exhaust hood against a wall and 675 CFM for an island installation. Larger hoods over larger ranges have minimum capacities up to 800 cfm. The 400 cfm cutoff disregards range manufacturer recommendations and effectively eliminates most of the available range hoods supplied by Broan, GE and other hood suppliers, where 500-1200 cfm hoods are common. The 400 cfm cutoff also ignores the ASHRAE standard 62.2 recommended maximum of 15 cfm/100 sq ft finished living area. Under the ASHRAE standard, a 3500 sq ft house would be allowed a maximum 525 cfm without makeup air.

Building Division's Response:

Section 1346.6010 Appendix C is not part of the 2003 or 2009 IMC. It is also not part of St. Louis County's Mechanical Code. Section 505.2 of the 2009 IMC has the same 400 cfm threshold as M1503.4 of the 2009 IRC.

The ASHRAE 62.2 standard is not referenced by the 2009 IMC, the 2009 IRC or St. Louis County's Mechanical Code. Neither the city or St. Louis County has a copy of this standard and cannot comment on the prescribed criteria.

The HVI (Home Ventilating Institute) recommends a minimum exhaust rate of 40 cfm per linear foot of range and a maximum of 100 cfm per linear foot of range for wall-mounted hoods and a minimum of 50 cfm/ft and a maximum of 150 cfm/ft for island installations. These are the exhaust rates they say will satisfactorily capture and remove moisture, airborne contaminants and odors created during cooking. Using these prescribed minimums, a cooktop 4 feet in length could be adequately served by a 160 cfm wall-mounted exhaust hood and an island cooktop 4 feet in length could be adequately served by a 200 cfm range hood hung over the island.

The fundamental intent of this requirement is avoidance of carbon monoxide poisoning, which could result from back drafting the flue vent from a gas-fired appliance equipped with an old-style “gravity” draft hood such as a furnace or water heater. New gas-fired appliances do not have draft hoods; they are provided with sealed combustion chambers which are unaffected by “depressurization” and should therefore be exempt. Houses with air or ground source heat pumps do not have gas-fired furnaces and should be exempt. Modern instantaneous water heaters are electric or have sealed power-burners. Gas-fired fireplaces are direct-vent or non-vented. Wood fueled fireplaces are provided with outside combustion air and gasketed doors. The whole issue is greatly mitigated by requiring installation of a carbon monoxide alarm in the living area.

The fundamental intent of this requirement is to prevent carbon monoxide poisoning resulting from depressurization and backdrafting of CO fumes from gas-fired appliances served by flue vents/chimneys. However, the code is also concerned about other adverse effects that can be caused by depressurization. Indoor air quality issues can arise as a result of air being drawn from garages, mechanical rooms and storage rooms.

Finally, the requirement for electric resistance heat to temper makeup air runs completely contrary to energy efficiency as it consumes 40,000 Btuh, which is about half the energy requirement of the furnace that heats the whole house. Such a tempered makeup air system will cost over \$2000 installed. Heating outside air so it can be immediately exhausted is contrary to energy conservation. Where needed, Broan offers a hood system with an interlocked makeup air duct and damper that supplies untempered air to the hood to replace air that is being exhausted.

Various design guidelines recommend that in order to maintain occupant comfort, makeup air temperature should be a minimum of 50 degrees F or within 10 degrees F of the preferred room temperature. I've seen a Broan hood system with an interlocked makeup air duct and damper that supplies untempered outside air to the kitchen but not directly to the hood itself. In speaking with HVAC contractors they recommend that makeup air should be provided outside of the hood so that the exhaust system will function properly. It would seem drawing untempered outside air into the kitchen would not be cost effective.

Recommendation: Incorporate the following modifications:

1. Amend the 400 cfm limit to allow the larger of 400 cfm or 15 cfm/100 sq ft finished floor area, per ASHRAE 62.2-2010.
2. Eliminate the requirement for tempered makeup air.
3. Except houses without gas-fired appliances and those with appliances that have sealed combustion systems.
4. Except houses equipped with an engineered thermal recovery ventilator that admits and tempers makeup air through the ventilator.
5. Except houses with a wired carbon monoxide sensor alarm on the main floor.

Please see the reasons stated above.

Thank you for this opportunity to provide commentary. Please contact me if there are questions.

Sincerely,

EXHIBIT E

**Fire Performance of
Engineered
Lightweight Lumber**

Rich Walke
UL Regulatory Services



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December 6, 2012

December 6, 2012.

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Chicago Fire Department (CFD)



International Association of Fire Chiefs (IAFC)



Michigan State University (MSU)



3

TEST SUMMARY

Test	Assembly	Type	Ceiling	Protective Membrane Breach (min : sec)	Flame Through (min : sec)	Fire Fighter Breach (min : sec)
→ 2	Wood I-Joist Floor	Modern	None	0:00	6:00	6:03
→ 1	2x10 Joist Floor	Legacy	None	0:00	18:30	18:45
→ 3	2x10 Joist Floor	Legacy	Regular Gypsum Board	23:30	44:15	44:45
8	2x10 Joist Floor	Legacy	Lath and Plaster	74:00 ¹	79:45*	79:45
→ 4	Wood I-Joist Floor	Modern	Regular Gypsum Board	17:45	26:45*	26:45
5	Metal Gusset Truss Floor	Modern	Regular Gypsum Board	16:30	28:40	29:15
6	Finger Joint Truss Floor	Modern	Regular Gypsum Board	16:00	26:00	26:45
7	2x6 Joist & Rafter Roof	Legacy	Regular Gypsum Board	15:45	38:00 ²	40:00 ²
9	Metal Gusset Truss Roof	Modern	Regular Gypsum Board	13:45	23:00*	23:15

* - Denotes approximate time

1 - Denotes total failure of ceiling - plaster & lath had deflected down to & was supported by TC's prior to event

2 - Flaming through roof vents occurred at 26:00



NFPA Journal Cover Story: Lightweight Construction

Alan R. Earls, NFPA Journal - Monday, March 18, 2013

Early in the afternoon of August 13, 2006, the fire department in Green Bay, Wisconsin, responded to a suspected residential basement fire. An engine company focused on the flames while a ladder company worked on ventilation. The department also had a report that someone was in the building and prepared to make an entry.

Firefighters Arnie Wolff and Jo Brinkley-Chaudoir arrived on the scene four minutes after the fire was reported. Approximately seven minutes later, at the request of the incident commander, they began a search of the home's first floor. They took the precaution of crawling in and sounding the floor to ensure it could support them. The floor, made of concrete for a radiant heating system, seemed solid. Satisfied it would hold, the firefighters inched their way into the structure on their hands and knees as the fire roared beneath them in the basement.

Within moments, they heard a loud cracking sound. The floor gave way, plunging them into the fiery basement. Despite a fractured hip and ribs and first-degree burns on her back and upper arms, Brinkley-Chaudoir managed to escape by crawling through a basement window. Wolff fell into another part of the basement, separated from Brinkley-Chaudoir by a partial wall and blocked by floor debris. Wolff, a 17-year veteran of the department, perished in the fire, and his body was recovered the next day. Medical examiners determined that he had died of smoke inhalation and burns.

An after-report of the incident by the National Institute for Occupational Safety and Health found that the concrete first floor had concealed the severity of the fire in the basement. The report highlighted the extreme speed with which lightweight wood I-joists, such as those used in the house that burned, can reach their failure point when exposed to fire.

The findings have become all too familiar for firefighters. In January 2007, Hamilton County, Tennessee, lost a "firefighter of the year" in another sudden structural collapse blamed on lightweight construction that failed in a fire. In April of that year, the failure of lightweight construction in a fire contributed to the death of a rookie firefighter in Prince William County, Maryland.

Such incidents have fueled a growing concern for the fire service and pose a significant challenge to the code community. In recent decades, an expanding range of construction methods and building products, particularly wooden truss roofing systems and wood I-joists that together are often termed "lightweight construction," have been widely embraced by residential builders for their ability to deliver economy and functionality. Lightweight residential structures began to appear widely about 25 years ago, according to APA-The Engineered Wood Products Association (formerly the American Plywood Association), and have become increasingly popular ever since. From an engineering perspective, lightweight materials and construction techniques often outperform traditional dimensional lumber and assembly methods. Many recently built communities across the country are composed entirely of lightweight structures.

In separate studies by Underwriters Laboratories (UL) and the National Research Council of Canada (NRC), however, findings confirmed what firefighters have long suspected about what happens to lightweight construction when it is exposed to fire. In repeated tests by both groups, under carefully controlled conditions, lightweight structures were found to burn faster and lose their structural integrity quicker—in some cases much quicker—than those built with dimensional lumber, with obvious ramifications for the fire service and for anyone who lives in a residence constructed with lightweight materials.

For the fire service, the issues around fire and lightweight residential construction are immediate and often visceral. In Green Bay, Assistant Fire Chief Robert Goplin says the increased potential for sudden and catastrophic structural failure presented by lightweight construction is forcing his department to rethink many of its fire and rescue practices. "We are trying to drive home to the troops that this stuff

Alan R. Earls is a writer based in Franklin, Massachusetts. He specializes in technical and safety topics.

SIDEBAR

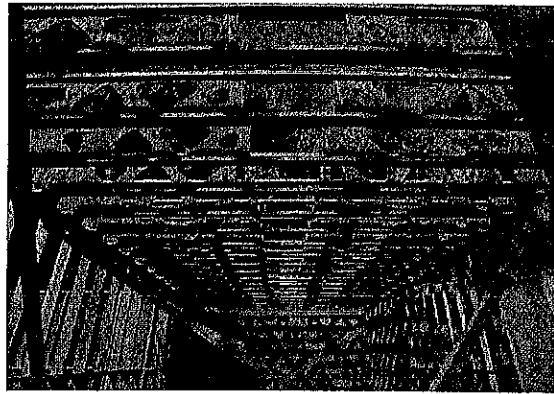
Danger for Firefighters

According to NFPA Fire Analysis and Research Department statistics, 250 firefighters died of injuries suffered at structure fires from 1997 to 2006. Of those, 44 were killed inside buildings as a result of structural collapses, and another nine were outside and struck when walls collapsed. Of the 44 killed inside, 24 were killed in roof collapses in 14 fires, 17 in floor collapses in 13 fires, two in a wall collapse in a fire, and one in a ceiling collapse.

Full details on construction are not available for many of the collapse incidents, but trusses were involved in the collapse in seven incidents. These seven incidents claimed 12 lives. Five firefighters died in two roof collapses where wood trusses, described as pre-engineered wood and lightweight wood, were involved. Three firefighters were killed in two collapses involving lightweight wood floor trusses. And another was killed in a floor collapse involving open manufactured wood I-beams.

The National Institute of Occupational Safety and Health (NIOSH) points out that carpet, ceramic tile, lightweight concrete, and similar floor coverings may increase the danger to firefighters because they add weight to the floor system and because the insulation these materials provide may cause the floor to not feel warm, despite the fire beneath it.

NIOSH also stresses that engineered wood I-joists represent a rising technology in the building sector, since it offers certain advantages over traditional construction methods. Changes in the building construction industry, driven by technological advancements and societal needs, suggest that the use of engineered wood products will continue to grow, according to NIOSH.



Even lighterweight materials – Georgia Pacific XJ-85

Cost Impact: The code change proposal will increase the cost of construction.

ICCFILENAME: DECRANE-RB-1-R501.3

Public Hearing Results

Committee Action:

Disapproved

Committee Reason: Based on the proponent's request and the committee's previous action on RB85-09/10.

Assembly Action:

None

Individual Consideration Agenda

This item is on the agenda for individual consideration because public comments were submitted.

Public Comment 1:

Sean DeCrane, Cleveland, OH, Fire Department, representing the International Association of Fire Fighters; Azarang (Ozzie) Mirkhah, Las Vegas, NV, Fire & Rescue, representing Fire & Life Safety Section of the International Association of Fire Chiefs); Steven Orłowski, National Association of Home Builders, Dennis Pitts American Wood Council, American Forest & Paper Association, requests Approval as Modified by this Public Comment.

Replace proposal as follows:

R501.3 Fire protection of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a ½ inch gypsum wallboard membrane, 5/8 inch wood structural panel membrane, or equivalent on the underside of the floor framing member.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies can be unprotected when complying with the following:
 - 3.1 The aggregate area of the unprotected portions shall not exceed 80 square feet per story
 - 3.2 Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

Commenter's Reason: This public comment was developed in response to the IRC Code Development Committee's comments regarding RB31, RB85, RB86, RB87 and RB88.

subjected to the same fire-test conditions, unprotected wood I-joist floors typically fail in four to eight minutes, depending on flange size and web thickness. The few minutes of difference in endurance times among the different types of joists is of no practical use to the firefighter for predicting the safety of the floor. It makes sense, therefore, that when there is a serious fire beneath a floor, there is no "safe" amount of time that anyone can remain on that floor. Any floor system protected or not, can fail unpredictably when exposed to a substantial fire beneath.

4. Gypsum Wallboard Provides Additional Floor Protection

Millions of homes have been built and are still being built with exposed wood floor joists - typically over some type of habitable basement area. The lack of a code-mandated fire-resistance requirement, such as a requirement for a one-hour fire-rated floor, means that the floor framing may not be protected on the underside.

A simple, inexpensive yet significant increase in fire resistance can be achieved in any type of joist or truss system by simply adding a single layer of gypsum wallboard to the underside of the floor joists. The use of 1/2-inch thick ordinary, unrated gypsum wallboard will very likely more than double the fire-endurance time for all commonly used wood floor joist systems, including sawn-lumber, open web wood trusses and I-joists.

Based on this, APA recommends the use of a single layer of 1/2-inch thick gypsum on the underside of all I-joists used in floor/ceiling assemblies over habitable spaces.

5. Summary

It is important for everyone, (home owner, building official, firefighter and others) to remain aware that no amount of additional protection will make any floor "safe" for any predictable minimum length of time when the underside of that floor is exposed to an intense fire. All floor/ceiling assemblies, however, will endure a severe fire longer if protected by gypsum wallboard, regardless of the type of floor framing.

Thus, firefighter and occupant safety can be addressed by early evacuation of occupants through the use of smoke detectors, by adding passive or active fire suppression such as by the use of gypsum wall board and equally important by firefighter education and pre-planning. The wood industry has been actively involved with the USFA in providing educational materials for the fire service and this effort is continuing.

Technical Services Division

DISCLAIMER

The information contained herein is based on APA - The Engineered Wood Association's continuing programs of laboratory testing, product research, and comprehensive field experience. Neither APA nor its members make any warranty, expressed or implied, or assume any legal liability or responsibility for the use, application of, and/or reference to opinions, findings, conclusions, or recommendations included in this publication. Consult your local jurisdiction or design professional to assure compliance with code, construction, and performance requirements. Because APA has no control over quality of workmanship or the conditions under which engineered wood products are used, it cannot accept responsibility of product performance or designs as actually constructed.



Creve Coeur FIRE PROTECTION DISTRICT

Administrative Center • 11221 Olive Boulevard • St. Louis, Missouri 63141-7652
Office (314) 432-5570 • Fax (314) 432-2367

April 16, 2013

Mr. Steve Unser
Building Division Manager
City of Creve Coeur

EXHIBIT I

RECEIVED
APR 16 2013
BUILDING DEPT.

Re: R501.3 Fire Protection of Floors

Dear Steve:

The Creve Coeur Fire Protection District is in full support of your amendment to the 2009 International Residential Code as follows:

R501.3 Fire protection of floors. Floor assemblies, not required elsewhere in this code to be fire-resistance rated, shall be provided with ½-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member.

Exceptions:

1 through 4 - No changes made.

The following statistics were taken from an article written by Alan R. Earls, published in March 18, 2013 in the National Fire Protection Agency (NFPA) Journal:

According to NFPA Fire Analysis and Research Department statistics, 250 firefighters died of injuries suffered at structure fires from 1997 to 2006. Of those, 44 were killed inside buildings as a result of structural collapses, and another nine were outside and struck when walls collapsed. Of the 44 killed inside, 24 were killed in roof collapses in 14 fires, 17 in floor collapses in 13 fires, two in a wall collapse in a fire, and one in a ceiling collapse.

Full details on construction are not available for many of the collapse incidents, but trusses were involved in the collapse in seven incidents. These seven incidents claimed 12 lives. Five firefighters died in two roof collapses where wood trusses, described as pre-engineered wood and lightweight wood were involved. Three firefighters were killed in two collapses involving lightweight wood floor trusses. And another was killed in a floor collapse involving open manufactured wood I-beams.

I have attached a copy of the March 18, 2013 article with some highlighted segments.

Also, an important thing to know is that the change that is proposed has been written into the 2012 version of the IRC and the City would just be adopting this change in the 2009 version.

The ultimate goal of the Creve Coeur Fire Protection District is to provide safety for both the homeowners and the firefighters. It is our belief of that the adoption of the 2009 IRC, with this modification, will give the occupants more time to exit the structure and give firefighters the additional time to make entry to suppress a fire.

I have attached a copy of the March 18, 2013 article with some highlighted segments and a NIOSH report from the CDC describing the dangers to firefighters due to truss failures.

The Creve Coeur Fire Protection District truly appreciates your adding this amendment to your IRC adoption and appreciates the City Council's consideration in this matter.

Yours in Fire Safety:

A handwritten signature in black ink, appearing to read 'Arthur K. Oestereich', written in a cursive style.

Arthur K. Oestereich
Fire Marshal
Creve Coeur Fire Protection District



MONARCH FIRE PROTECTION DISTRICT

13725 Olive Blvd., Chesterfield, MO 63017-2640

Phone: 314.514.0900 Fax: 314.514.0696

www.monarchfpd.org

May 3, 2013

Steve Unser
Building Code Official
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

RECEIVED
MAY 03 2013
BUILDING DEPT.

