



**JOINT WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL AND BUILDING BOARD CODE OF APPEALS
300 NORTH NEW BALLAS RD
OCTOBER 28, 2019
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

- 1. Approval of September 23, 2019 City Council Work Session Meeting Minutes**
- 2. Approval of October 14, 2019 City Council Work Session Meeting Minutes**

3. Building Division Update

Summary: Staff will provide an update on several Building Division items for City Council review and discussion. Items to be discussed include a summary of feedback received from a recent roundtable held with residential developers, Building Division survey responses, process changes made to date and those under consideration. Staff will also highlight key changes associated with the 2015 IBC and IRC codes, including the energy codes, to understand the general priorities of the City Council in advance of submitting for formal adoption of the new building codes. Future staffing needs of the Building Division and building permit fees will also be reviewed.

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 10/24/2019
Deborah Ryan, MPCC
City Clerk



**WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 23, 2019
6:00 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, September 23, 2019 at 6:00 PM.

Council Member, Ward 2 AJ Wang
Council Member, Ward 2 Ellen Lawrence
Council Member, Ward 3 Robert Hoffman
Council Member, Ward 3 Charlotte D'Alfonso
Council Member, Ward 3 Scott Saunders
Council Member, Ward 1 Alexis Travers
Council Member, Ward 3 Susan Baseley
Council Member, Ward 1 Heather Silverman

ROLL CALL

Staff Present: City Engineer Matt Wohlberg, City Administrator Mark Perkins, Asst City Administrator, Public Works Director Jim Heines, Community Development Director Jason Jaggi, Finance Director Lori Obermueller, City Attorney Carl Lumley, Public Information Officer Melissa Orscheln, Police Capt. Koncki

Energy and Environment Committee Members Present: Ben Lefton, Michael Barzoff, Greg Campbell, Joe Martinich, Sheerie Green

Representative of Republic Waste: Joell Aguirre

DISCUSSION ITEMS

1. Approval of September 9, 2019 City Council Work Session Meeting Minutes

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Susan Baseley, Council Member, Ward 3
AYES:	Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman
ABSTAIN:	Lawrence
ABSENT:	Wang

2. Solid Waste Contract Renewal Discussion



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 23, 2019
6:00 PM**

Mark Perkins stated the Republic Waste contract for the city has about a year left on it and now is the time to discuss if the city would like to go out for bid or take the automatic renewal of the contract.

Jim Heines reviewed the history of the contract, services, costs and options for residents. The price of the services has increased by 5.4% over the past five year. The monthly city fee is based on the amount of trash that is picked up and the size of the toters that are rented. The city of Town and Country currently split the cost of solid waste with their residents. The city of Creve Coeur is getting a fair and reasonable price compared to several adjacent municipalities. If we go out to bid, in the open market, it is uncertain the different rates we would get back or if we could even get the types of services we are currently receiving.

Discussed that residents are currently satisfied the service level and the cost.

Unanimously agreed to allow solid waste contract to automatically renew.

Staff will bring legislation before Council before the end of the year.

RESULT:	ITEM DISCUSSED
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3. Energy and Environment Committee Report

Joe Martinich discussed the new employee hired for the proposed composting program which was made possible through a St. Louis County grant. The position will be temporary for one year and work with the Energy and Environment Committee.

Joell Aguirre stated there is currently a compost pilot program in Maryland Heights and is being used by residents. Hindsight on the project is the program could have provided more education to the residents on its uses and purpose. The compost is commingled with the yard waste. Republic is working on how to better collect data regarding the program.

Joe Martinich stated the E & E continues to work on making Creve Coeur a more bike friendly city.

Council Member Lawrence stated realistically, it is not possible to make Creve Coeur a bike friendly city for safe passage for bikers. There is not enough room on the streets, easements or rights of way to add additional lanes for safe passage for bikers.

Council Member Travers thanked Joe Martinich for his leadership on the community.

Adjourn at 6:34 pm

RESULT:	ITEM DISCUSSED
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**WORK SESSION MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
OCTOBER 14, 2019
6:00 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, October 14, 2019 at 6:00 PM.