EXHIBIT J

Dear Mr. Unser:

This letter is to confirm my support of the proposed language requiring protection of engineered lightweight floors in the City of Creve Coeur adoption of the 2009 Codes.

The intent of the Code clearly states, in part, that it is "...to provide safety to fire fighters and emergency responders during emergency operations." (Section 101.3).

This requirement is vital to occupant and emergency responder safety, as the time for escape and rescue in fire conditions is drastically shortened with the use of engineered lightweight lumber and modern furnishings.

Unlike those built with traditional sawn lumber, floors built with unprotected engineered lightweight lumber collapse suddenly and without warning when exposed to fire from the underside. This has been proven through tests by Underwriters Laboratories. In the tests, the engineered lightweight floors showed no significant heat signature when viewed with a thermal imaging camera until collapse was imminent. And the time from fire ignition to collapse was a mere 6 minutes after fire ignition – less than the time it takes for fire department arrival.

However, the application of ½-inch gypsum board on the bottom of the engineered lightweight floor system in the tests increased the time to collapse by 20 minutes. This would give emergency responders considerably more time for search and rescue.

The sponsors of the Code change that inserted this requirement into the 2012 International Residential Code included the National Association of Home Builders, as well as the American Wood Council which represents the industry that manufactures engineered wood products. The vote by membership of the International Code Council overwhelmingly approved this change because those sponsoring the Code change, and the voting membership, all agreed that the facts supporting the change undeniably outweighed the opposing arguments. Unprotected engineered lightweight construction involved with fire collapses much faster, and without much warning (if any at all); however the added protection gives time for occupant escape and search and rescue by emergency responders.

For the reasons stated above, I believe it is imperative that this proposed amendment be included in the City of Creve Coeur adoption of the 2009 Codes.

If you have any questions, please call me at 314-514-0900 ext. 313, or email me at herin.r@monarchfpd.org.

Yours in Firesafety,

A handwritten signature in cursive script that reads "Roger N. Herin".

Roger N. Herin, MCP
Fire Marshal

City of Creve Coeur / Building Division **EXHIBIT K**
 COMPARISON TABLE
 BETWEEN
 PRESENT ENERGY CONSERVATION CODE REQUIREMENTS
 AND
 2009 INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS.

NOTE: The Building Division will recommend that the 2009 International Energy Conservation Code and Chapter 11- Energy Efficiency- of the 2009 International Residential Code be adopted as written.

Building Element	Current Requirement	2009 IRC, Chapter 11 Or 2009 IECC, Chapter 4	What St. Louis County Did
Roof R Value	30	38	30
Wall R Value	13	13	13
Floor R Value	19	19	19
Crawl Space R Value	5	10	5
Exposed Duct R Value	5	8	4
Fenestration U- Factor	0.40	0.35	0.40
Programmable Thermostats	Not Required	Required	Required
High Efficiency Light Bulbs	Not Required	Required for 50% of permanent light fixtures	Required for 50% of permanent light fixtures
Thermal Envelope Sealing/Testing	Not Required	Required	Amended 'sealing' Deleted 'testing'
Permanent Energy Conservation Certificate Posted	Not Required	Required	Deleted
Duct Sealing / Testing	Sealing Required Testing Not Required	Sealing and Testing Required	Sealing Required Testing Deleted
Wood-Burning Fireplaces	Can be open to a room.	Must have gasketed doors and outside air	Deleted
Thermal Cover for Heated Swimming Pools	Not Required	Required	Required
Insulating & Weatherstripping Attic Access Panels	Not Required	Required	Insulating Required Weatherstripping Deleted



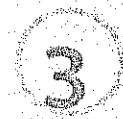
FOR NEW HOMES IN
MISSOURI
CLIMATE ZONE 4

TRUE COST OF THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE

Homes are the biggest investment we make—and everyone deserves a home that meets national minimum energy efficiency standards. While it's true that homeowners can always improve the efficiency of their homes, it is far more cost-effective to upgrade building components during construction, putting in better windows or swapping out one grade of insulation for a better one. Here's what buyers get with the 2009 IECC:



Payback Period
14 months



3-year Profit
\$476.75

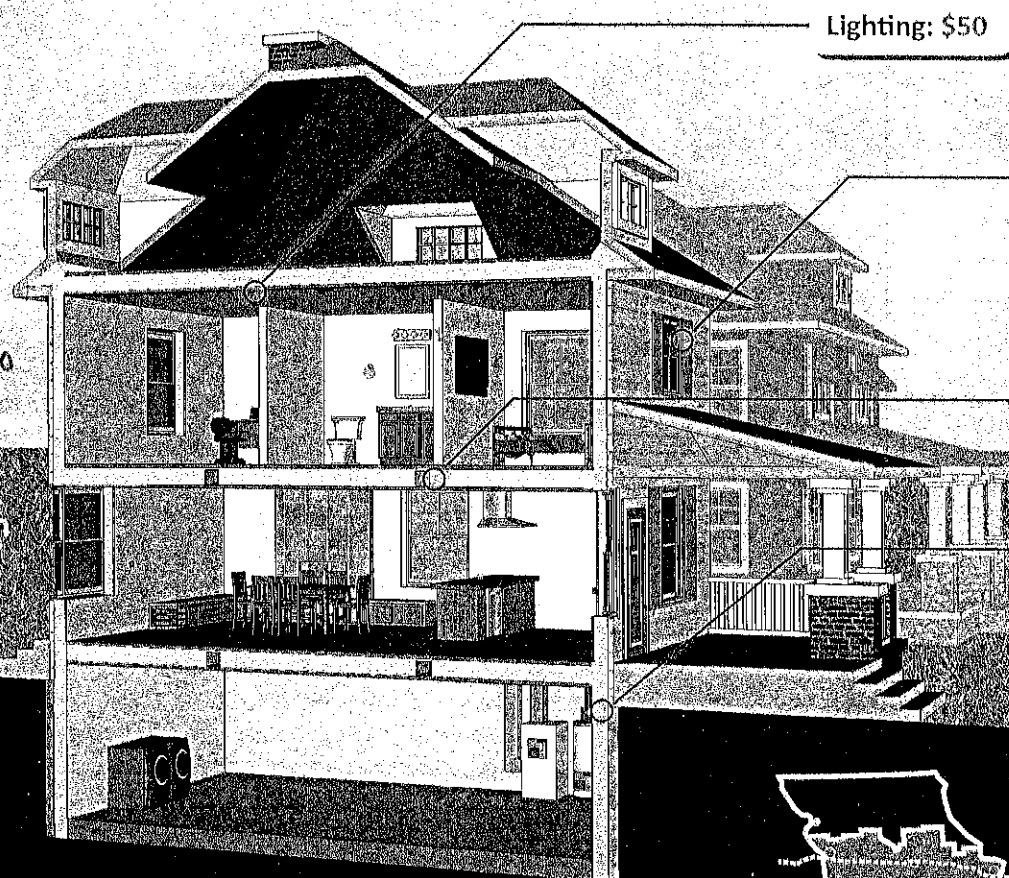


Annual Energy Reduction
18%



5-year Profit
\$992.69

18%



Climate Zone 4

u-factor: .5 $\Rightarrow$.35

r-value: 30 $\Rightarrow$ 38

□□□□□□
WINDOW
INSULATION
CEILING



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES



For the full Incremental Cost Analysis study, please visit bcap-ocean.org

TRUE COST OF THE



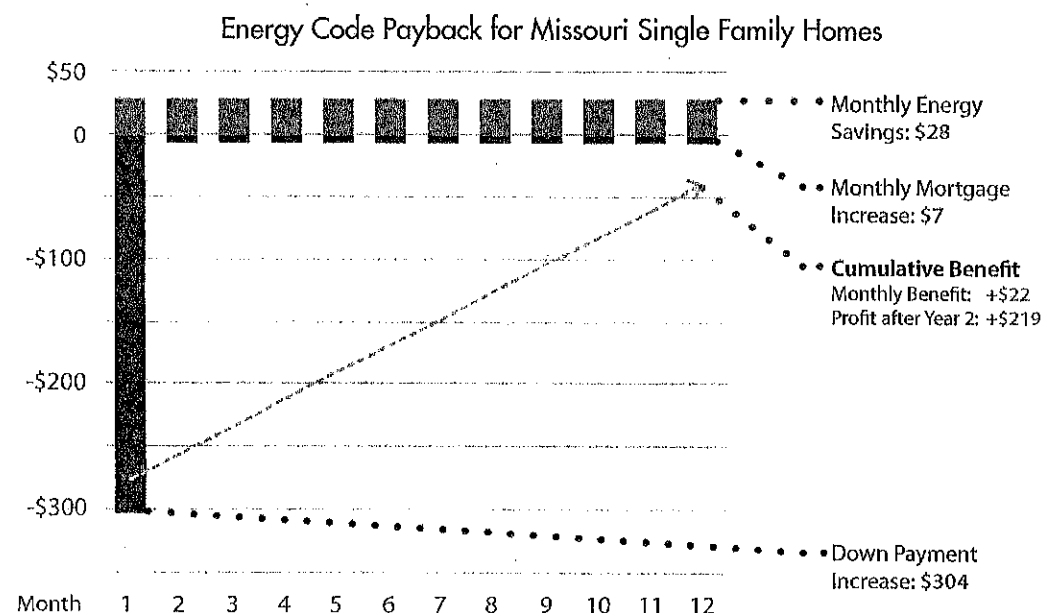
FOR NEW HOMES IN
MISSOURI
CLIMATE ZONE 4

2009 INTERNATIONAL ENERGY CONSERVATION CODE

One of the major barriers to energy code adoption across the country is the concern that new codes will add to the purchase price and potential buyers will not be able to afford the homes they want. In Missouri, upgrading homes to the 2009 International Energy Conservation Code will actually reduce out-of-pocket expenses for homeowners – paying off their initial investment in a matter of months.

For the average new home built in IECC climate zone 4*, BCAP estimates the costs of the new code will add no more than a total of \$1,519 in construction costs—an increase of only 0.6%. When this amount is rolled into the average mortgage, real costs to homebuyers will mean a down payment increase of \$303.72 and \$6.56 extra on monthly mortgage bills.

These added mortgage costs will be offset, however, by monthly energy savings of \$28.06, helping homebuyers pay off their initial investment in only fourteen months. After breaking even in month fourteen, the home will return buyers a profit of \$22 per month—for a total return of \$258 every year. This return on investment is graphed below and presented as a balance sheet at right.



Month	Mortgage Increase	Monthly Energy Savings	Cumulative Cost/Benefit	
1	\$303.72	\$28.06	-\$275.66	
2	\$6.56	\$28.06	-\$254.17	
3	\$6.56	\$28.06	-\$232.67	
4	\$6.56	\$28.06	\$211.17	
5	\$6.56	\$28.06	-\$189.67	
6	\$6.56	\$28.06	-\$168.18	
7	\$6.56	\$28.06	-\$146.68	
8	\$6.56	\$28.06	-\$125.18	
9	\$6.56	\$28.06	-\$103.68	
10	\$6.56	\$28.06	-\$82.19	
11	\$6.56	\$28.06	-\$60.69	
12	\$6.56	\$28.06	-\$39.19	
13	\$6.56	\$28.06	-\$17.69	
14	\$6.56	\$28.06	\$3.81	Break Even
15	\$6.56	\$28.06	\$25.30	\$22 profit every month ↓
16	\$6.56	\$28.06	\$46.80	
17	\$6.56	\$28.06	\$68.30	
18	\$6.56	\$28.06	\$89.80	

This model assumes an average sale price of \$267,451 for a 2,400 square foot home. The mortgage is conservatively set at 30 years, with 20% down and the current average nationwide interest rate of 5.05%. With a lower down payment—such as 10% down—consumers will break even on their investment even sooner.

* Missouri's climate zone 4 covers the lower three-fourths of the state, and represents 93% of the state's population

RECEIVED

APR 19 2013

BUILDING DEPT.

EXHIBIT M

April 17, 2013

The Honorable Barry Glantz and
Honorable Members of the Creve Coeur City Council
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear Mayor Glantz and Creve Coeur City Council Members:

The Homes Builders Association of St. Louis and Eastern Missouri (HBA) and its 600 business members are greatly concerned with the integrity of home construction. Therefore, every code cycle the HBA writes and proposes code amendments with the intent to achieve the delicate but necessary balance of maintaining superb health and safety standards while still allowing home owners to have the flexibility needed to make their residence a home that meets their families' needs and lifestyle choices.

To this end, the HBA conducts a thorough review every code cycle of the International Code Council's code products that are relevant for home construction. The review of the *2009 International Residential Code* included a varied group of industry experts including, but not limited to, builders, engineers, architects, fire service representatives, utility representatives, and various associate sub-contractor groups (electricians, plumbers, HVAC specialists, truss and window supply companies, and other various disciplines within the industry). These amendments were submitted to the City and discussed with City Staff during the public comment period of the code adoption process.

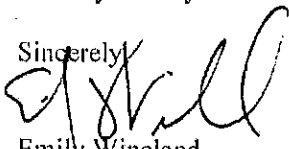
To date, none of the HBA comments were approved by City Staff for incorporation into the adopting ordinance of the City of Creve Coeur. While the HBA appreciates the consideration of staff, the dismissal of HBA's industry expertise and knowledge of the needs of consumers is disappointing. If the current version of the City's code ordinance is adopted, the City of Creve Coeur will face a significant market disadvantage when compared to its surrounding communities – Ladue, Frontenac, Olivette, Chesterfield, etc. – as those municipal codes allow greater flexibility for families to work with builders to customize a home that better fit their families' needs and choices for their own homes.

It is common for municipalities and counties to work with the home building industry to customize a code – from these international models – that is appropriate for their jurisdiction and the needs of its current and future constituents. And, the HBA would appreciate the opportunity to work with you to explain these technical issues and the recommended HBA amendments.

I am happy to facilitate such discussions at any time, please do not hesitate to contact me if you are interested.

Thank you for your time and consideration on this important issue.

Sincerely,



Emily Wineland
Staff Vice President for Public Policy
314-817-5625

CC: Mark Perkins, City Administrator, Creve Coeur
Steve Unser, Chief Building Official, Creve Coeur
HBA Codes Advisory Committee
HBA St. Louis County Board of Trustees
Patrick S. Sullivan, Executive Vice President

HOME
BUILDERS
ASSOCIATION
OF ST. LOUIS
& EASTERN
MISSOURI

10104
OLD OLIVE
STREET ROAD

ST. LOUIS,
MISSOURI
63141-5908

314 994 7700

FAX
314 432 7185

WEBSITE
WWW.STLHBA.COM



RESOLUTION NO. 1055

A RESOLUTION OF THE CITY OF CREVE COEUR AUTHORIZING PARTICIPATION IN THE ST. LOUIS AREA INSURANCE TRUST (SLAIT) HEALTH INSURANCE PROGRAM FOR THE PLAN YEAR BEGINNING JULY 1, 2013 AND ENDING JUNE 30, 2014.

WHEREAS, the City of Creve Coeur has participated in the St. Louis Area Insurance Trust (SLAIT) health insurance program since July 1, 2009, and

WHEREAS, the City's experience in the SLAIT health insurance program has been positive; and

WHEREAS, the SLAIT health insurance program has proposed a 6% renewal rate for the plan year beginning July 1, 2013; and

WHEREAS, the City has determined that continued participation in the SLAIT health insurance program is in the best interest of the City and wishes to continue participation for the plan year beginning July 1, 2013 and ending June 30, 2014.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: The City Council hereby authorizes the City's continued participation in the SLAIT health insurance program for a period of one (1) year beginning July 1, 2013 and ending June 30, 2014 based on the proposal and 6% renewal rate presented in the attached April 12, 2013 memo with proposed rate increases from SLAIT ("Exhibit A").

Section 2. The City Administrator is authorized to execute such documents as may be required on behalf of the City to participate in the SLAIT health insurance program pursuant to this Resolution and the City Clerk is authorized and directed to attest thereto, consistent with the provisions and intent of this Resolution and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the SLAIT health insurance program.

Section 3. This Resolution shall take effect from and after its adoption.

Adopted this 13th day of May 2013.

Barry Glantz
Mayor

Attest:

Deborah Ryan, City Clerk

ST. LOUIS AREA INSURANCE TRUST

A Self-Insurance Pool

Memorandum

TO: SLAIT Health Program Members

FROM: Steve Wicker

DATE: April 12, 2013

SUBJECT: 2013-2014 Rates

At its meeting of April 4, 2013, the SLAIT Board of Directors adopted rate increases for the 2013-2014 health program policy year and, although the fourth year claims experience has been worse than expected, rate increases will still be kept below medical trend.

The fourth year of the SLAIT health program has unfolded worse than expected. As of February 28, 2013, claims for 2012-2013 have been approximately 106% of expected and these worse than expected results for the current year mean much higher claims projections for the coming year. In fact, actuarial projections by UnitedHealthcare (UHC) for expected claims for 2013-2014 are 17% higher than last year's projection and nearly 10% higher than the current estimate. However, by taking advantage of prior years' surplus and budgeting a relative small surplus for 2013-2014, an approximate overall 6% rate increase with no plan changes is all that is required for the 2013-2014 policy year.