Council Member, Ward 2 AJ Wang
Council Member, Ward 2 Ellen Lawrence
Council Member, Ward 3 Robert Hoffman
Council Member, Ward 4 Scott Saunders
Council Member, Ward 1 Alexis Travers
Council Member, Ward 4 Susan Baseley

Council Member, Ward 3 Charlotte D'Alfonso -- **Absent**
Council Member, Ward 1 Heather Silverman -- **Absent**

ROLL CALL

DISCUSSION ITEMS

1. Biennial Elected and Appointed Officials Ethics Training

City Attorney, Carl Lumley presented an ethics training.

Adjourned at 6:30 pm

Submitted:

Deborah Ryan
City Clerk

RESULT:	ITEM DISCUSSED
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City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

SCHEDULED

Meeting: 10/28/19 06:00 PM
Department: City Council
Category: Discussion
Prepared By: Jason Jaggi
Department Head: Jason Jaggi

STAFF REPORT

Building Division Update

Staff will provide an update on several Building Division items for City Council review and discussion. Items to be discussed include a summary of feedback received from a recent roundtable held with residential developers, Building Division survey responses, process changes made to date and those under consideration. Staff will also highlight key changes associated with the 2015 IBC and IRC codes, including the energy codes, to understand the general priorities of the City Council in advance of submitting for formal adoption of the new building codes. Future staffing needs of the Building Division and building permit fees will also be reviewed.



city of CREVE COEUR

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 (314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMORANDUM

Memo To: Mayor Glantz and City Council
 Mr. Mark Perkins, City Administrator

Meeting Date: October 28, 2019

Subject: Building Division Update Work Session

Memo Prepared By: Jason W. Jaggi, AICP, Director of Community Development
 Steve Unser, CBO, Chief Building Official

Attachments: Building Survey Analytics CY 2019
 Residential Roundtable Summary, June 2019
 Memo from Chief Building Official—Process Changes
 Significant Changes to the 2015 IECC Table
 Building Permit Fee Schedule Review (6 separate attachments)
 E&E Committee Resolution Concerning the 2018 IECC

This Work Session will provide an update to the City Council on several items associated with the Department of Community Development's Building Division. The following topics will be presented at this Work Session for City Council review and discussion.

Building Permitting and Inspection Process Changes

Building Division staff has implemented several changes to our residential permitting and inspection processes to increase efficiencies and improve customer service. Please see attached memorandum from Steve Unser, Chief Building Official, with additional information on the changes that have been made and others that are under consideration. Also related to these process changes is a summary from the residential construction roundtable that was held in June 2019 and building permit survey data for the current calendar year through August. These mechanisms provide opportunities for contractors to provide feedback on our processes which has led support to enable the changes that have been recently made.

Review of the 2015 International COde Council (ICC) Codes, including the 2015 International Energy Conservation Code (IECC)

Staff has prepared a summary of key items related to the residential portion of the 2015 IECC code in comparison to the existing requirements of the current 2009 IECC code. Please refer to the attachment comparison table for specific information. In addition, the Energy and Environment Committee (E&E) has provided a resolution and supplemental material in support of the City's adoption of the 2018 version of IECC. The E&E's information is included in the agenda packet and members of the Committee are expected to attend the Work Session.

Other Items

Staff will also update the City Council on staffing needs of the Building Division. The Division is anticipating the retirement of three staff members within the next two years. In anticipation of this transition and to address the current needs of the Division, the City is currently recruiting for a new Building Inspector position. This position will take the place of the recently vacated Project Manager position in the Planning Division within the Department and will require a budget adjustment to transfer and re-classify this position from the Planning Division to the Building Division.

Staff will also review our current fee structure for building permits in anticipation of bringing forward a formal recommendation in the near future to increase the fees for building permits. Please refer to the attachments regarding these proposed fee increases.

Staff looks forward to receiving input from the City Council regarding these Building Division items at the Work Session. The Building Code Board of Appeals has also been invited to attend.



**Economic Development Committee
Committee Meeting Minutes
July 16, 2019
8:00 AM
City Council Chamber**

1. Roll Call

David Morris	Chamber of Commerce Representative Member
Ned Maniscalco	Committee Member
Norty Cohen	Committee Member (Absent)
John Meek	Chair
Robert Bockserman	Committee Member (Absent)
Mark Manlin	Vice-Chair
Barry Glantz	Mayor
Charlotte D'Alfonso	Council Liaison
Mark Perkins	City Administrator
Sharon Stott	Assistant City Administrator
Jason Jaggi	Director of Community Development
Roger Levy	Committee Member

Meeting was called to order. Introductions took place. A quorum was present.

2. Approval of Minutes

1. Approval of May 21, 2019 Economic Development Committee Meeting Minutes

3. Unfinished Business

A. Residential Roundtable Recap

Committee discussed Residential Roundtable meeting which was held on June 5, 2019.

Mark Manlin thought the Residential Roundtable went well and the City showed a willingness to be open to discussion. He stated any opportunities to encourage dialog is helpful. Communication in the field is key.

Community Development Director Jason Jaggi provided EDC with his notes which included list of attendees and significant points discussed during roundtable included below.

Residential Roundtable Meeting Notes

June 5, 2019

8:00 AM

Attendance:

Doug Cohen, Douglas Properties
Mark Manlin, The Manlin Co. (EDC Member)
Lucy Stopsky, Mosby Building Arts
Jeffrey Bernstein, Jeffrey Homes
Chris Vatterott, C. Vatterott Real Estate
Mayor Barry Glantz
Mark Perkins, City Administrator
Sharon Stott, Assistant City Administrator

Minutes Acceptance: Minutes of Jul 16, 2019 8:00 AM (Approval of Minutes)



**Economic Development Committee
Committee Meeting Minutes
July 16, 2019
8:00 AM
City Council Chamber**

Steve Unser, Chief Building Official
Jason Jaggi, Director of Community Development
John Meek, Enterprise Bank and Trust (EDC Chair)

Notes:

- Changes in how to handle site compliance conditions were discussed (runoff-silt fencing, etc.). For minor violations, direct contact with builder is preferred rather than warnings or posted violation notices on site.
- Builders in attendance mentioned that they frequently visit the job sites and are easily accessible if there are concerns.
- Builders prefer text messages as means of communication. Appreciate the call-aheads by city inspectors that were recently implemented.
- Consistency is sometimes an issue in dealing with multiple inspectors.
- Sometimes additional issues are raised that were not mentioned earlier in the inspection process.
- Consider offering the opportunity to send a photo of the corrected item directly to the inspector for approval for minor disapprovals.

B. Commercial Roundtable Recap

Committee discussed Commercial Roundtable Meeting held on June 11, 2019.

John Meek stated a couple of comments from attendees did not feel the city was pro-business or pro-growth. Attendees also thought having some flexibility with zoning on the East Olive Corridor will be important to its success. Mr. Meek suggested staff meet with developers upfront so they understand whether or not the project meets code. Jason Jaggi confirmed staff does do this when they know about a project beforehand. Human component is important.

Community Development Director Jason Jaggi provided his notes from the session which were distributed at meeting and are included below.

**Commercial Roundtable Meeting Notes
June 11, 2019, 8:00AM**

Attendance:

David Hutkin, Hutkin Development Company
Connor Kolb, Chapman Ventures
Lynn Wallis, Wallis Companies
Joi Niedner, McKelvey Properties
Brian Levine, Gershman Commercial Equities
David Morris, Intelica CRE (EDC Member)
John Meek, Enterprise Bank and Trust (EDC Chair)
Mayor Barry Glantz
Charlotte D'Alfonso, City Council Member
Ellen Lawrence, City Council Member
Mark Perkins, City Administrator
Jason Jaggi, Director of Community Development
Whitney Kelly, City Planner

Notes:

- Flexible zoning, mix of uses is desirable.

Minutes Acceptance: Minutes of Jul 16, 2019 8:00 AM (Approval of Minutes)

Commercial Survey Responses: (August 1 - August 31, 2019)

*Note: Surveys are sent to residents and/or contractors when escrows for the projects are closed.