Like last year, the rate increases by member adopted by the Board for the 2013-2014 policy year were developed with the idea of rewarding the best performers, while still maintaining the "one group" characteristics of the plan. To insure that the middle performers were a large number of members, it included all members with loss ratios between 80% and 120% of the group average of 79% for the period July 2010 through January 2013. This meant all members with plan loss ratios between 63% and 95%. This left two members in the group of best performers and two members in the worst performing group. The two members that were the worst performers were further differentiated because of the tremendous difference in their loss ratios, and the maximum increase was capped at 5% more than the average increase. The by-member rate increases are attached to this memo.

In addition, this year there is an additional cost that will be added to the plan. Effective January 1, 2014, the Affordable Care Act requires that self-insured health plans pay a fee of \$5.25 per month per participant or \$63 per year. This money will be used to fund a transitional reinsurance program to help stabilize the individual market during the years 2014-2016. Under current law, the fee will decline in 2015 and 2016, phasing out completely in 2017. Because this fee is not related to actual health coverage and because it will be phased out in three years, it will not be a part of your SLAIT premium. Instead, SLAIT will make it a separate line item on your bill beginning with your January 2014 invoice.

With "medical inflation" continuing to run at approximately 1% per month, according to UHC, I believe these rate adjustments are an excellent result for the fourth year of the SLAIT health plan. Remember, SLAIT is spending less than 10% of premium on administrative expenses and thus the group's premium is based almost entirely on its claims experience.

If you have any questions about any of this information, please feel free to contact me at 314-444-1937 or wickers@danielandhenry.com.

SLAIT Health Plan 2013-2014 Proposed Rate Increases

City	Loss Ratio * July 2010-January 2013	Current Estimated Annual Premium	Rate Increase	Renewal Estimated Annual Premium
Olivette	56%	\$833,640	3%	\$858,649
Chesterfield	62%	\$1,723,850	3%	\$1,775,566
Totals		\$2,557,490		\$2,634,215
Fenton**	28%	\$344,315	6%	\$364,974
WCDC **	30%	\$82,320	6%	\$87,259
Brentwood	67%	\$1,109,076	6%	\$1,175,621
Creve Coeur	68%	\$1,277,100	6%	\$1,353,726
Richmond Heights	72%	\$1,265,100	6%	\$1,341,006
ECDC	72%	\$183,700	6%	\$194,722
Clayton	74%	\$1,475,000	6%	\$1,563,500
Frontenac	75%	\$592,860	6%	\$628,432
Ballwin	77%	\$1,280,052	6%	\$1,356,855
Maplewood	79%	\$898,070	6%	\$951,954
Ferguson	83%	\$1,489,765	6%	\$1,579,151
University City	86%	\$2,644,740	6%	\$2,803,424
Des Peres	86%	\$1,070,375	6%	\$1,134,598
Maryland Heights	86%	\$2,103,180	6%	\$2,229,371
** (partial loss history - will receive average increase)				
Totals		\$15,815,653		\$16,764,592
Manchester	104%	\$752,735	9%	\$820,481
Rock Hill	197%	\$375,900	11%	\$417,249
Total		\$19,501,778		\$20,636,537

* Includes Specific Reimbursement

**SLAIT Health Plan
Deductible Decrements
2013-2014 Policy Year**

250	to	500	2.50%
500	to	1,000	2.50%
1,000	to	1,500	3.00%
1,500	to	2,000	2.00%



INTEROFFICE MEMORANDUM

Date: May 8, 2013

To: Mark Perkins, City Administrator
From: Sharon Stott, Assistant to the City Administrator
Subject: SLAIT Employee Health Insurance Renewal

The City's health coverage is provided through the St. Louis Area Insurance Trust (SLAIT) health insurance pool. Creve Coeur is one of eighteen cities and governmental agencies participating in the SLAIT health pool, which was initiated in 2009. The rate increase for the plan year beginning July 1, 2013 is 6% with no changes to the current level of benefits (see attached SLAIT memo dated 4/12/13). The proposed rates to the City for this renewal are provided in Table 1 below.

TABLE 1 – Health Insurance Premiums & Cost Sharing (7/1/13 - 6/30/2014)

Employee & Retiree			
	Total Monthly Premium	Employee Share of Monthly Premium	City Share of Monthly Premium
Employee	\$ 508.83	\$ 76.32	\$ 432.51
Employee + child	\$ 966.82	\$ 167.92	\$ 798.90
Employee + spouse	\$ 1,068.58	\$ 188.27	\$ 880.31
Family	\$ 1,475.65	\$ 269.69	\$ 1,205.96

The 6% rate increase is a result of higher than expected claims. As of February 2013, SLAIT claims have been approximately 106% of expected and United Healthcare claims are 10% higher than expected. As a result of these increases, prior years' surplus funds were used to minimize the rate increase to SLAIT members.

In addition to the rates increase, there will be an additional cost added to the plan as a result of the Affordable Care Act (ACA). The ACA requires that a transitional reinsurance program be established in each state to help stabilize premiums for coverage in the individual market. Effective January 1, 2014, the ACA requires self-insured health plans pay a fee of \$5.25/monthly per participant or \$63/annually per participant. Based on current Creve Coeur employees enrolled, the cost to the City of Creve Coeur for this fee will be approximately \$17,000/annually. SLAIT will collect the fees monthly from members and forward it to the Federal Government at the end of the year. This fee is scheduled to be phased out in three years.

The City's experience with the SLAIT health pool over the past four years has been very positive. Rate increases have been less volatile and are less on average than prior to participation in the pool (see Table 2). Additionally, according to UHC, medical inflation is increasing healthcare costs by approximately 1% per month, which makes the City's rate increases with the SLAIT pool appear even more attractive.

TABLE 2 – Health Insurance Rate Increase History

Plan Year	Carrier	Premium Increase
2013	UHC/SLAIT*	6.0%
2012	UHC/SLAIT*	4.0%
2011	UHC/SLAIT*	7.5%
2010	UHC/SLAIT*	6.0%
SLAIT Average		5.8%
2000-2009 Average	Various: UHC, BCBS/Anthem, Health Partners/GHP	11.3%

Wellness

SLAIT has also continued to expand its wellness programs to help keep employees healthy and reduce future claims. All cities in the pool are required to meet the minimum level of participation in the wellness program in order to continue participating in the pool. A minimum of 200 wellness points were required for the FY13. Points are earned by offering various health screenings, exercise, diet and nutrition programs, smoking cessation and more. At this writing, all participating cities have met or surpassed the wellness point requirements. Creve Coeur's wellness program focuses on rewarding employees who accept responsibility for the risk factors that they can control and encourages employees to track and report his or her activities and wellness points.

Health Insurance Deductibles

The City's health insurance plan includes in-network deductibles of \$1,500 per individual \$3,000 per family. The City reimburses employees for up to \$1,100 of the \$1,500 individual deductible (employee pays first \$400) and up to \$2,200 of the \$3,000 family deductible (employee pays first \$800). Prescription coverage is governed by a three-tiered formula list: \$10 generic, \$35 brand name, \$60 formulary. The plan also provides access to in-network coverage across the country. Creve Coeur is not unique in reimbursing its employees for health insurance deductibles. Most of the SLAIT health insurance pool reimburses at least a portion of the deductible.

Recommendation

In summary, positive experience in the SLAIT pool is anticipated to continue, and it is recommended that the City continue participating in the pool.

Attachments:

- Resolution
- Exhibit A - SLAIT Memo Proposed Rate Increases 2013-2014
- SLAIT BOD Minutes 04-04-13

ST. LOUIS AREA INSURANCE TRUST

A Self-Insurance Pool

ST. LOUIS AREA INSURANCE TRUST BOARD OF DIRECTORS' MEETING

MINUTES

April 4, 2013

- I. A meeting of the Board of Directors of the St. Louis Area Insurance Trust was held on Thursday, April 4, 2013, at Frontenac City Hall, 10555 Clayton Road, Frontenac, MO 63131. The meeting was called to order at 10:05 a.m. by Chairperson, Amy Hamilton.

Attendance was as follows:

<u>Board Member</u>	<u>Attending</u>	<u>City</u>
Bob Kuntz	Y	City of Ballwin
Craig Owens	Y	City of Clayton
Mike Herring	Y	City of Chesterfield
Mark Perkins	N	City of Creve Coeur
Doug Harms	Y	City of Des Peres
John Shaw	Y	City of Ferguson
Robert Shelton	Y	City of Frontenac
Marty Corcoran	Y	City of Maplewood
Dave Watson	Y	City of Maryland Heights
Amy Hamilton	Y	City of Richmond Heights
George Liyeos	Y	City of Rock Hill
Steve Wylie	Y	City of Webster Groves
Steve Wicker	Y	The Daniel and Henry Company
Joan Vogel	Y	The Daniel and Henry Company
Cathy Quinn	Y	The Daniel and Henry Company
Doug Beermann	Y	BCA, Inc.
Peter Dunne	Y	Pitzer, Snodgrass, P.C.

II. Approval of Minutes from January 3, 2013 Meeting

Amy Hamilton asked for any additions or corrections to the Minutes from the January 3, 2013, Board Meeting. There being none, a motion was made by Mike Herring and seconded by Marty Corcoran to approve the Minutes as presented. The motion passed.

III. Claims Administration Report

Doug Beermann, Peter Dunne, and Steve Wicker reviewed the Large Claims Reports and answered various questions from the Board. Since the last meeting, one new claim had been added to the Liability Report and three claims were closed, making six claims being reported. Relative to workers' compensation, the Report included 20 claims, one less than last quarter with one new claim having been added to the Report, while two were closed. One of the claims being reported had been settled.

IV. Financial Report

A. Review of Financial Statement as of December 31, 2012

Steve Wicker briefly reviewed the Financial Statement as of December 31, 2012. He noted that the current fund balance is slightly more than \$13.1 million, and reminded the Board that this statement is little changed from the past quarter since the updated numbers from the Actuarial Valuation are not yet incorporated. He also noted that the Fund Balance includes approximately \$4.6 million of Medical Plan Surplus as outlined on page 4 of the Statement, so the workers' compensation and liability surplus is slightly more than \$8.5 million, while these annual premiums are currently a little more than \$7.8 million. Mr. Wicker added that a complete review of the Actuarial Valuation and its impact on Fund Balance will take place later in the meeting, and noted that because the Trust budgeted a loss contingency of approximately \$1 million for the current policy year relative to workers' compensation and liability coverages, having a fund balance greater than one year's assessments and claims occurring as expected means that a surplus distribution in the \$700,000 to \$900,000 range can be considered for the 2013-2014 policy year. Mr. Wicker stated that he would prepare a potential distribution scenario for the Board to review at its next meeting.

B. Approval of Bills

Steve Wicker stated he wanted to make one addition to the Invoices for Approval listing. He reminded the Board that it had approved a \$5,000 fund to be distributed evenly among SLAIT member cities that would be participating in the Basic Fitness Study relative to police officers. Mr. Wicker added that he had been informed by Bob Shelton that there are 17 SLAIT member cities that are participating in the study and have paid their participation fee. He noted that at \$300 per city, SLAIT would be placing \$5,100 into this program and asked the Board to add this to the Invoices for Approval. A list was circulated showing the cities that were participating in the study and a motion was then made by Doug Harms and seconded by Bob Shelton to increase the reimbursement amount being made by SLAIT from \$5,000 to \$5,100. The motion passed. A motion was then made by Doug Harms and seconded by George Liyeos to approve the revised Invoices for Approval listing. The motion passed.

V. Loss Control Report

In Dave Winters' absence, Steve Wicker reported on loss control activities over the past quarter. He stated that Mr. Winters had attended Safety Committee Meetings in the cities of Chesterfield, Maplewood, Richmond Heights, Clayton, Manchester, and Brentwood, and held a driver training program for the Public Works Department in the City of Richmond Heights. In addition, Mr. Winters performed an OSHA style inspection of the Public Works and Parks Maintenance facilities in Ballwin, provided staff training in Des Peres, and addressed liability concerns for a trail system in Chesterfield. Mr. Winters also continues to work with the cities of Ferguson, Hazelwood, University City, and Bridgeton, each of which has had worse than expected workers' compensation results in the recent past. Finally, five new videos were purchased for the Safety Library on the topic of grounds maintenance.

VI. Wellness Report

Bob Kuntz reminded the Board that the Wellness Plan allows each individual health plan member to meet minimum requirements by designing its own program after completing four cornerstone activities required of all members. Mr. Kuntz noted that 200 points were required of each member and added that an aggregate report had been provided to the Board showing the score for each member city. He stated that at this time all member cities have met the minimum qualifications for the Wellness Plan for the 2012-2013 policy year and added that the Wellness Committee was working on revising the plan for the 2013-2014 policy year since two of the cornerstone activities, Diabetes Prevention and H&H screenings would not be part of the coming policy year activities. Mike Herring noted that the scorecard had University City with 185 points and Steve Wicker stated that University City had completed additional activities and now has 200 points. Mr. Kuntz then noted that a sub-committee of the Wellness Committee had been working on developing additional cornerstone activities for the coming policy year and asked Cathy Quinn to comment on those discussions. Cathy Quinn stated that the sub-committee had met relative to this issue and would be proposing to the entire Wellness Committee that additional screenings be sponsored by SLAIT and these become cornerstone activities for the 2013-2014 policy year. It was noted that the current plan is to have the Wellness Committee make a recommendation to the entire Board at its meeting in June relative to the 2013-2014 wellness requirements.

Doug Harms asked if SLAIT is aware of what impact the Diabetes Prevention control program had, in other words was there any follow-up to see how many people joined the recommended Diabetes Prevention Program. Cathy Quinn stated she could not recall precisely and Bob Kuntz stated that he recalls it being only in the 20's which was not a large number of those identified as being pre-diabetic. Steve Wicker reminded the Board that part of the problem with these types of programs is that SLAIT has no way of determining how many people identified with a certain condition may have already been aware of their condition and were being treated for it. Thus,

there has to be a little bit of faith that by doing the right things and presenting the right opportunities to health plan members, the plan will ultimately benefit in the long run. Bob Kuntz agreed that he felt these programs probably benefit the Trust in the long run but that it is difficult to prove. Dave Watson and Marty Corcoran noted that a recent study publicized in the St. Louis Post Dispatch indicated that for one very large group of employees the cost of providing wellness programs was more than the health benefit received.

VII. Old Business

A. Out-of-Network Surgery Centers

Steve Wicker stated that there was concern expressed at the last meeting relative to discontinuing coverage for out-of-network out-patient surgery centers in the St. Louis area. He noted that the basis of the concerns seemed to be that these facilities may be perceived by some employees to have value and thus should not be made totally inaccessible to SLAIT health plan members. Mr. Wicker added that it was mentioned at the Health Administration Committee meeting last week by one of the members that they could not justify changing the coverage guidelines without some idea of exactly what the cost is to the Trust for the use of these centers. Mr. Wicker noted that this is the number that he is unable to provide at this time, but added that it might be possible through a new system that Daniel and Henry has purchased to compare the same types of surgery at out-of-network facilities with in-network facilities. Mr. Wicker added that this would be a project he would try to complete in the next several months and that if a more definitive number can be placed on the cost to the Trust he would come back to the Board with that information and another recommendation concerning this issue. Until that time, he suggested that the out-of-network reimbursement for out-patient surgery centers remain at 80%. Mike Herring noted that the group should continue to emphasize to employees that it is to their's and the Trust's advantage to use in-network facilities since it saves claims dollars and claims payments determine SLAIT's premium. Amy Hamilton agreed, but added that it is difficult to impact individual behavior unless the individual member must pay something to use these facilities. She noted that that does not happen currently with the 80% out-of-network benefit. Steve Wicker agreed and reminded the Board that the primary issue relative to these centers is not that the individual employee uses an out-of-network facility, but that they do not share in the cost of using the facility, which is not how the benefit is designed.

VIII. New Business

A. Health Plan Renewal – 2013-2014

Steve Wicker reviewed the proposed 2013-2014 health plan budget. He noted that the estimated expected claims for 2012-2013 look like they will be approximately \$1.1 million more than budgeted and added that based on this much worse than expected experience, the expected claims

for 2013-2014 are projected approximately 17% higher than the 2012-2013 projection, or \$18,310,000 in total. He added that since this year's budgeted surplus was approximately \$1.65 million, a slight surplus is still possible for this year. The primary impact of the worse than expected claims during the current year is a large increase in projected claims for the coming year and since claims are more than 88% of the total cost of the plan, there is a tremendous impact on the need for premium increases, a reduction in budgeted surplus or plan changes for the 2013-2014 policy year. Mr. Wicker then stated that the Health Administration Committee is recommending a 6% premium increase this year with no plan changes and with the budgeted surplus being slightly more than \$300,000. The concept behind this recommendation is that surplus from the past four years of the plan, nearly \$4.5 million, could be used to pay claims in 2013-2014 if results are once again much worse than expected. In this way, the prior success of the health plan will be used to keep the rate increase to a fairly reasonable 6% compared to 12% which would be required, if a surplus greater than \$1 million were budgeted. It was also noted that with prior year's surplus, the Trust could still cover claims between the expected claims cost and the aggregate attachment point. Thus, in total for 2013-2014, the plan can actually cover claims of nearly \$24 million, expected claims of \$18.3 million, plus an additional \$4.5 million with surplus, and an additional \$1 million with aggregate insurance.

Steve Wicker then reported that administrative costs for the 2013-2014 policy year will be down \$1 per member per month, or \$40,000, while specific insurance costs will increase by approximately \$60,000 and all other expenses are up \$30,000. Thus, administrative costs are up approximately \$50,000 or less than 3% compared to the current year. Mr. Wicker added that if the Board is uncomfortable with budgeting a relatively small surplus compared to prior years, he would recommend changing certain co-pays in the plan which would reduce expected claims. He noted that decreases in expected claims range from approximately 1.3% for increasing office visit co-pays to 2.2% for increasing pharmacy co-pays to the next most often used levels. After some discussion, a motion was made by George Liyeos and seconded by Mike Herring to adopt the 6% overall average rate increase for the 2013-2014 health plan year, meaning that a surplus of approximately \$310,000 would be budgeted for the year. The motion passed.