The surveys go out on or near the 1st day of following month. Residents and/or contractors are given one month to complete the survey.

The office staff was courteous.

Responses	Percent of Responses
Strongly Agree	6 100%
Agree	0 0%
Neutral	0 0%
Disagree	0 0%
Strongly Disagree	0 0%
Total Responses	6

The plan review comments were clear and concise.

Responses	Percent of Responses
Strongly Agree	5 83%
Agree	1 17%
Neutral	0 0%
Disagree	0 0%
Strongly Disagree	0 0%
Total Responses	6

The Building Inspector was professional.

Responses	Percent of Responses
Strongly Agree	5 83%
Agree	1 17%
Neutral	0 0%
Disagree	0 0%
Strongly Disagree	0 0%
Total Responses	6

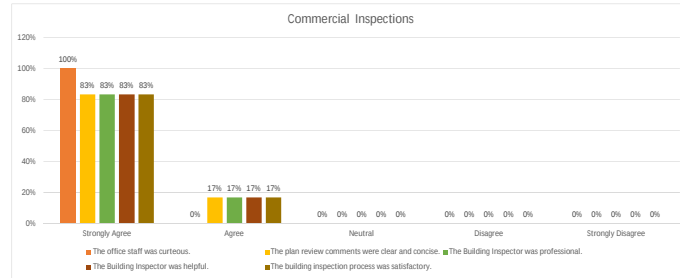
The Building Inspector was helpful.

Responses	Percent of Responses
Strongly Agree	5 83%
Agree	1 17%
Neutral	0 0%
Disagree	0 0%
Strongly Disagree	0 0%
Total Responses	6

The building inspection process was satisfactory.

Responses	Percent of Responses
Strongly Agree	5 83%
Agree	1 17%
Neutral	0 0%
Disagree	0 0%
Strongly Disagree	0 0%
Total Responses	6

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The office staff was courteous.	100%	0%	0%	0%	0%
The plan review comments were clear and concise.	83%	17%	0%	0%	0%
The Building Inspector was professional.	83%	17%	0%	0%	0%
The Building Inspector was helpful.	83%	17%	0%	0%	0%
The building inspection process was satisfactory.	83%	17%	0%	0%	0%



Comments:	Name:	Phone Number:	Email Address:	Date:
Scheduled inspection time instead of morning or afternoon for first inspection. Going into the project I was concerned that the inspector might arrive after the roofers had installed new roofing over conditions in need of inspection. Fortunately this did not turn out to be a problem on this project. The inspector was good to work with.	Jim Ott	314-486-2781		9/3/2019
I have never had a problem in Creve Coeur with the permit process, the inspectors or the office staff. I normally deal with Diana Mullen and she is a pleasure to work with!!!	Donald Ramsey	314-378-9549	donald.ramsey@icj.com	9/5/2019
Everyone is always very pleasant to work with from the submittal of drawings and application to the final approval. This is one of the municipalities that I always enjoy working with. The ladies working front when applying could not be nicer. Steve and Brad are very helpful if we have questions about revisions requirements and are concise with their requests.	Kelly Harbaugh	314-533-1888	kellyharbaugh@iccontracting.com	9/12/2019

**CITY OF CREVE COEUR
BUILDING DIVISION****MEMORANDUM**

TO: Mark Perkins, City Administrator
Jason Jaggi, Director of Community Development

FROM: Steve Unser, Chief Building Official

DATE: October 22, 2019

RE: Council Work Session (10/28/2019) – Improvements Made to the Building Division’s Permitting and Inspection Processes.

Noted below is an overview of recent improvements the Building Division has made to the permitting and inspection processes.

1. *Streamlining the building inspection process by consolidating certain residential building inspections for small bathroom / kitchen remodeling projects.*

During the course of a small remodeling project, the city building inspector may be able to approve the framing, insulation and drywall inspection at the same time. For example, if a small amount of framing is exposed and the framing inspection is approved and the contractor has the proper insulation and drywall on site, the building inspector can give the contractor permission to insulate and hang drywall without requesting those inspections to be made separately on other days.

2. *Streamlining the replacement window/door inspection process by requiring only a framing inspection and not a final inspection.*

The Building Division has required both framing and final inspections for the installation of replacement windows and exterior doors. During the framing inspection, the building inspector ensures any replacement window/door has been properly shimmed, anchored, insulated and flashed per the manufacturer and the building code. He also verifies that the U-Factor for the window/door meets code. During the final inspection he verifies that the “fenestration” has been trimmed-out on the interior and exterior and caulked on the exterior. **With this recent change, the inspector may require only the framing inspection to be made without a final inspection if the framing inspection passed on the first visit with no deficiencies.**

3. *Mandatory ‘call-ahead’ for residential building inspections.*

The Building Division now requires that the city building inspector call the contact person noted on the residential inspection request sheet PRIOR to making the requested inspection. By doing this, the inspector can verify that the jobsite is ready for the inspection and that the city-approved plans are on site. This “call-ahead” saves

the inspector a trip if the inspection is not ready to be made or the city-approved plans are not on site. It also lets the contractor and/or resident know that the inspector is on his way.

4. *Passage of the ‘Delinquent Applicant Ordinance’ (Ordinance No. 5624, approved 1/28/2019)*

This ordinance allows the Building Division to not issue a building permit to a contractor who has allowed any previous building permit to expire and has failed to obtain the required final approval from the city for that permit. This ordinance provides the Building Division with a proactive and more effective approach to the process of bringing closure to expired permits and in the long run will save staff time.

5. *Accepting photographs to verify corrections have been made.*

When a building inspection is disapproved and the reason for this disapproval is because of a minor violation, the building inspector may accept a photograph of the correction instead of requiring another field inspection to verify that the correction has been made. An example of a minor violation would be lack of fireblocking at a plumbing pipe or a missing locking cap on an air conditioner’s refrigerant access port.

Collectively, the implementation of these process improvements has helped the Building Division make more efficient and effective use of the time it needs to process building permits and make daily building inspections **while also serving our residents and contractors with more efficient service.**

Other items under consideration:

In addition to the above changes which has already been implemented, the Building Division staff is considering streamlining permitting and inspection processes for the following items:

- Fence Permits—requiring only a final inspection after completion of the job, except pool barrier.
- Over the counter (while you wait) or online approvals for minor permits such as residential fences (except pool barriers) and residential mechanical permits.

City of Creve Coeur / Building Division
COMPARISON TABLE
BETWEEN THE
2009 ENERGY CONSERVATION CODE REQUIREMENTS
AND
2015 INTERNATIONAL ENERGY CONSERVATION CODE REQUIREMENTS

Building Element	2009 IRC, Chapter 11 OR 2009 IECC, Chapter 4	2015 IRC, Chapter 11 Or 2015 IECC, Residential Provisions
Attic R Value	38	49
Wall R Value	13	20 or 13 + 5
Floor R Value	19	19
Crawl Space/Basement R Value	10 (continuous) 13 (wall cavity)	10 (continuous) 13 (wall cavity)
Exposed Duct R Value - in attics - crawl spaces	8 6	8 6
Fenestration U-Factor	0.35	0.35
Fenestration SHGC	Not Required	0.40
Programmable Thermostats	Required	Required
High Efficiency Light Bulbs	Required for 50% of permanent light fixtures	Required for 75% of permanent light fixtures
Thermal Envelope Air Leakage Testing (Blower Door Test)	< 7 ACH Required	< 3 ACH Required
Whole-House Mechanical Ventilation System	Not Required	Required
Permanent Energy Conservation Certificate Posted	Required	Required
Duct Sealing	Required	Required
Duct Air Leakage Testing	< 8 CFM Required	< 4 CFM Required
Return Air Ducted	Not Required	Required
Thermal Cover for Heated Swimming Pools	Required	Required
Insulating & Weatherstripping Attic Access Panels	Required	Required

NOTE: All of these Energy Conservation Code Requirements apply to New Homes.

NOTE: All of these Energy Conservation Code Requirements, EXCEPT FOR Thermal Envelope Air Leakage Testing, Whole-House Mechanical Ventilation System and Permanent Energy Conservation Certificate Posted, apply to Room Additions and Alterations, but not to the rest of the Existing Home.