Steve Wicker then explained that the rate increases by member being proposed for 2013-2014 were developed in the same fashion as a year ago with the idea of rewarding the best performers while still maintaining the one group characteristics of the Trust. To insure that the average or middle performers were a large number of members, it included all members with loss ratios between 80% and 120% of the group average loss ratio, which is 79% for the period July 1, 2010 to February 1, 2013. Thus, the middle performers included all members with loss ratios between 63% and 95%. This left two members in a group of best performers and two members in a worst performing group. It was then determined that the two best performers, the cities of Chesterfield, and Olivette, would get a 3% rate increase, three percent less than what the majority of members would receive, and the two worst performers, Manchester and Rock Hill, would receive 9% and 11% rate increases respectively. It was noted that the rate increase for the worst performing city

was capped at 5% greater than the increase being paid by most members. It was also pointed out that the two worst performing members are still benefitting tremendously from their membership in the group as rate increases this low with no plan changes would not be possible for them in the standard marketplace based on their claims history. A motion was then made by George Liyeos and seconded by Mike Herring to approve the individual member rate increases as outlined and recommended by the Health Administration Committee. The motion passed.

As part of the discussion relative to individual member rate increases, Dave Watson stated that he feels it would still be appropriate for the Trust to standardize the health plan rates and asked if the Committee had discussed this issue. George Liyeos stated the Committee had discussed the issue but still feels it will take more time to make this type of change. Steve Wicker added that in a competitive marketplace, which health insurance is, it would be very difficult to give members with extraordinarily good losses a greater than average rate increase and expect them to continue to stay in the health plan since it is likely that a better deal outside the Trust could be easily obtained. Craig Owens asked why the individual stop loss retention was being maintained at \$225,000. Steve Wicker stated that based on the quotes the Trust received for \$240,000 and \$250,000 retentions, if only 2 claims reach the retention level, the best buy is \$225,000. Since past history indicates between 3 and 5 claims will reach the retention level, it makes sense to use the \$225,000 retention again for the next policy year. Craig Owens asked if retentions greater than \$250,000 were available. Steve Wicker stated that United HealthCare has indicated that a retention of more than \$250,000 would not be appropriate for a group this size. Mr. Owens stated he would like to have more information concerning this issue and thought perhaps higher retentions of \$350,000 or even \$500,000 might have the potential to save the Trust money. Mr. Wicker stated he would contact UHC relative to this issue and provide additional information on it prior to the next meeting.

Steve Wicker reported that one additional item needs to be addressed and that is how to charge for a fee that is being instituted on January 1, 2014 as part of the Affordable Care Act (ACA). Mr. Wicker explained that the Act requires that a transitional reinsurance program be established in each State to help stabilize premiums for coverage in the individual market. To help accomplish this program, self-insured plans are being charged \$5.25 per participant per month or \$63 per participant for the 2014 calendar year. He added that he wanted to emphasize this is a per participant fee, so while SLAIT covers approximately 1,930 employees, it has approximately 4,500 participants and the fee will apply to each of those 4,500. Thus, the annual fee for the 2014 year will be approximately \$283,500 or nearly 1.4% of annual premium. It was noted that it is still better to be self-insured than fully insured, since fully insured carriers will have ACA fees of approximately 2.5% assessed beginning in 2014, that they will undoubtedly be passing on to their insureds. Mr. Wicker then stated that the Committee is recommending to the Board that this fee be collected beginning January 2014 and that the exact amount per month be added to each member's invoice for that respective month as a separate line item. The Trust will collect the fee on a monthly basis and then forward it to the Federal Government at the end of the year. Mr.

Wicker added that it will be possible for SLAIT to bill for the exact number of participants that each individual member has during a month. He stated that the Committee felt it made sense to keep the fee collection separate from premium since it is not part of the health insurance product and because it is designed to decrease in the 2015 and 2016 calendar years and be completely eliminated in 2017. It was noted that it will be up to each individual member to determine if they pay this fee or pass it along to their employees. After a brief discussion, a motion was made by Doug Harms and seconded by Mike Herring to collect the Affordable Care Act reinsurance fee on a monthly basis beginning January of 2014 and to account for it separately on each individual member's invoice. The motion passed. Steve Wicker noted that as was done last year, he will send a memo to all health plan members next week relative to the 2013-2014 rates. Thus, the entire SLAIT health plan membership will know what their rates are approximately 3 months in advance and be able to budget accordingly.

B. Actuarial Valuation

Steve Wicker reviewed the ultimate loss projections and projected fund balances for SLAIT by coverage. He noted that compared to the prior year's report, the ultimate loss forecast for workers' compensation had increased by approximately \$200,000. Increases of \$150,000 in the 2004-2005 policy year, \$110,000 for the 2006-2007 policy year, and \$180,000 in the 2010-2011 policy year were partially offset by a decrease of \$240,000 in the 2011-2012 policy year. For liability coverages, the ultimate loss forecast, in total, decreased approximately \$130,000 from one year ago. An increase of \$80,000 in 2011-2012 was more than offset by a decrease of \$140,000 in the 2007-2008 policy year and \$70,000 in all other years combined. In total, the net change to Fund Balance from the valuation relative to prior years is a decrease of approximately \$70,000. Thus, Fund Balance will also increase at year end by approximately \$900,000 to approximately \$8.7 million as the loss contingency of \$963,000 for 2012-2013, becomes part of Fund Balance.

Steve Wicker then reviewed the loss forecasts for the period July 1, 2013 to July 1, 2014. He stated that expected losses for workers compensation in the coming policy year are \$4,264,874, and for liability coverages \$1,394,419. Mr. Wicker noted that the workers' compensation number is approximately the same as the estimate from a year ago, while the liability number is approximately \$60,000 higher or 4.5% higher. One year ago, these numbers increased by 4.5% and 2.3% respectively.

C. 2013-2014 Renewal

Steve Wicker stated that based on the estimate of expected losses for the 2013-2014 policy year, SLAIT should be able to renew workers' compensation and liability coverages with relatively minor increases since expected claims are only increasing slightly. However, he noted that the excess market is hardening so there may be a need to increase retentions or pay higher excess

rates. Relative to property coverage, Mr. Wicker reported that he expects a second year of increased rates and added that Public Officials coverage should be able to remain with the current carrier at current rates, except for cities that have had several recent claims.

D. Appointment of Rate Committee

Amy Hamilton stated that SLAIT Policy 99-4 calls for a Rating System Committee to be appointed annually to review the rate proposals for workers' compensation and liability insurance prepared by the SLAIT Administrator and to make a recommendation relative to the proposed rates at the next Board Meeting. Ms. Hamilton appointed Bob Shelton, Chairperson, Dave Watson, and John Shaw to serve on this year's Committee. Steve Wicker stated that everything should be ready for the Committee's review approximately 2 weeks prior to the next Board meeting or the third or fourth week in May.

E. Next Meeting Date

The next Board Meeting was scheduled for 10:00 A.M. on Thursday, June 6, 2013, at the City Hall in the City of Frontenac.

F. Other Business

Bob Shelton stated that relative to the health plan renewal, there is some interest in Frontenac in a Health Savings Account (HSA) plan for its employees. Steve Wicker stated that this would mean that each City that used it would be giving each of its members a choice of two plans. Mr. Wicker added that he doesn't think it would be a particularly well used option in any of the SLAIT member cities because most SLAIT member cities do not require their employees to pay much of the premium for their regular plans. Employees using HSA's usually do so to save on their premium contribution. It was decided that Daniel and Henry would look into the idea further and present something to the Board within the next few months.

There being no other business, the meeting adjourned at 11:35 a.m.

Submitted by: Stephen D. Wicker

Approved by: _____

RESOLUTION NO. 1056

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR,
MISSOURI AUTHORIZING THE EXECUTION OF A "SCHOOL RESOURCE
OFFICER PROGRAM AGREEMENT" WITH THE PARKWAY SCHOOL DISTRICT**

WHEREAS, the PARKWAY SCHOOL DISTRICT (DISTRICT) desires the services of a School Resource Officer (SRO) in its schools; and

WHEREAS, the CITY desires to provide SRO services for the DISTRICT; and

WHEREAS, the Community in general benefits from programs that involve "police in schools"; and

WHEREAS, the DISTRICT and the CITY have a history of cooperation in providing a quality service to the citizens of our communities; and

WHEREAS, the DISTRICT and the CITY have been committed to the SRO Program since January 1, 1998,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The agreement between the Parkway School District and the City is hereby approved. The Agreement, in the amount of \$141,239.00, changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution and necessary, desirable, convenient, or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the agreement.

Adopted this 13 Day of May 2013

Barry Glantz
Mayor

Attest:

Deborah Ryan, MPCC
City Clerk

CREVE COEUR POLICE –PARKWAY SCHOOL DISTRICT
SCHOOL RESOURCE OFFICER (SRO) PROGRAM

AGREEMENT

This agreement entered into by and between the PARKWAY SCHOOL DISTRICT (DISTRICT) and the CITY OF CREVE COEUR (CITY); witnesseth that;

WHEREAS, the DISTRICT desires the services of a School Resource Officer (SRO) in its schools; and
WHEREAS, the CITY desires to provide SRO services for the DISTRICT; and
WHEREAS, the Community in general benefits from programs that involve “police in schools”; and
WHEREAS, the DISTRICT and the CITY have a history of cooperation in providing a quality service to the citizens of our communities;

WHEREAS, the DISTRICT and the CITY have been committed to the SRO PROGRAM since January 01, 1998:

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE SCHOOL DISTRICT AND THE CITY AS FOLLOWS:

1. The objective of the SRO PROGRAM is to assist the DISTRICT in providing a safe environment for the students, staff and citizens who interact with the DISTRICT. The Creve Coeur Police Department’s SCHOOL RESOURCE OFFICER will respond to the needs of the various DISTRICT schools (Classes K – 9) located within the City of Creve Coeur and will regularly make contact with and assist the staff and students. The functions provided by the police department will include, but not be limited to:
 - Serving as a problem solving resource for the students, faculty and staff.
 - Enforcing DISTRICT policies and guidelines as they relate to security and safety issues.
 - Providing assistance to the DISTRICT in dealing with individuals and /or conditions which may pose a threat to DISTRICT personnel, students and/or property.
 - Providing patrol activities and performing other duties that are deemed appropriate by the DISTRICT and CREVE COEUR POLICE DEPARMENT.
 - Coordinating law enforcement functions with support units of the POLICE DEPARTMENT.
 - Providing a liaison among the CITY and other community agencies to offer assistance to the school community, such as guest speakers, special presentations, etc.
 - Interacting with students, to make a difference, as well as ensuring their safety and security.
2. The DISTRICT and POLICE DEPARTMENT will work collaboratively to evaluate the SRO job description, qualifications, and criteria for evaluating the SRO assigned to the DISTRICT.
3. The POLICE DEPARTMENT shall detach one (1) uniformed police officer from its regular police force and assign this officer to the DISTRICT where he/she shall function as the “School Resource Officer”. The officer assigned to the program shall be jointly selected by the DISTRICT and the DEPARTMENT.
 - 3a. The officer performing these services shall be considered an employee of the CITY and not an employee of the DISTRICT, and said officer shall follow the policies and procedures of the CITY OF CREVE COEUR and the POLICE DEPARTMENT.

- 3b. The DISTRICT shall have primary services of the SRO throughout the regular school year, with the understanding that the assigned officer performs other SRO/Juvenile Officer functions “as needed” by the POLICE DEPARTMENT.
- 3c. Normal duty (work hours) shall consist of forty hours per week, 7:00 a.m. to 3:00 p.m., Monday through Friday. Duty hours may be modified based upon need, and agreeable to both the POLICE DEPARTMENT and the DISTRICT.
- 3d. The POLICE DEPARTMENT reserves the right to call the SRO into service during any emergency, or police operation that would require additional manpower, providing it does not cause a problem with scheduling or a program being conducted.
- 3e. The SRO will return to the POLICE DEPARTMENT for assignment through the summer months, if the school district feels that they need the use of the SRO for summer school, it will be up to the Chief of Police and the school administration to work that out.
4. The CITY and the DISTRICT hereby agree to immediately extend the SRO Program. This renewed agreement shall be considered a 3-year agreement, but in order to bring the timelines of this AGREEMENT in line with “agreements” between the DISTRICT and other police agencies, and at the request of the DISTRICT, this AGREEMENT shall commence on July 01, 2013 and end on June 30, 2016.
5. The DISTRICT agrees to pay to the CITY one hundred forty one thousand, two hundred thirty nine dollars (\$141,239.00) for the period of July 1, 2013 thru June 30, 2016. The DISTRICT’S financial share shall increase by three percent (3%) the first year beginning on July 1, 2013 and ending on June 30, 2014. Each consecutive year thereafter, beginning on July 1, 2014 and ending on June 30, 2016, for a total additional period of two (2) years, the DISTRICT’S financial share shall increase by three percent (3%) the second year and three percent (3%) the third year as shown below. Equal payments regarding the DISTRICT’S annual share shall be made quarterly by the DISTRICT to the CITY by the end of each calendar quarter. The calendar quarters shall end on the last day of the months of September, December, March and June. The POLICE DEPARTMENT shall provide the DISTRICT a “Notice of Invoice” each quarter in time to reasonably process the required payment.
- | Year #1 | Year #2 | Year #3 |
|----------------------------|----------------------------|----------------------------|
| July 1, '13 – June 30, '14 | July 1, '14 – June 30, '15 | July 1, '15 – June 30, '16 |
| \$45,695.00 Total | \$47,066.00 Total | \$48,478.00 Total |
| Or | Or | Or |
| \$11,423.75/Qtr. | \$11,766.50/Qtr. | \$12,119.50/Qtr. |
6. The DISTRICT further agrees to fund all training specifically related to the SRO program. The CITY bears financial responsibility for the balance of all costs pertaining to salary and benefits of the SRO.
7. Either party may terminate this agreement upon written notice to the individuals signing said agreement. Said termination shall take effect 48 hours after written notice.

8. The POLICE DEPARTMENT shall provide a supervisor of the rank of sergeant or above who shall function as liaison between the DEPARTMENT and the DISTRICT. This liaison will work with the individuals designated by the DISTRICT to develop specific operational procedures to facilitate the goals of the program. The DEPARTMENT liaison and DISTRICT representative will meet regularly to monitor and evaluate the progress of the program. The DEPARTMENT liaison will not be assigned to the DISTRICT.
9. This agreement acknowledges that this is a general outline of resources the City will provide but is not intended to create any liability or duty on part of the City to provide police protection beyond its normal duties.
10. It is acknowledged that the CITY is insured for the purposes of general liability, professional liability and Worker's Compensation/employer liability.

IN WITNESS WHEREOF, We have hereunto set our hands this _____ day of _____, 2013

PARKWAY SCHOOL DISTRICT

CITY OF CREVE COEUR

Attest:

Approved:

By _____
Beth G. Feldman
School Board President

Mark Perkins
City Administrator

Attest:

Deborah Ryan, City Clerk



CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: 05/07/2013

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: School Resource Officer Research

Sir,

My suggestion for the renewal of the Creve Coeur contract is to add 3% per year to the 75% salary fee that we are currently charging. This is consistent with recent City raises for Police Personnel over the last several years. The amount reflects 75% of an average salary for contractual purposes.

The SRO concentrates his time and law enforcement efforts beginning in August and running through the school year until usually late May. The SRO is at Parkway Northeast Middle and Bellerive School every day throughout the week from the start of school through the end of the school day. During the school year, the SRO participates in school mixers, some field trips, teaches a Junior Police Academy as well as participating in other school events. The contract should help incur the majority of the costs to include pay raises for our officers over the span of the contract.

The school district agrees to pay one hundred forty one thousand, two hundred thirty nine dollars (\$141,239.00) for the period of July 1, 2013 thru June 30 2016. The school district's financial share shall increase by 3% the first year beginning on July 1, 2013 and ending on June 30, 2014. Each consecutive year thereafter, beginning on July 1, 2014 and ending on June 30, 2016, for a total additional period of two years. The school district's financial share shall increase by 3% the second year and 3% the third year as shown below:

Year #1	Year #2	Year #3
July 1, '13 – June 30, '14	July 1, '14 – June 30, '15	July 1, '15 – June 30, '16
\$45,695.00 Total	\$47,066.00 Total	\$48,478.00 Total
Or	Or	Or
\$11,423.75/Qtr.	\$11,766.50/Qtr.	\$12,119.50/Qtr.

The purpose of having a school resource officer (SRO) provides the school itself with a law enforcement officer who is assigned specifically to the Parkway Northeast Middle School and Bellerive Elementary. The main goal of the SRO is to prevent juvenile delinquency by promoting positive relations between youth and law enforcement.

The SRO position encompasses three major components which allow the SRO to take a proactive approach to law enforcement. SRO's are not just "cops" on campus. SRO's provide all law enforcement duties on the campus.

- 1) They educate the students by teaching law related classes and other related subjects in the classrooms and counsel both students and parents on various topics.
- 2) The SRO becomes involved in the students' lives as a positive role model.
- 3) The intent is that the positive experiences students have with the SRO will bridge the gap between juveniles and law enforcement, and in doing so, help prevent juvenile crime.

The SRO establishes and maintains a close partnership with school administrators in order to provide a safe school environment. He/she assists school officials with their efforts to enforce Board of Education policies and procedures. The SRO ensures school administrators safety as well by being present during school searches, which could involve weapons controlled substances or in such cases that, the student's emotional state or parental emotionally state through daily problems that may present a risk to the administration.

Being visible in the school community creates an atmosphere of safety, as well as their presence and participation in school functions. This action builds relationships with the school's staff as well as with student and parent groups. The presence of a uniformed police officer inside a school helps to reduce opportunities for unwitnessed crimes. Additionally, having a uniformed officer present in the schools provide a measure of safety and security for parents as well as administrators.

The position has been beneficial to the school district, students, school administrators as well as the Law Enforcement community. The Police department would like to continue our role as a School Resource Officer for the Parkway School District as we continue to receive positive feedback and feel that our presence is a deterrent to destructive and unwarranted juvenile behavior.

The partnership created between the Creve Coeur Police department and the Parkway School district has been a positive one with many benefits to the community, school and the City.

RESOLUTION No. 1057

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR TO
ENTER INTO AN AGREEMENT WITH WINNING TECHNOLOGIES FOR THE PURCHASE OF
INFORMATION TECHNOLOGY MANAGEMENT SERVICES**

WHEREAS, The City Of Creve Coeur Has Determined It Is In The Best Interest Of The City To Outsource Its Information Technology Management Service, And

WHEREAS, Outsourcing The It Management Function Will Improve The Provision Of It Services By The City And To City Staff, And

WHEREAS This Improvement Will Allow For The Improvement Of One Of The City's Most Valuable Assets, And

WHEREAS The Cost Of This Outsourcing Is Less Than Having This Function Provided By City Staff, And

WHEREAS, It Has Been Determined Winning Technologies Has Provided The Lowest And Best Quote For This Purchase.

NOW, THEREFORE BE IT RESOLVED By The City Council Of The City Of Creve Coeur, Missouri That:

SECTION 1 – The Agreement Between Winning Technologies And The City Regarding The Provision Of Information Technology Management And Support Services Attached Hereto As Exhibit A Is Hereby Approved And The City Administrator Is Authorized To Execute Same On The Behalf Of The City And The City Clerk Is Authorized And Directed To Attest Thereto, With The Amount To Be Paid Thereunder Not To Exceed The Amount As Outlined In The Attached Exhibit A. The Agreement As Executed Shall Be In Substantially The Form Of Exhibit A, With Such Changes Therein As Shall Be Approved By The Officers Of The City Executing Same, Consistent With The Provisions And Intent Of This Resolution And Necessary, Desirable, Convenient Or Proper In Order To Carry Out The Matters Herein Authorized. The City Administrator And His Designated Representatives Are Hereby Authorized And Directed To Take Any And All Actions Necessary, Desirable, Convenient Or Proper In Order To Carry Out The Intent Of This Resolution, The Matters Herein Authorized, And The Rights And Duties Of The City Under The Agreement.

SECTION 2 – THIS RESOLUTION SHALL BECOME EFFECTIVE UPON ITS PASSAGE.

Adopted this 13 Day of May 2013

Barry Glantz
Mayor

Attest:

Deborah Ryan, MPCC
City Clerk



MEMORANDUM

DATE: May 7, 2013

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: IT Outsourcing

You are aware the city outsourced its IT management in January 2013. At that time Winning Technologies was selected to provide that service on an interim basis. Request for Proposals (RFPs) were sent out to four firms that provide that service. Proposals were received from three firms. These proposals were opened and read aloud on April 12, 2013

The proposals were as follows:

	Miken Technologies Option A	Miken Technologies Option A Adjusted	Miken Technologies Option B	REJIS	Winning Technologies
Year 1	117,000	87,000	186,000	113,880	76,800
Year 2	117,000	87,000	186,000	113,880	80,640
Year 3	117,000	87,000	186,000	113,880	84,672
Year 4	117,000	87,000	186,000	115,440	88,896
Year 5	117,000	87,000	186,000	115,440	93,360

Explanation of service levels:

Miken Option A – Involves unlimited help desk support, on-site service upon request and after hours support on site to a limited extent.

Miken Adjusted – Allows unlimited help desk support and on site assistance during working hours upon request.

Miken Option B – Offers on-site service 30 hours per week plus unlimited help desk. It also includes after hours support on-site on a limited basis.

REJIS – The REJIS proposal charges \$73 per hour in the first 3 years and \$73.40 for the final two years. Their estimated costs were based on the 30 hours per week on-site assistance. Any assistance outside those 30 hours would be extra at the hourly rate.

Winning Technologies – Their quote includes 30 hours of on-site service weekly plus help desk support on a 24/7 basis. They do reserve the right to discuss the contract if help desk support after hours become excessive. This is a rare occurrence and therefore not anticipated.

Based on the proposals received city staff is recommending Winning Technologies as the vendor for IT management services. Their proposal includes both on-site assistance on a regular basis and help desk assistance 24/7. Based on these criteria they are clearly the lowest and best bid. We have used Winning Technologies as an interim vendor for the last 2 months and our IT staff person is very pleased with their performance.

Having the full resources of a company such as Winning Technologies increases the city's capability to respond to current issues and plan for the future. In addition it makes the city less dependent on one person.

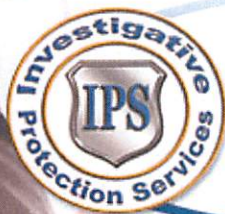
For your information the prior IT managers position cost the city approximately \$83,700 as of 2013 (not including contributions to the Defined Benefit Pension Plan). Therefore in addition to significantly increased resources and capabilities the city is also realizing a cost savings.

The contract RFP requested pricing for a 3-year contract with an option to renew for 2 more years if both parties agree. The proposed contract from Winning Technologies states that no cancellation or termination fees shall apply.

Staff would be pleased to respond to any questions.



***City Of Creve Coeur
April 10, 2013
Information Technology Support Services
Winning Technologies Proposal***



The *Total* Management Solution



This handbook is for the sole use of Winning Technologies, Inc.'s customers. Sharing or distributing this handbook without the written permission of Winning Technologies, Inc. is prohibited. This is a copyrighted manual of operations and remains the property of Winning Technologies, Inc.

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Submission Requirements

Proposed Pricing Sheet

**Proposed Pricing Sheet
IT Services Contract
City of Creve Coeur**

COMPANY INFORMATION	
Name:	Winning Technologies Inc.
Address:	147 Triad West Drive -- O'Fallon, MO 63366
Contact Person:	Scott Lewis
Phone Number:	636-379-8279
Email Address:	Slewis@winningtech.com

Pricing For IT Contract RFP (Monthly)	
Year One:	\$6,400.00 per month
Year Two:	\$6,720.00 per month
Year Three:	\$7,056.00 per month
Year Four (if proposed):	\$7,408.00 per month
Year Five (if proposed):	\$7,780.00 per month
Price for Project Services	
Hourly Rate:	\$90.00 per hour

Pricing for Other Services Please Specify Service and Price	
Service Offered	Pricing
PCS -- Preconfiguration of Laptop/Desktop systems for standardization and asset management programs.	\$250.00 per unit -- flat fee / unit to be determined by the City and Winning Technologies.

Scott Lewis
Name of Officer of Company

Scott Lewis 4-9-2013
Signature Date

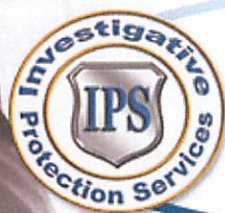
Proposal Agreement



Where Technology Meets the Boardroom

Confidence, Pride, Passion, Integrity, Customer Loyalty

**City of Creve Coeur, MO
Response to Proposal
Information Technology Support Services**



Where Technology Meets the Boardroom

The *Total* Management Solution



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The Winning Technologies Group of Companies *Providing You Superior Service through Technology*



XpressHost is a wholly owned subsidiary of Winning Technologies. XpressHost is a Managed Services Colocation company that provides Managed Systems in a Collocated environment for those companies that do not have room or simply do not want to house and maintain their systems in-house. For

example; Failover systems for disaster recovery and business continuity services, Online Backups for secure offsite backup of your mission critical data and files, Exchange Hosting, Web Site Hosting, and many other dedicated or shared hosting environments. For further details please visit www.xpresshost.net



Investigative Protection Service is a full service investigative and security company that specializes in areas such as CCTV (Closed Circuit TV Systems), Electronic Forensics and data recovery, Internet security and monitoring software and systems, employee productivity tracking and management. For more information on Investigative Protection Service and the products that we offer, go

to www.investigativeprotection.com



Lingo Communications is a full service communications company that provides services such as MPLS, T1's, point to point frame relay, long distance, and local Service, Cell phones, as well as wireless communications nationwide. Regardless of your communication needs, whether it is land based or wireless, Lingo

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*Equipment / Software
leasing*



*Building stronger
communities through
mentoring programs*



Confidence, Integrity, Pride, Passion, Customer Loyalty

PROPOSAL

Date: April 10, 2013

Agreement #: TC 04102013-001

Customer: City of Creve Coeur MO

Contact: Daniel Smith

Scope of Work: Systems Administration and Helpdesk Support

System Management (See General Definitions on page 3 of this contract for outlined services.)

Term: May 1st 2013 through April 30th 2016

No cancellation or termination fees shall apply. Winning Technologies shall fully cooperate in transition to any subsequent service provider with 90 days written notice of the City of Creve Coeur's desire to terminate contract.

Pricing

Standard Maintenance Rate

\$ 6,400.00 per month

This is a flat rate contract per month. Client is responsible for all reasonable expenses in supporting this contract; all expenses must be approved in advance. Customer agrees to the terms of service attached to this contract, any exceptions to the terms need to be noted on this page. A 5% annual increase will apply on the anniversary date of the contract.

In the event of any dispute, venue shall be St. Louis County, Missouri.

**This is a standard support contract and does not include any project work. Project work will be billed under a separate proposal.*

THIS PROPOSAL IS VALID FOR 30 DAYS FROM DATE OF ISSUANCE.

IN WITNESS WHEREOF, both parties have caused the proposal to be executed by its duly authorized representative.

Winning Technologies, Inc.

Client:

Approved By:

Approved By:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Invoicing Address and Helpdesk Information:

Company:

Address:

Contact:

Phone:

Fax:

Email:

If customer does not select Credit Card payment then payment will be made by invoice and customer agrees to payment terms outlined in the terms of service.

GENERAL DEFINITIONS

Helpdesk Support:

Helpdesk support is generally defined as the basic support of network workstation hardware, operating systems, user application software, shared files, and printing resources within the customer's corporate environment. Examples of regular helpdesk support activities for the customer include the following:

1. Respond to telephone, walk-in (if applicable), and e-mail support requests from end-users and management.
2. Provide daily administration of network services, file shares, and shared resources.
3. Provide daily administration of the Citrix or terminal server environment and published applications.
4. Maintain user account in Active Directory (password resets, lockouts, group membership).
5. Set-up new employee network and e-mail accounts in Active Directory.
6. Provide initial new-user orientation concerning workstation operation and network usage.
7. Assist users with e-mail system problems.
8. Administer, maintain, and troubleshoot corporate print services & print devices.
9. Troubleshoot, maintain, and repair existing PC workstations and related hardware.
10. Set-up, configure, and deploy new or rebuilt workstations within local office limited to 3 per instance.
11. Arrange for shipment of IT related equipment to remote offices.
12. Install and configure software on corporate PCs in compliance with established licensing agreements.
13. Provide users with technical assistance regarding standard functionality of corporate software applications.
14. Maintain daily/weekly/monthly Back-Up media rotation schedule on local servers (Not remote offices).
15. Assist users in retrieving and/or restoring deleted and misplaced files.
16. Relocate selected back-up media to offsite location as required.

Systems Administration:

Systems Administration is generally defined as higher-level network, server administration, and server maintenance tasks beyond those of the Helpdesk. Systems Administration involves working with core technologies that make up the companies critical, enterprise-wide systems. These systems must function properly to provide users with essential network services and connectivity. Administering these key components safely and effectively requires many years of platform-specific experience and high-level technical training beyond that held by typical helpdesk staff. Following are examples of typical systems administration tasks:

1. Inspection and monitoring of system logs for security, system, and application errors.
2. Monitor disk space usage and allocation throughout server network.
3. Routine maintenance and updates of datacenter servers including service packs, hot fixes, and patches.
4. Datacenter backup tape system configuration, maintenance, and backup routine verification.

5. Datacenter power systems maintenance and monitoring.
6. Management of Active Directory components within the domain such as security policy, group policy, group membership rights, organizational units, workstation accounts, etc...
7. Administration of Domain Controller specific functions such as AD synchronization, DNS, and DHCP
8. Install and configure software on network servers in compliance with established licensing agreements.
9. Routine updates of client-server software applications.
10. Monitor and maintain Local Area Network (LAN) infrastructure including switches and cabling.
11. Manage Wide Area Network infrastructure and vendors.
12. Firewall & VPN network monitoring and maintenance.

Project Work:

Project work is not part of a standard support agreement project work will be proposed under a separate contract.

Project Work refers to activities that fall outside the normal course of daily helpdesk support, systems administration, and maintenance activities. The following examples demonstrate typical project work;

1. Server builds, rebuilds, installations, upgrades, and migrations.
2. System audits, software audits, security audits, and procedural audits.
3. Local Area Network upgrades, expansions, or enhancements.
4. Wide Area Network upgrades, expansions, or enhancements including T-1, Frame-Relay, and VPN.
5. Network application upgrades.
6. Large-scale equipment deployments, relocations, or upgrades.
7. Database migrations and server operating system upgrades.
8. New system installations at remote offices and existing remote office moves.
9. Remote office on-site systems maintenance and equipment installations.
10. Design, testing, evaluation, or implementation of new systems or applications.
11. Creation of technical or training documentation.

Project work is planned in advance to accommodate the schedules of all parties, minimize system downtime, and minimize interruptions to the company's normal business activity. To successfully implement a wide-scale system change or implementation, a project team normally conducts various pre-planning, assessment, and high-level analysis activities to fully understand and evaluate the project scope. Next, the team employs various implementation techniques using accepted industry-standards and best-practices to successfully move the client into the new environment. Following implementation, the team provides a measure of project follow-up and support to ensure a smooth transition.

Terms of Service **(Revised November 19, 2010)**

Application of terms: The terms in this agreement apply to all Winning Technologies Inc., companies, subsidiaries or subcontractors hired by Winning technologies, Inc. operating under the name of Winning Technologies Inc.

Level of Service: It is always Winning Technologies goal to provide the highest level of service in the industry. Although it is our goal, we are often forced to prioritize based on the level of urgency and impact on our customers' ability to operate their business. Winning Technologies defines a reasonable level of service in the following manner: Down systems always have the highest priority and will be responded to within 30 minutes of notification. General Helpdesk issues will be responded to within a two (2) hour time period. Winning Technologies will provide a best effort to achieve resolution of reported issues within 48 hours of notification of each individual issue. It is the responsibility of Winning Technologies to provide to the customer, technicians that in the view of Winning Technologies are qualified to complete agreed to scope of work outlined in this document. In the event resolution of a reported issue requires the engagement of a third party such as software vendor, hardware vendor, phone company, software development, Winning Technologies will not be responsible for resolution within 48 hours. Winning Technologies will continue to work with third party vendor in order to achieve resolution within a reasonable amount of time acting as an agent for the customer.

Helpdesk Definition: Winning Technologies defines helpdesk in the following manner: The term Helpdesk generally refers to activities surrounding the support of workstation hardware, operating system software, application software, and printing resources within the corporate environment that have already been installed and considered operational. Helpdesk activities involve day-to-day support calls, password changes, PC repairs, software installations, e-mail assistance, daily administration of network services, file shares, and shared resources, set-up new employee network and e-mail accounts in Active Directory, administer, maintain, and troubleshoot corporate print services and print devices. Helpdesk is only available to and limited to servers or systems that are hosted within the Winning Technologies Cyber Center or are under the control of Winning Technologies, equipment that is outside or not under the control of Winning Technologies such as local workstation and home computers are not covered under this agreement and an hourly charge will apply.

Project Work: Winning Technologies defines Project Work as activities that fall outside the normal course of daily activity and usually involves advanced technical skills, high-level analysis, and planning and implementation techniques, new system implementation, engineering design, major network upgrades, and deployment of large numbers of assets. Project Work is scheduled in advance and planned for by all involved parties. Emergency Project Work is anything that cannot be planned for and must be done as soon as possible.

Systems Administration: Systems Administration is generally defined as higher-level network, server administration, and server maintenance tasks beyond those of the helpdesk. Systems Administration involves working with core technologies that make up the companies critical, enterprise-wide systems. These systems must function properly to provide users with essential network services. Administering these key components safely and effectively requires many years of platform-specific experience and high-level technical training beyond that held by typical helpdesk staff. System Administration is only available to and limited to servers or systems that are hosted within the Winning Technologies Cyber Center or are under the control of Winning Technologies, equipment that is outside or not under the control of Winning

Technologies such as local workstation and home computers are not covered under this agreement and an hourly charge will apply.

Cyber Center Colocation Service: (Applies only to Colocation customers) Colocation service pricing provided by Winning Technologies are subject to change based on changes in scope of work requested by customer or licensing changes/requirements of software vendors such as Microsoft, or other agreed upon colocation software packages. Customer agrees to maintain proper licensing as outlined by each software vendor hosting in the Cyber Center, which may result in pricing changes. Support provided by Winning Technologies colocation applications are covered by helpdesk services outlined in this document but are limited to functions only required for proper operation of application or connection to/within the Cyber Center. Helpdesk services for colocation services are limited to the proper operation and configuration within the Cyber Center. Customer's local network configuration is not covered under the helpdesk services for colocation, but under a separate in-house network support contract. Winning Technologies is not responsible for under a colocation agreement for the Internet connection residing at the customer location. In the event customer changes hosting companies, cancels service for any reason with Winning Technologies all fees and services for hosting of Applications, Databases, Web Sites within the Cyber Center will be paid in full prior to Winning Technologies releasing information contained within Cyber Center to customer or new hosting company.