Resolution from the Creve Coeur Energy and Environment Committee Concerning Adopting the 2018 IECC – Approved Unanimously on October 21, 2019.

The Creve Coeur Energy and Environment Committee (EEC) hereby recommends that the Creve Coeur City Council:

- 1. Adopt the 2018 International Energy Conservation Code (IECC) to replace the City's current energy conservation code (which is based on the 2009 IECC); and*
- 2. Encourage the St. Louis County Executive and County Council to reject the recommendation of the County's Building Code Review Committee (BCRC) that the County adopt a substantially-weakened (amended) version of the 2015 IECC, and instead adopt the 2018 IECC as written for residential and commercial buildings, without weakening amendments.*

Note: This new building code would replace the City's current code and St. Louis County's current code, which are based on the 2009 IECC.

Summary Rationale for the Energy and Environment Committee's 2018 IECC Resolution

The City of Creve Coeur has publicly expressed its desire to be a leader in clean energy and energy efficiency among St. Louis area communities. It has demonstrated its commitment in many ways, including the City Council: (1) unanimously passing a resolution endorsing the U.S. Mayors' Climate Protection Agreement; (2) commissioning a greenhouse gas inventory (GGI) and climate action plan (CAP); and (3) commissioning and adopting an updated CAP in 2015.

The 2014 GGI determined that over 60% of the City's greenhouse gas (GHG) emissions came from commercial buildings, and over 77% were due to commercial and residential buildings combined. Consequently, the following is one of the key actions recommended by the 2015 CAP:

“Updating the IECC code: The lifespan of a typical building is 50-60 years. Inefficient building construction leads to higher energy bills over the life of the building resulting in decades of increased costs that far exceed the cost of energy efficient construction. Because the building stock transforms slowly, the IECC building codes will not result in immediate large reductions in building-related GHG emissions or energy consumption. However, if kept up to date, they will ensure that future construction will produce energy efficient buildings, and large energy and GHG reductions will be achieved over time. The City of Creve Coeur should review and adopt updated versions of the IECC as part of its regular code updating process.” (2015 CAP, p. 9)

The Energy and Environment Committee's (EEC) Resolution addresses this CAP recommendation directly and precisely. Materials from various sources (St. Louis Energy Coalition, Midwest Energy Efficiency Alliance, and the Sierra Club) that provide comparisons of the various code options, and information justifying the resolution, will be provided to Council separately. But the following are some of the key facts the EEC considered during its deliberations.

1. New homes would be 6% LESS ENERGY EFFICIENT than under the current code if the BCRC's recommendation is followed, whereas adopting the 2018 IECC would make new homes up to 20% MORE ENERGY EFFICIENT than under the current code.
2. Because of (1) owners of new homes would save approximately \$580 a year in energy cost with the IECC 2018 code versus the BCRC recommendation.
3. The sole/primary rationale used by the main opponent of adopting the 2018 IECC, the local Home Builders Association (HBA), is the claim that it will add \$30,000 to the cost of a new home. In fact, the estimated cost by the National Home Builders Association (which supports the 2018 code) is \$7000, and estimates by local experts put the extra cost at \$3000-\$7000 (not surprising, given St. Louis has relatively low building costs).
4. The argument claimed by the local HBA is that the extra cost will price people out of the market, keep them from owning a house, and hit middle and lower income people the hardest. But, in fact, the opposite is true! What determines affordability is the combined mortgage payments **plus** utility costs. The extra initial cost, amortized over 30 years with interest, is less

than the estimated energy savings. In other words, the monthly cost to homeowners for the mortgage payment plus energy utilities will be LESS under the 2018 IECC than under the BCRC's recommendation. That is why:

5. Habitat for Humanity has built approximately 100 houses in the St. Louis area in the past year, and all of them have been built to LEED Platinum standards, which is a more demanding energy standard than the 2018 IECC. Why? Because Habitat believes this makes the houses MORE AFFORDABLE for low-income people when one considers both the mortgage and utility costs.