Cyber Center Colocation Backups: (Applies only to colocation customers) all applications hosted in the Winning Technologies Cyber Center will be backed up on nightly bases, the aforementioned tapes or electronic backup will be stored in a secure location of Winning Technologies choosing. Verification of data being backed up is the sole responsibility of the client, Winning Technologies and all its subsidiaries, partners, resellers are not responsible to insure that all the clients data is being backed up. All backups and the selection of data being backed up is the sole responsibility of the client.

Content disclosure agreement: Winning Technologies will abide by all State, Local and Federal laws regarding obscene material and will not host, promote or allow obscene material on any hosted server under the control of Winning Technologies. Furthermore, Winning Technologies will report any such activity to the proper law enforcement agency and fully cooperate with any investigation which will include providing system logs, files, or other requested documented activity.

Online Backup: (Applies to only online backup customers) Customer understands that the XpressStor controller is the sole property of Winning Technologies and that controller is being rented to customer for the term of this contract, unless the client purchases the equipment as part of this contract. There is no implied sale of equipment contained within this contract. In the event that customer or Winning Technologies cancels or terminates this contract the XpressStor controller is to be returned to Winning Technologies at customer's expense within 15 days of termination or cancellation of contract. In the event the customer does not return the controller the customer agrees to pay Winning Technologies a fee of \$2,500.00 for the purchase of the XpressStor controller. Verification of data being backed up is the sole responsibility of the client, Winning Technologies and all its subsidiaries, partners, resellers are not responsible to insure that all the clients data is being backed up. All backups and the selection of data being backed up is the sole responsibility of the client.

Software Licensing: Winning Technologies will abide by all manufacture and developer licensing agreements. Customer agrees to the terms and fees associated with all licensing fees

and understands that licensing fees are not covered under the monthly maintenance or hosting agreements and will receive additional billings in accordance with licensing regulations. From time to time software manufactures and developers change the licensing models which may result in additional licensing fees being billed to customer.

Web Site Development: (Applies only to web sites hosted by Winning Technologies)

Winning Technologies will, if required, register the domain name for customer web site. Winning Technologies will remain the owner of the said domain name until paid in full at which time the customer may request that the ownership be transferred to customer. Winning Technologies will also retain ownership of all creative development of web site and source code until the development costs are paid in full. If customer does not pay invoices within the terms outlined in this document, Winning Technologies has the option of removing the web site from the Internet until payment is received. If customer decides to terminate hosting/development with Winning Technologies customer agrees to pay in full any outstanding balances for hosting or web site development prior to Winning Technologies releasing the web site to another hosting company. Customer also agrees to allow Winning Technologies to show and promote creative material to other clients and perspective clients.

Proactive System Monitoring: Winning Technologies proactive system monitoring is an add-on service and is not included in the standard maintenance contracts. Winning Technologies will utilize customer's maintenance hours in order to evaluate and resolve systems alarms reported by the proactive monitoring system. Non-Maintenance customers will be billed \$155.00 per hour for evaluation and resolution of alarms reported by the proactive monitoring system. Virtualized systems are licensed and monitored based on the logical servers as well as the host server. If customer has a single host server and four logical servers then that would require five licenses and the client will be charged for five servers being monitored. In a virtual environment although there may be only one physical server, the logical servers all operate independently of each other reporting individually issues, and logs.

XpressStor Controller Warrantee: The XpressStor Electronic Online Backup Controller comes with a one year hardware warrantee effective from the date of purchase of the controller. During warrantee period Winning Technologies / XpressStor reserve the right to replace or repair the effected controller. The customer agrees to send the controller to Winning Technologies at the clients expense to Winning Technologies for repair, Winning Technologies will then at our cost return the controller once the repair is completed. Extended warrantee plans are available to extend warrantee coverage beyond the initial year warrantee. Instant replacement warrantee options are also available, where a replacement controller will be priority delivered to client once the client has notified Winning Technologies / Xpress Host of a hardware failure.

XpressStor Data Replication: Electronic online backups are bandwidth dependent, so the initial and ongoing data replication to the Xpress Host data centers will vary widely during this process. Once initial replication is complete, additional replications should be improved. Depending on the available bandwidth at the clients location, and the amount of data to be replicated Winning Technologies should be able to provide the client an estimated replication time. The Client can at the clients expense provide an external hard drive and connect it to the XpressStor controller, Winning Technologies will then copy the data from the controller to the hard drive. The Client can at clients expense ship the drive to Xpress Host which will load data into the data replication server, and return the external hard drive to customer at Xpress Host's expense. During replication, the controller will continue to back up the local data and servers so the client will be getting a system backup during this process. Xpress Host / Winning Technologies, Inc. is not responsible for bandwidth limitations at the clients location.

Non-Solicitation: Customer listed on this agreement and all subsidiaries or related businesses that are owned in part or whole shall not solicit, either individually or in concert with an affiliate, otherwise solicit any employee or consultant of Winning Technologies, at any time during the duration of the relationship between customer and Winning Technologies or for a period of two years following the termination of relationship. Customer will not solicit any terminated Winning Technologies employee or consultant that worked directly or indirectly on customer account for a period of two years from the date of termination of employee or consultant. Winning Technologies will not solicit an employee or consultant of customer for employment with Winning Technologies during the duration of engagement with said customer.

Contract Termination: This Agreement shall be in effect for a period listed on front of proposal subsequent to the date of the termination of the relationship between Winning Technologies and customer commencing on the date in which customer has notified Winning Technologies in writing of said termination. Customer agrees to pay all fees due at the final termination date. If customer terminates this contract without cause customer agrees to pay a 100% of the outstanding contract fees.

Payment of Invoices: Payment under this plan is only accepted by credit card or electronic payment; Electronic payment will be accepted once associated banking completes the proper paper work. Payment by credit card (Visa, MasterCard and American Express) will also be accepted. Winning Technologies LLC technicians should never ask for payment or reimbursement to them directly, do not make payments to any Winning Technologies LLC staff member.

Default of Payment: Any payment not received by Winning Technologies within the 15 days of Invoice will be considered to be in default, and service could be interrupted until payment is received. If client is placed in default, client acknowledges that the hardware and software licensing provided under this agreement is the property of Winning Technologies / Winning Technologies and can be recovered at our discretion, and that access to server/s in the Winning Technologies or subsidiaries Data Center could be restricted or denied until payment is made.

International Customers: All funds paid to Winning Technologies LLC will be made in US funds (Dollars) no other currency will be accepted as payment. All international fees or taxes will be paid by customer.

Advance Payment Deposit: Winning Technologies LLC, based on the scope of the project, cost of hardware may require advance payment or deposit prior to scheduling the work to be completed.

Credit Card Payment: Winning Technologies does accept payment via credit card, Winning Technologies accepts Visa, MasterCard and American Express payments by credit card will show a charge to Winning Technologies LLC the parent company of Winning Technologies.

Expenses: Customer is responsible for all reasonable expenses incurred in managing and maintaining the customer account and the execution of this contract. Expenses could include but are not limited to: Airfare, hotel, meals, car rental, mileage, phone charges, shipping, and parts and equipment.

Telephone Charges: The Total Business Solution does not include nor limited to local phone service, long distance phone service, International phone service or the basic phone company fees, taxes, or licensing that are imposed by phone carrier.

Customer Credit Qualification: Winning Technologies / XpressHost can at our option require a credit check to qualify for the Total Business Solution pricing could be effected and an interest rate applied based on risk assessment obtained in credit rating.

Hardware: All hardware provided customer under the Total Business Solution is the property and asset of Winning Technologies and is licensed for usage under the terms of this contract, violation of the terms of this contract could result in repossession of equipment without notice to client. Additional hardware requested by client will increase the monthly cost to the client.

Hardware warrantee: Hardware provided under this program will carry a 3 year warrantee, Winning Technologies reserves the right to replace hardware at our discretion under the warrantee or repair onsite or depot service depending on failure severity.

Software Licensing: Winning Technologies only includes licensing that is outlined in this agreement, customer will be required to provide licensing proof before any software will be loaded on workstations, laptops, or servers. Additional software licensing will increase the monthly cost to customer.

Travel: Winning Technologies does not bill for actual travel time of technicians or management and support staff.

Project Cancellation: If customer cancels or delays this proposal the customer will be responsible for all expenses and fees that have been incurred in good faith in the execution of this contract. If customer cancels this contract customer agrees to pay 100% of the outstanding contract fees along with all costs already incurred on the customers behalf.

Confidentiality:

- (a) "Confidential Information" means any information that the Parties designate as being confidential or which, under the circumstances surrounding disclosure, ought to be treated as confidential. Confidential Information includes, without limitation, information relating to customer information of the Parties, the marketing or promotion of any of the Parties' services, the Parties' business policies or practices, and information received from others that the Parties are obligated to treat as confidential. Confidential Information disclosed to one of the Parties by the other Parties Subsidiary and/or agents is covered by this Agreement.
- (b) Confidential Information shall not include that information defined as Confidential Information above that one of the Parties can establish:
 - (i) is or subsequently become publicly available without either parties breach of any obligation owed the other party;
 - (ii) became known to one party prior to the other parties disclosure of such information to the first party;
 - (iii) became known to one party from a source not subject to an obligation of confidentiality to the first party;
 - (iv) is disclosed by one party to a third party without restrictions on its disclosure and knowledge of disclosure with both Parties; or
 - (v) is independently developed by a party.

- (c) "Confidential Materials" shall mean all tangible materials containing Confidential Information including without limitation written or printed documents, source code and computer disks or tapes, whether machine or user readable, specifically, but not limited to, customer or market information.

Confidentiality Restrictions:

- (a) The Parties shall not disclose any Confidential Information to third parties except to a parties employees and consultants as provided below. However, a party may disclose Confidential Information in accordance with judicial or other governmental order provided that party shall give the other party reasonable notice prior to such disclosure and shall comply with any applicable protective order.
- (b) Each party shall take reasonable security precautions, at least as great as the precautions each party takes to protect its own confidential information, to keep confidential the Confidential Information. Each party may disclose Confidential Information or Materials only to its own employees or consultants on a need-to- know basis. Each party shall execute appropriate written agreements with such employees and consultants sufficient to enable it to comply with all the provisions of this Agreement.
- (c) Parties shall have no obligation under this Agreement with respect to Confidential Information which is or becomes publicly available without breach of this Agreement by Parties; is rightfully received by Parties without obligations of confidentiality; or is developed by Parties without breach of this Agreement; provided, however, such Confidential Information shall not be disclosed until thirty (30) business days after written notice of intent to disclose is given to Parties along with asserted grounds for disclosures.

Confidentiality; Definition; Term of Protection: All documents and other information which shall be submitted or communicated by either of Parties within the context of this Agreement or otherwise related to the Contractor's performance of the Services ("Information") shall remain the exclusive property of the Party which shall have produced such Information (the "Owner") and shall be held by the other Party (the "Recipient") in trust and treated as confidential during the period of validity of this Agreement and after for a period extending three (3) years from the date of termination of this Agreement.

Non-Disclosure: The Recipient of Information shall use its best efforts to protect Information from disclosure to others using the same degree of care which it uses to protect its own confidential or proprietary information of like importance, and in no event using less than a reasonable degree of care. The Contractor further agrees that Information received by it in respect to the performance of the Services shall be used only as expressly authorized or directed by the Company and or as otherwise contemplated by this Agreement, and not for any other purpose. Notwithstanding the two previous sentences, the Contractor may disclose Information received by it hereunder:

- (a) to Affiliates who agree in advance, in writing, to be bound by this Agreement,
- (b) to employees and independent contractors and employees and independent contractors of its Affiliates who have a need to know for the purposes of this Agreement and who agree to protect the received Information from unauthorized use and disclosure by and under the terms of a written Non-Disclosure Agreement;
- (c) to potential underlying carriers or vendors as specifically approved by the Company and subject to a non-disclosure agreement between the Contractor and the potential vendor or underlying carrier. A Recipient shall not otherwise disclose any Information to a third party without the prior written consent of the Owner.

Non-Disclosure; Exceptions: The restrictions contained herein this Agreement on the use and disclosure of Information shall not apply to information that:

- (a) was publicly known at the time of Owner's communication thereof to Recipient;
- (b) becomes publicly known through no fault of Recipient;
- (c) was in Recipient's possession free of any obligation of confidence or non-disclosure at the time of Owner's communication thereof to Recipient;
- (d) is developed by Recipient independently of and without reference to any of Owner's Information or other information that Owner disclosed in confidence to any third party; or
- (e) is rightfully obtained by Recipient from third parties authorized to make such disclosure without restriction; or
- (f) is identified by Owner as no longer proprietary or confidential

Mandatory Disclosure: In the event Recipient is required by law, regulation or court order to disclose any of Owner's Information, Recipient will promptly notify the Owner in writing prior to making any such disclosure in order to facilitate Owner seeking a protective order or other appropriate remedy from the proper authority, and Recipient hereby agrees to cooperate with Owner in seeking such order or remedy.

HIPAA COMPLIANCE STATEMENT: We at Winning Technologies realize that our clients must comply with all aspects of confidentiality of patient data. If we require access data elements associated with claims, including patient and provider information. As such, Winning Technologies has taken steps to ensure its compliance with HIPAA requirements. Our key aspects to our existing policies include, but are not limited to, the following: All Winning Technologies employees are required to sign a confidentiality agreement with Winning Technologies. These agreements provide Winning Technologies the right to terminate employment, if the confidentiality breach is deemed to be significant, harmful or damaging to Winning Technologies, its clients, and its client's insured members. These confidentiality agreements also provide sanctions for employees as recommended by HIPAA. All client specific information that we receive or generate as a result of delivering our services is treated as confidential, and it is not disclosed to those who do not have a need to view it in relation to the services we deliver to our clients. The electronic data is stored on secure computer servers and PC workstations, which require a unique user name and password to access such data. All client information that exists in printed format is contained within designated working spaces. Information that requires mailing is secured in a sealed envelope prior to leaving Winning Technologies' premises. All Winning Technologies Client and Vendor agreements include a Business Associate Addendum. The incorporation of this Addendum ensures that all parties involved in the use and/or disclosure of protected health information to be in compliance and that they will remain in compliance with current HIPAA Regulations. The Addendum also outlines the procedures the parties must follow, with regard to protected health information, upon termination of their Agreements. Winning Technologies currently accepts data directly from our clients. Therefore, we are able to receive and re-transmit data to our clients or other parties involved with the delivery of our services in HIPAA compliant formats with regard to data elements, formats and definitions. We will continue to monitor the latest HIPAA news and legislation to ensure our compliance, where required and as agreed upon with our clients.

Liability and Damages: The Parties acknowledge that Information is unique and valuable and that a disclosure in breach of this Agreement will result in irreparable injury to Owner for which monetary damages alone would not be an adequate remedy. Therefore, the Parties agree that in the event of a breach or threatened breach, the Owner shall be entitled to specific performance, and injunctive and other equitable relief as a remedy for any such breach or

anticipated breach without the necessity of posting a bond. Any such relief shall be in addition to and not in lieu of any appropriate relief in the way of monetary damages. Winning Technologies will take all reasonable action to protect customers' data during outlined projects, helpdesk support, system administration, cyber center services or ongoing maintenance agreements. Responsibility for data security remains the sole responsibility of the customer. Winning Technologies does not have any liability regarding lost data due to security intrusion, virus, disgruntled employee, accidental data loss, natural or man-made disaster, fire, theft, equipment failure or acts of god.

Automatic Renewal: This contract will automatically renew at the end of the term with an equal term on the face of this contract with a standard rate increase of 5% unless Winning Technologies is notified by customer no less than 60 days prior to expiration that the customer would like to cancel, renegotiate rates or change the operating terms of the contract. Winning Technologies also reserves the right to renegotiate this contract at the renewal date based on customer growth, number of users supported or to change the operating terms of this contract.

Disputes: If any provision of this Agreement is held by a court of law of competent jurisdiction to be invalid, void, or unenforceable for any reason whatsoever, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way. This agreement will be governed by and construed in accordance with the laws of the State of Missouri without regard to choice or conflicts of laws principles. Venue shall be in St. Charles County, Missouri in all cases.

Profile of Winning Technologies:

Winning Technologies is an Outsourced Business Consulting company that specializes in the management of technology resources, through a methodology of technology selection, implementation, and ongoing support.

Winning Technologies has grown to have twelve (12) offices around the United States, working in 42 states, with an international support model that is based in O'Fallon, Missouri.

1. Winning Technologies was founded in January of 2002
2. Winning Technologies supports 215 clients around the world
3. Winning Technologies Group of Companies employs 37 full time employees and consultants

Winning Technologies is a Veteran Woman Owned Business. Lynette Lewis who is 51% owner of Winning Technologies served in the United States Army and served in Operation Desert Storm as a Military Police Officer.

There is additional information about Winning Technologies in the "About Us" section(s) of the "Response to Proposal".

Memorandum

To: Mark Perkins, City Administrator, and Paul Langdon, Planning Director
From: Theresa Bradshaw, Public Information Officer and Management Analyst
Date: 5/8/2013
Re: Food trucks

Until recently, mobile food vendors (food trucks) were creatures of only the largest cities. As the food truck craze has spread into smaller metropolitan areas such as St. Louis, municipalities have found it necessary to regulate the trucks based on the unique needs of their communities. In the St. Louis region, municipal response has varied greatly, from tolerance/inaction to complete prohibition.

Currently, food trucks are permitted in Creve Coeur only under certain conditions:

1. If trucks wish to come and go in the city at their own discretion, a conditional use permit is required. Since a CUP requires a site plan, the truck would need a permanent site and would be required to comply with any conditions approved with the permit. To date, no such CUPs have been issued.
2. The second scenario is as a caterer. In this instance, trucks are hired by a business or organization to come to their property and provide food only to those already present; it is not intended to serve passers-by, the same as a catered party is not open to anyone who comes through the door. This is a permitted activity and has been done, on a limited basis, at CityPlace.
3. Last, if the food truck is on the property for a special event but is open to the public, it is still a caterer, but the property owner would need to obtain a temporary use permit from the City.

When considering a regulatory approach, municipalities must weigh numerous pros and cons. Food truck proponents argue that trucks can bring food into areas lacking in options, the trucks are great for festivals and in parks, and the trucks often have a following (cultivated through social media marketing) which can be a source of community building. Concerns regarding food trucks often focus on health/sanitation, competition with brick-and-mortar restaurants, traffic/parking, and whether trucks have permission from the property owners where they are parking.

There are numerous ways to control for the concerns listed above. Methods employed by other municipalities include:

- Restricting trucks to certain zoning
- Restricting number of days or specific hours during which trucks can operate

- Allowing trucks only for private events (treated as a catering service; one payment – no individual transactions)
- Limiting the length of time trucks can be parked (except when licensed for a special event)
- Requiring proof of property owner permission as part of licensing process
- Forbidding trucks to operate on vacant properties or outside the operating hours of the property's business
- Requiring buffer zones between brick-and-mortar restaurants
- Requiring proof of health inspection/no tax due/county peddler license
- Limiting the total number of food truck licenses available

Creve Coeur's current approach is much in line with other municipalities, such as Maryland Heights and Clayton, and is on the more restrictive end of the spectrum. On the other end of the spectrum, Chesterfield is embracing food trucks. The approximately 20 licensed trucks are required to obtain a business license and are given a list of rules in which they are expected to operate. The rules require current county licenses, collection and remittance of sales tax, parking no closer than 200 feet from brick-and-mortar restaurants, no parking on vacant/unoccupied properties, proof of property owner's permission (upon request), no public right-of-way or parks parking unless proper licensing is obtained, and no operating outside business hours of the primary adjacent establishment(s). The city schedules three trucks at City Hall on Fridays and invites the trucks to various community events throughout the year.

Going forward, the approach for Creve Coeur depends largely on what concerns are or are not present in the community as well as whether the city would have the staff resources necessary to enforce regulations. Based on staffing concerns, a more simplistic and streamlined approach will be preferable. Additionally, it should be noted that our Recreation Department has expressed an interest in inviting the trucks to various events in the parks but has refrained so as not to appear to be operating outside the rules which we apply to private entities.

As discussed, this matter will be included as a discussion item on upcoming Planning and Zoning Commission and City Council agendas. We will also seek input from the Chamber of Commerce and local businesses.

TRB

Attachment (1)

The below matrix illustrates each city's approach to food truck regulation. Additional supporting materials (ordinances, business license applications, emails, etc.) are available upon request.

City	License	Fee	Distance from brick and mortar?	Other
Berkeley	Hawker, Peddler & Transient Merchant	Dependent on sales, annual	None	\$500 bond, restricted hours
Boston	Mobile Food Truck Permit (per vehicle)	\$500 application, annual fee based on taxable market valuation of property on which trucks will be operating per required map routes	None	Liability insurance, Committee makes rules and approves/denies applications, MFT Committee also determines where trucks can operate
Chesterfield	Business License for Food Trucks	\$25 annual	200 feet	MO No Tax Due, County Peddler License, health permit, proof of property owner permission
Clayton	PW permits if on street or sidewalk, PR permits if in park.	None	None	Treated as catering service, health permit
Fairview Heights	Forbidden	n/a	n/a	n/a
Hazelwood	Hawker, Peddler, Solicitor & Transient Merchant	\$25 annual	None	Restricted hours of operation
Kirkwood	Temporary Merchant	\$25/day	None	No action taken, tolerated
Lake St. Louis	Business + additional regulations	\$10/day or \$50 annual (vendor choice)	None	Health permit, no residential, operate 5 out of 7 days, no public streets (proof of property owner permission)
Las Vegas	Mobile Food Vendor	Dependent on sales, semiannual	150 feet (also restricts time and distance from schools, city concession stands)	Proof of NV tax, health permit/vehicle, liability and property damage insurance, move every 30 minutes (unless special event permit)
Maryland Heights	Itinerant Merchant	\$25 monthly	None	Require site plan and proof of property owner permission



MEMORANDUM

DATE: May 8, 2013

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Third Quarter FY 2013 Financial Analyses

Attached are the 3rd quarter 2013 results for the two major operating funds – the General Fund and the Municipal Enterprise Fund. The significant trends for the 3rd quarter are as follows:

1. General Fund

a. Revenues

The revenues for 2013 are slightly increased over the same time period for 2012. Significant trends in revenues are as follows:

- 1) Property Tax – Revenues are down due to the reduction in the tax rate set in August 2012.
- 2) Public Utility Taxes – Revenues are anticipated to be less than budgeted due to shortfalls in the electric and telephone gross receipts. These are offset by higher than anticipated revenues from the water utility taxes.
- 3) Intergovernmental – Revenues are anticipated to be less than projected. Revenues for sales tax and county road and bridge tax are not as anticipated in the 2013 budget.
- 4) Licenses and Permits – Building permits will be higher than budgeted. It is projected these revenues will be more than originally budgeted.

Overall it appears that revenues will be less than projected in the 2013 budget. This shortfall is currently estimated at \$300,000 to \$400,000. This shortfall should be offset by savings in the expenditure area.

b. Expenditures

Expenditures for 2013 are substantially less than 2012 expenditures at this time. The main reason is a timing difference in pension contribution. In 2012 the entire pension payment was made in January. In 2013 these payments were made quarterly. Therefore, roughly 50% of pension payments were made in 2013 versus 100% in 2012. In addition photo enforcement payments were only encumbered for 6 months in 2013 vs. 12 months in 2012. That will be corrected in the 4th quarter.

On a department level it appears all departments are within 2013 budgeted amounts. The higher than projected budget levels in both Interdepartmental and Health and Welfare

result from either timing differences or payments that are encumbered but not yet made. Based upon current projections actual expenditures for the General Fund should be less than included in the 2013 budget. It is projected these savings will significantly offset the projected revenue shortfall.

2. Enterprise Fund

a. Revenues

Overall, Enterprise Fund revenues for FY 2013 are less than 2012. The revenues are less at the golf course and snack bar due to less usage. Overall it appears revenues will be \$40,000 to \$50,000 less than anticipated.

b. Expenditures

Expenses in the 3rd quarter overall are less than those in FY 2012. Expenditures in all three areas are less than 2012. Overall it appears that expenses will be less than projected for FY 2013 while revenues will also be less due to the performance of the golf course and snack bar. Currently, it appears that expenditure savings should significantly offset the projected revenue shortfall.

3. Capital Fund

a. Revenues

At this time staff anticipates revenues for the Capital Fund will be less than anticipated in the FY 2013 budget. Sales tax in the Capital Fund is lagging and could come in \$70,000 to \$80,000 less than anticipated. In addition, other agency funding will be reduced due to savings in projects such as the West Olive Lighting project.

b. Expenditures

Capital expenditures will be less than anticipated in 2013. There were some minor increases due to a number of FY 2012 projects that were not finished until 2013. These additional expenses were offset by reductions as a result of savings on FY 2013 projects. In addition some FY 2013 projects were moved to FY 2014. Overall a higher fund balance at the end of FY 13 is projected than was included in the budget.

4. Interest Rates

At this time it is projected interest revenues lower than budgeted. Due to the Olive/Graeser TDD note reissuance the projected interest from that note was reduced. It does appear that interest rates are "inching upward". A copy of the investment schedule as of March 31, 2013 is included.

The Fiscal Year 2013 currently appears to be another strong financial year. Although reduced sales tax collections and some utility taxes for the General Fund and Capital Fund are a concern, staff continues to anticipate a healthy financial picture for the General Fund now and for at least the next 3 to 4 years.

I have also included a copy of the WDC report for the month ending March 31, 2013. From that report it appears expenditures are tracking less than budgeted and revenues are anticipated to meet the budgeted amounts. Therefore the deficiency that was budgeted for 2013 should be significantly reduced.

I would be happy to answer any questions.



City of Creve Coeur
Statement of Revenues and Expenditures
As of March 31, 2013
FY 2013

	Annual Budget	Adjusted Budget	YTD Actual	YTD Encumb	Actual As % of Adjusted Budget	2012 3rd Qtr Actual	2012 Actual As % of Budget
<u>General Fund Revenues:</u>							
Property Taxes	693,500	573,500	501,211		87.4%	542,453	78.9%
Utility Taxes	5,851,000	5,851,000	4,427,796		75.7%	4,517,241	78.2%
Intergovernmental	6,474,000	6,474,000	4,747,193		73.3%	4,739,553	74.1%
Licenses and Permits	772,150	772,150	678,838		87.9%	636,691	89.4%
Charges for Services	83,625	83,625	53,999		64.6%	54,369	69.2%
Municipal Court	1,846,000	1,846,000	1,416,331		76.7%	1,392,729	75.9%
Other Revenues	834,745	834,745	594,297		71.2%	461,774	59.4%
Transfers	138,537	138,537			0.0%		0.0%
Total Revenues	16,693,557	16,573,557	12,419,665		74.9%	12,344,810	75.3%
<u>General Fund Expenditures:</u>							
Legislative Services	364,585	371,185	232,940	2,782	63.5%	230,105	64.4%
Administrative Services	828,571	828,571	567,927	8,067	69.5%	606,132	75.9%
InterDepartmental	471,958	486,458	429,715	4,935	89.3%	378,237	78.3%
Maint. of Municipal Prop.	297,733	306,933	230,467	12,008	79.0%	233,753	68.2%
Municipal Court	910,392	910,392	395,744	134,344	58.2%	788,217	89.7%
Finance Department	506,531	523,531	382,193	11,536	75.2%	394,355	78.1%
Police Department	6,610,600	6,556,036	4,499,265	327,359	73.6%	5,300,719	79.2%
Park Maintenance	493,508	488,508	331,383	14,500	70.8%	366,211	76.3%
Community Services	76,692	78,192	39,519	1,975	53.1%	51,650	71.6%
Public Works - Admin.	408,005	408,005	282,905	4,411	70.4%	310,614	77.1%
Street Maintenance	1,642,235	1,647,235	1,087,967	68,172	70.2%	1,277,458	76.7%
Health and Welfare	1,284,066	1,288,066	859,506	426,993	99.9%	1,284,483	99.6%
Community Development	1,113,865	1,125,077	798,706	2,202	71.2%	816,106	76.0%
Annual Infrastructure Mainte	0					0	0
Total Expenditures	15,008,741	15,018,189	10,138,237	1,019,284	74.3%	12,038,040	80.0%
Total Operating Surplus (-)	1,684,816		1,262,144			306,770	
Transfers To Other Funds	475,000		0	0		0	
Operating Revenues Over (under)							
Expenditures	1,209,816		1,262,144			306,770	

City of Creve Coeur
Statement of Revenues and Expenditures
As of March 31, 2013
FY 2013

	<u>Annual Budget</u>	<u>Adjusted Budget</u>	<u>YTD Actual</u>	<u>YTD Encumb</u>	<u>Actual As % of Adjusted Budget</u>	<u>2012 3rd Qtr Actual</u>	<u>2012 Actual As % of Budget</u>
<u>Municipal Enterprise Fund Revenues:</u>							
Golf Course	418,725	418,725	214,664		51.3%	247,398	62.7%
Food Service	53,650	53,650	32,823		61.2%	37,594	68.4%
Ice Arena	533,200	533,200	414,882		77.8%	412,402	83.7%
Other Revenues	1,200	1,200	4,419		0.0%	604	0.0%
Transfers-In	75,000	75,000			0.0%		0
Total Revenue	1,081,775	1,081,775	666,788	0	61.6%	697,998	64.4%
<u>Municipal Enterprise Fund Expenditures:</u>							
Golf Course	480,935	498,935	291,968	15,678	61.7%	322,230	63.4%
Food Service	47,108	47,108	23,629	8,957	69.2%	34,165	66.8%
Ice Arena	491,925	492,025	298,737	750	60.9%	315,786	67.2%
Transfers	0	0			0.0%	0	0.0%
Total Expenditures	1,019,968	1,038,068	614,334	25,385	61.6%	672,181	65.3%
Total Operating Surplus (-) <i>(excludes encumbrances)</i>	61,807		27,069	0		25,817	
Annual Debt Repayment	85,169		0	0		0	
Fund Balance Adjustment	(23,362)		27,069			25,817	

Tracker
City of Creve Coeur
Portfolio Holdings
Investment Portfolio - by Security Type, Detail
Report Format: By Transaction
Group By: Security Type
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 3/31/2013

Description	Portfolio Name	Settlement Date	YTM @ Cost	Face Amount / Shares	Cost Value	Book Value	Market Value
Certificate Of Deposit							
Ally Bank 1.35 11/5/2013	CIP	11/5/2010	1.35	240,000.00	240,000.00	240,000.00	241,888.54
American Express Centurion 1.05 2/11/2014	General Fund	8/11/2011	1.05	245,000.00	245,000.00	245,000.00	247,140.46
Arvest Bank 0.25 4/4/2013	General Fund	10/4/2012	0.25	10,044.38	10,044.38	10,044.38	10,044.38
Bank of America 0.25 4/4/2013	General Fund	10/4/2012	0.25	246,000.00	246,000.00	246,000.00	246,000.00
Business Bank 0.45 1/2/2014	Escrow Fund	1/2/2013	0.45	352,187.08	352,187.08	352,187.08	352,187.08
BUSINESS BANK 0.8 4/26/2013	General Fund	4/26/2012	0.8	248,164.64	248,164.64	248,164.64	248,164.64
BUSINESSBANK 0.45 4/26/2013	General Fund	4/26/2012	0.45	304,819.71	304,819.71	304,819.71	304,819.71
CIT Bank 1.7 6/22/2015	General Fund	6/22/2011	1.7	240,000.00	240,000.00	240,000.00	240,000.00
Citizens National Bank 0.4 3/30/2014	CIP	3/30/2013	0.4	350,000.00	350,000.00	350,000.00	350,000.00
Citizens National Bank 0.5 7/30/2013	General Fund	7/31/2012	0.5	510,301.03	510,301.03	510,301.03	510,301.03
Citizens Natl Bank 0.5 2/8/2014	General Fund	2/13/2013	0.5	227,932.05	227,932.05	227,932.05	227,932.05
Compass BK Birmingham ALA 0.85 9/16/201	General Fund	9/14/2011	0.85	245,000.00	245,000.00	245,000.00	245,918.02
Discover Bank 1.2 3/24/2014	General Fund	3/23/2011	1.2	240,000.00	240,000.00	240,000.00	242,713.62
EnerBank USA 0.5 12/9/2013	General Fund	12/10/2012	1.002	150,000.00	149,255.78	149,255.78	150,000.00
Fifth Third Bank 0.5 9/8/2014	General Fund	3/8/2013	0.5	99,253.56	99,253.56	99,253.56	99,253.56
Fifth Third Bank 0.7 5/19/2014	General Fund	5/21/2012	1.41	100,000.00	98,623.06	98,623.06	100,000.00
GE Capital Financial 1.45 5/13/2014	General Fund	5/13/2011	1.45	150,000.00	150,000.00	150,000.00	150,000.00
GE Money Bank 1.45 5/20/2014	General Fund	5/20/2011	1.45	150,000.00	150,000.00	150,000.00	150,000.00
Goldman Sachs Bank 0.8 5/23/2014	General Fund	5/23/2012	0.8	240,000.00	240,000.00	240,000.00	240,000.00
Hancock Bank 0.4 5/21/2013	General Fund	11/21/2012	0.4	245,000.00	245,000.00	245,000.00	245,124.48
Israel Discount Bank 0.65 11/18/2013	CIP	11/16/2012	0.65	248,000.00	248,000.00	248,000.00	248,000.00
Merrick Bank 0.55 12/22/2014	General Fund	12/21/2012	0.55	240,000.00	240,000.00	240,000.00	240,000.00
OneWest Bank 0.5 8/27/2013	General Fund	8/27/2012	1.003	200,000.00	199,004.98	199,004.98	200,000.00
Safra National Bank 0.6 10/14/2014	General Fund	10/12/2012	0.6	240,000.00	240,000.00	240,000.00	240,000.00
Sallie Mae Bank 0.9 8/29/2014	General Fund	8/29/2012	0.9	240,000.00	240,000.00	240,000.00	240,000.00
Sovereign Bank 0.85 7/7/2014	General Fund	7/5/2012	0.85	240,000.00	240,000.00	240,000.00	240,000.00
Suntrust Bank Var. CD 5/28/2014	General Fund	5/28/2009	0.04	97,000.00	97,000.00	97,000.00	97,000.00

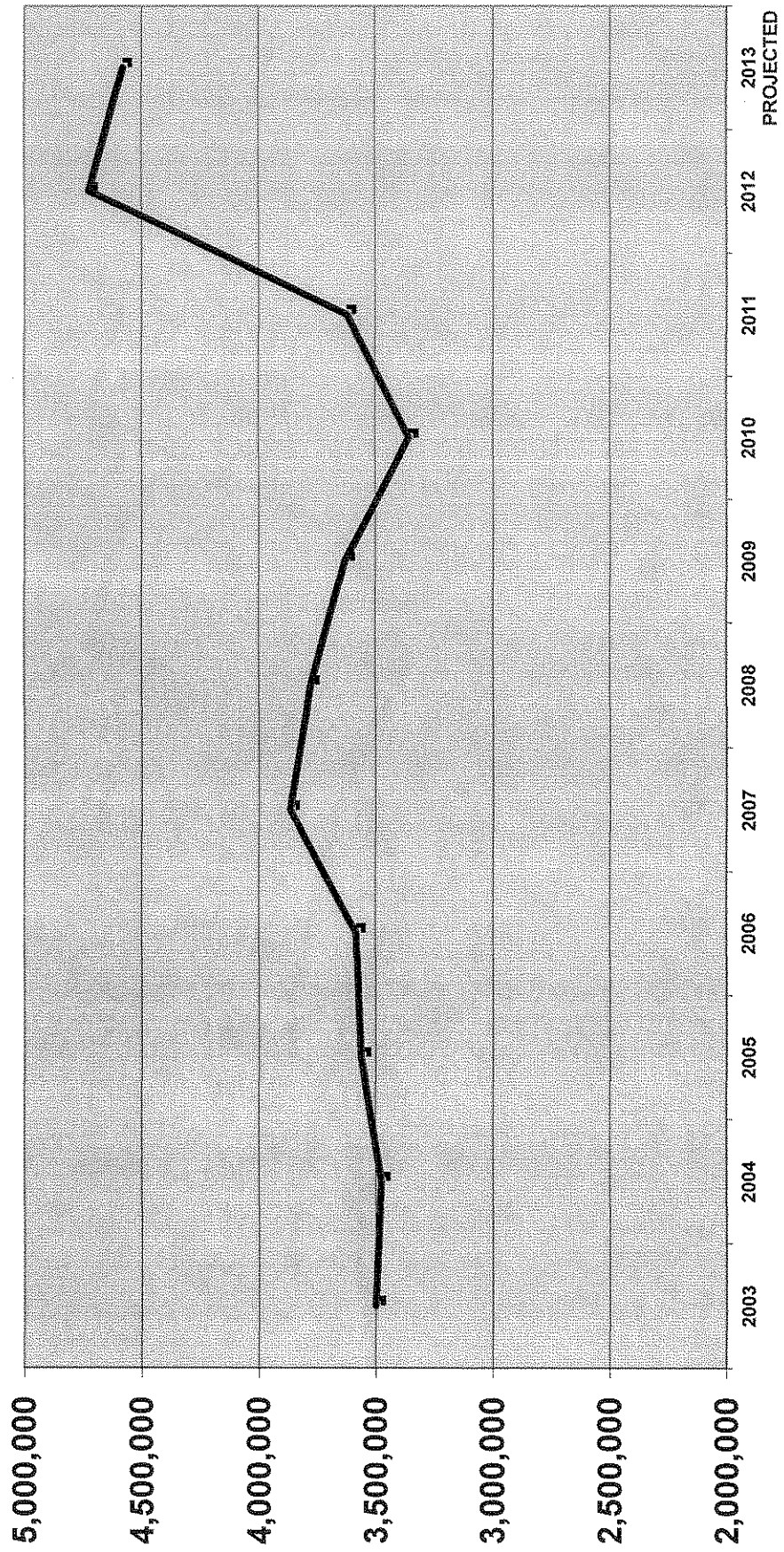
Description	Portfolio Name	Settlement Date	YTM @ Cost	Face Amount / Shares	Cost Value	Book Value	Market Value
Western Alliance Bank 0.25 4/4/2013	General Fund	10/4/2012	0.25	246,000.00	246,000.00	246,000.00	246,000.00
Wex Bank 0.35 3/20/2014	General Fund	3/20/2013	0.35	200,000.00	200,000.00	200,000.00	200,000.00
Sub Total / Average			0.735	6,544,702.45	6,541,586.27	6,541,586.27	6,552,487.57
FFCB Bond							
FFCB 0.91 5/23/2016-13	General Fund	7/26/2012	0.82	400,000.00	401,348.00	401,348.00	400,342.80
FFCB 0.94 1/22/2018-14	General Fund	1/22/2013	0.965	500,000.00	499,400.00	499,400.00	499,739.50
FFCB 1.2 4/25/2017-13	General Fund	4/26/2012	1.21	400,000.00	399,800.00	399,819.95	399,656.80
Sub Total / Average			0.996	1,300,000.00	1,300,548.00	1,300,567.95	1,299,739.10
FHLB Bond							
FHLB 0.625 10/24/2016-13	General Fund	11/13/2012	0.625	500,000.00	500,000.00	500,000.00	500,023.50
FHLB 0.85 6/6/2016-14	General Fund	7/2/2012	0.777	400,000.00	401,125.00	401,125.00	401,331.20
FHLB 0.85 7/24/2017-13	General Fund	10/24/2012	0.881	500,000.00	499,281.66	499,281.66	499,724.00
FHLB 1.125 3/10/2014	General Fund	7/23/2012	0.282	400,000.00	405,480.00	405,480.00	403,560.40
FHLB 3.125 12/13/2013	General Fund	3/8/2010	2.07	400,000.00	415,196.00	402,838.21	408,330.40
FHLB Step 2/28/2018-14	General Fund	3/4/2013	0.648	300,000.00	300,000.00	300,000.00	300,215.10
Sub Total / Average			0.88	2,500,000.00	2,521,082.66	2,508,724.87	2,513,184.60
FHLMC Bond							
FHLMC 1.05 9/28/2016-14	General Fund	3/29/2012	1.151	400,000.00	398,234.00	398,234.00	402,036.80
Sub Total / Average			1.151	400,000.00	398,234.00	398,234.00	402,036.80
FNMA Bond							
FNMA 0 7/1/2013	General Fund	1/2/2013	4.279	738,000.00	722,626.13	722,626.13	737,887.82
FNMA 0.56 2/16/2016-13	General Fund	12/13/2012	0.528	400,000.00	400,401.07	400,401.07	400,460.00
FNMA 1.5 6/27/2017-13	General Fund	7/31/2012	1.205	250,000.00	253,496.75	253,496.75	252,167.97
FNMA Step 10/17/2017-13	General Fund	10/17/2012	0.943	400,000.00	399,920.00	399,920.00	400,805.60
FNMA Step 3/6/2017-13	General Fund	9/6/2012	1.169	400,000.00	399,796.00	399,796.00	399,954.00
FNMA Step 6/14/2017-13	General Fund	8/13/2012	1.103	500,000.00	500,725.00	500,725.00	499,943.50
Sub Total / Average			1.885	2,688,000.00	2,676,964.95	2,676,964.95	2,691,218.89
Money Market							
PNC Bank MM	General Fund	6/30/2011	0.025	1,456,921.57	1,456,921.57	1,456,921.57	1,456,921.57
PNC Bank MM	Escrow Fund	6/30/2011	0.025	303,434.75	303,434.75	303,434.75	303,434.75
US Bank MM	Escrow Fund	3/31/2013	0.01	-4,037.37	-4,037.37	?	-4,037.37
US Bank MM	CIP	6/30/2011	0.01	151,310.03	151,310.03	151,310.03	151,310.03
US Bank MM	General Fund	6/30/2011	0.01	479,624.98	479,624.98	479,624.98	479,624.98
Sub Total / Average			0.021	2,387,253.96	2,387,253.96	?	2,387,253.96
Total / Average			0.878	15,819,956.41	15,825,669.84	?	15,845,920.92

Tracker
City of Creve Coeur
Portfolio Holdings
Investment Portfolio - by Security Type, Deta
Report Format: By Transaction
Group By: Security Type
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 3/31/2013

Description	Portfolio Name	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Certificate Of Deposit					
Ally Bank 1.35 11/5/2013	CIP	11/5/2013	219	1,296.00	1.52
American Express Centurion 1.05 2/11/2014	General Fund	2/11/2014	317	338.3	1.55
Arvest Bank 0.25 4/4/2013	General Fund	4/4/2013	4	12.25	0.06
Bank of America 0.25 4/4/2013	General Fund	4/4/2013	4	299.92	1.55
Business Bank 0.45 1/2/2014	Escrow Fund	1/2/2014	277	382.1	2.23
BUSINESS BANK 0.8 4/26/2013	General Fund	4/26/2013	26	1,843.90	1.57
BUSINESSBANK 0.45 4/26/2013	General Fund	4/26/2013	26	1,273.98	1.93
CIT Bank 1.7 6/22/2015	General Fund	6/22/2015	813	1,106.63	1.52
Citizens National Bank 0.4 3/30/2014	CIP	3/30/2014	364	3.84	2.21
Citizens National Bank 0.5 7/30/2013	General Fund	7/30/2013	121	1,705.66	3.23
Citizens Natl Bank 0.5 2/8/2014	General Fund	2/8/2014	314	159.24	1.44
Compass BK Birmingham ALA 0.85 9/16/201	General Fund	9/16/2013	169	96.99	1.55
Discover Bank 1.2 3/24/2014	General Fund	3/24/2014	358	63.12	1.52
EnerBank USA 0.5 12/9/2013	General Fund	12/9/2013	253	228.08	0.95
Fifth Third Bank 0.5 9/8/2014	General Fund	9/8/2014	526	31.27	0.63
Fifth Third Bank 0.7 5/19/2014	General Fund	5/19/2014	414	602.19	0.63
GE Capital Financial 1.45 5/13/2014	General Fund	5/13/2014	408	822.33	0.95
GE Money Bank 1.45 5/20/2014	General Fund	5/20/2014	415	780.62	0.95
Goldman Sachs Bank 0.8 5/23/2014	General Fund	5/23/2014	418	673.32	1.52
Hancock Bank 0.4 5/21/2013	General Fund	5/21/2013	51	349.04	1.55
Israel Discount Bank 0.65 11/18/2013	CIP	11/18/2013	232	596.22	1.57
Merrick Bank 0.55 12/22/2014	General Fund	12/22/2014	631	36.16	1.52
OneWest Bank 0.5 8/27/2013	General Fund	8/27/2013	149	591.78	1.26
Safra National Bank 0.6 10/14/2014	General Fund	10/14/2014	562	670.68	1.52
Sallie Mae Bank 0.9 8/29/2014	General Fund	8/29/2014	516	183.45	1.52
Sovereign Bank 0.85 7/7/2014	General Fund	7/7/2014	463	475.07	1.52
Suntrust Bank Var. CD 5/28/2014	General Fund	5/28/2014	423	3.3	0.61

Description	Portfolio Name	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Western Alliance Bank 0.25 4/4/2013	General Fund	4/4/2013	4	299.92	1.55
Wex Bank 0.35 3/20/2014	General Fund	3/20/2014	354	21.1	1.26
Sub Total / Average			293	14,946.46	41.37
FFCB Bond					
FFCB 0.91 5/23/2016-13	General Fund	5/23/2016	1149	1,294.22	2.53
FFCB 0.94 1/22/2018-14	General Fund	1/22/2018	1758	900.83	3.16
FFCB 1.2 4/25/2017-13	General Fund	4/25/2017	1486	2,080.00	2.53
Sub Total / Average			1487	4,275.05	8.22
FHLB Bond					
FHLB 0.625 10/24/2016-13	General Fund	10/24/2016	1303	1,362.85	3.16
FHLB 0.85 6/6/2016-14	General Fund	6/6/2016	1163	1,086.11	2.53
FHLB 0.85 7/24/2017-13	General Fund	7/24/2017	1576	790.97	3.16
FHLB 1.125 3/10/2014	General Fund	3/10/2014	344	262.5	2.53
FHLB 3.125 12/13/2013	General Fund	12/13/2013	257	3,750.00	2.53
FHLB Step 2/28/2018-14	General Fund	2/28/2018	1795	125	1.9
Sub Total / Average			1073	7,377.43	15.8
FHLMC Bond					
FHLMC 1.05 9/28/2016-14	General Fund	9/28/2016	1277	35	2.53
Sub Total / Average			1277	35	2.53
FNMA Bond					
FNMA 0 7/1/2013	General Fund	7/1/2013	92	0	4.66
FNMA 0.56 2/16/2016-13	General Fund	2/16/2016	1052	280	2.53
FNMA 1.5 6/27/2017-13	General Fund	6/27/2017	1549	979.17	1.58
FNMA Step 10/17/2017-13	General Fund	10/17/2017	1661	1,002.22	2.53
FNMA Step 3/6/2017-13	General Fund	3/6/2017	1436	138.89	2.53
FNMA Step 6/14/2017-13	General Fund	6/14/2017	1536	1,114.58	3.16
Sub Total / Average			1072	3,514.86	16.99
Money Market					
PNC Bank MM	General Fund	N/A	1		9.21
PNC Bank MM	Escrow Fund	N/A	1		1.92
US Bank MM	Escrow Fund	N/A	1		-0.03
US Bank MM	CIP	N/A	1		0.96
US Bank MM	General Fund	N/A	1		3.03
Sub Total / Average			1	0	15.09
Total / Average			628	30,148.80	100

SALES TAX 2003-2013



WEST CENTRAL DISPATCH CENTER

Income Statement by Fund

For the Period Ending March 31, 2013

FUND 44: WCDC EXPENDITURES

Account Number	Account Name	Original Budget	Revised Budget	Current Period to Date Actual	Current Year to Date Actual	Available Budget	Percent of Budget Remaining
REVENUES							
44-00-00-4615	UTILIZATION FEE-CREVE COEUR	\$ 434,792.00	\$ 434,792.00	0	\$ 267,396.00	\$ 167,396.00	38.50%
44-00-00-4616	UTILIZATION FEE-FRONTENAC	213,351.00	213,351.00	32,338.00	181,014.00	32,337.00	15.16%
44-00-00-4617	UTILIZATION FEE-TOWN & COUNTRY	396,747.00	396,747.00	74,187.00	322,561.00	74,186.00	18.70%
44-00-00-4704	INTEREST ON INVESTMENTS	0	0	30.22	365.53	-365.53	0.00%
Total Revenues		\$ 1,044,890.00	\$ 1,044,890.00	\$ 106,555.22	\$ 771,336.53	\$ 273,553.47	26.18%
EXPENDITURES							
44-00-00-5101	SALARIES-PERM. EMPLOYEES	\$ 657,960.00	\$ 657,960.00	\$ 47,766.47	\$ 451,478.79	\$ 206,481.21	31.38%
44-00-00-5103	OVERTIME	30,000.00	30,000.00	374.31	8,613.72	21,386.28	71.29%
44-00-00-5106	HOLIDAY PAY	21,500.00	21,500.00	0	16,894.86	4,605.14	21.42%
44-00-00-5230	HOSPITAL AND MEDICAL INSURANCE	80,000.00	80,000.00	5,757.69	52,346.43	27,653.57	34.57%
44-00-00-5233	DENTAL INSURANCE	5,500.00	5,500.00	782.16	3,031.39	2,468.61	44.88%
44-00-00-5234	GROUP LIFE INSURANCE	2,500.00	2,500.00	500.07	1,833.59	666.41	26.66%
44-00-00-5240	SOCIAL SECURITY CONTRIBUTION	56,300.00	56,300.00	3,589.14	35,580.40	20,719.60	36.80%
44-00-00-5241	PENSION CONTRIBUTION	46,060.00	46,060.00	4,956.65	22,736.82	23,323.18	50.64%
44-00-00-5244	UNEMPLOYMENT COMPENSATION	0	0	3,525.70	4,466.44	-4,466.44	0.00%
44-00-00-5245	EMPLOYEE RECOGNITION	500	500	0	187.25	312.75	62.55%
44-00-00-5247	OTHER EMPLOYEE BENEFITS	2,550.00	2,550.00	0	0	2,550.00	100.00%
44-00-00-6220	LIABILITY INSURANCE	22,900.00	22,900.00	3,672.64	23,868.88	-968.88	-4.23%
44-00-00-6228	SERVICE CONTRACTS	87,770.00	87,770.00	7,181.32	58,262.22	29,507.78	33.62%
44-00-00-6253	TELEPHONE	43,200.00	43,200.00	5,827.39	32,097.78	11,102.22	25.70%
44-00-00-6261	EDUCATION AND TRAINING	2,650.00	2,650.00	0	3,060.00	-410	-15.47%
44-00-00-6262	DUES MEMBERSHIPS & SUBSCRIPTIONS	1,200.00	1,200.00	0	61.34	1,138.66	94.89%
44-00-00-7304	GENERAL SUPPLIES	5,000.00	5,000.00	264.56	1,946.11	3,053.89	61.08%

Account Number	Account Name	Original Budget	Revised Budget	Current Period to Date Actual	Current Year to Date Actual	Available Budget	Percent of Budget Remaining
44-00-00-7307	GASOLINE AND PROPANE	300	300	0	117.3	182.7	60.90%
44-00-00-7308	UNIFORM ALLOWANCE	3,000.00	3,000.00	61.85	2,183.35	816.65	27.22%
44-00-00-7317	MISCELLANEOUS EXPENSE	1,000.00	1,000.00	54.72	661.37	338.63	33.86%
44-00-00-7331	COMPUTER HARDWARE	3,000.00	3,000.00	91.95	1,684.39	1,315.61	43.85%
Total Expenditures		\$ 1,072,890.00	\$ 1,072,890.00	\$ 84,406.62	\$ 721,112.43	\$ 351,777.57	32.79%
Excess (Deficiency) of Revenues over Expenditures		\$ -28,000.00	\$ -28,000.00	\$ 22,148.60	\$ 50,224.10	\$ -78,224.10	-279.37%