6. The 2018 IECC (without weakening amendments) has been adopted by St. Louis City and the entire State of Illinois (and is under consideration right now by Kansas City, Springfield, and Columbia, Missouri). So home builders in the St. Louis region are already familiar with the 2018 IECC, and are building homes under that code. Having the County under the same code will actually make things easier for local architects and builders, and can save some money by not having to modify designs because of differences in local codes.

MORE INFORMATION on IECC (original version edited by Joseph Martinich):

Top Line Information:

- Energy efficiency building codes benefit the economy by saving residents money (especially low and middle income families) and reducing a family's risk of foreclosure.
- Energy efficiency building codes improve our health. The provisions in the 2018 IECC prevent harmful health impacts connected to moisture and poor indoor air quality like asthma, sick building syndrome, even Alzheimer's and some cancers.
- If St. Louis County adopts the 2018 Energy Code without weakening amendments, new homes would be 27% more energy efficient and save new homebuyers \$580 per year.
- If St. Louis County moves forward with the BCRC and Building Commission proposal, new homeowners would pay \$125 *more* every year in utility bills. We shouldn't be moving backwards.
- The City of St. Louis and the states of Illinois and Nebraska have moved to the 2018 Energy Code without weakening amendments. Columbia is introducing the 20198 energy code without weakening amendments today (Aug 19th!) Springfield and Kansas City are both considering the 2018 energy code right now. St. Louis County should get on board with the rest of the state/ region.
- The building codes process in St. Louis County is corrupt and prioritizes the Home Builder's Association and their members' profits over the health and well-being of St. Louis County residents. This process, which happened under the direction of Steve Stenger, is another example of the overwhelming influence of money in St. Louis County politics. We should reject the Stenger Code and protect county residents.

Background:

- The [International Codes Council](#) updates their building codes every three years. This set of codes is used as the minimum standard building code across the world.
- The International Energy Conservation Code (IECC) determines minimum designs for energy efficiency. The commercial (IBC) and residential (IRC) building codes both include the International Energy Conservation Code (IECC) - Chapter 11 of the Residential Code and Chapter 13 of the Commercial Code. It is also referenced in the International Existing Building Code (IEBC) for rehabilitated buildings.
- St. Louis County currently follows a heavily amended 2009 Building Code.
- In St. Louis County the Building Codes Review Committee amends the building codes, these are approved by the Building Commission before they go to the County Council.

Why Reject the Stenger Code?

- The proposed building code was approved February 2017 by the St. Louis County Building Commission despite more than 50 citizen activists and building professionals speaking out against it.
- The proposed code includes dangerous amendments that would make the new building code (2015 IECC with weakening amendments) *less efficient and more expensive* than

the current St. Louis County building code (2009 IECC with weakening amendments.)

- These amendments remove or reduce commonsense energy efficiency components like energy efficient lighting, programmable thermostats, and energy efficient windows. They also remove any requirements for air sealing or duct testing. These two tests ensure homes are performing the way they are supposed to and protect human health.
- The St. Louis County Public Works department sat on those building codes for more than *two years* until just weeks before County Executive Stenger's indictment. In the meantime, the region has moved forward significantly.
- The National Association of Home Builders says the 2018 code is [cheaper to build](#) than the 2015 codes.

Solution:

- The Sierra Club and our allies at the St. Louis Energy Coalition strongly recommend that St. Louis County adopt the 2018 IECC for residential and commercial buildings without weakening amendments and reject the weakened building code.

Residential Energy Comparison for St Louis County, Missouri: Adoption of 2015 IECC w/ Building Code Review Committee (BCRC) Amendments vs. 2015 International Energy Conservation Code (IECC)

The St. Louis County Building Code Review Committee (BCRC) recently finished reviewing the proposed amendments provided by the Home Builders Association of St. Louis County and Eastern Missouri to the 2015 IECC. The recommendations agreed upon by the BCRC will significantly weaken the 2015 IECC and cost homeowners more energy and money than the current St. Louis County Building Code. An analysis was conducted by MEEA comparing the current building code (2009 IECC w/ amendments) to the proposed code (2015 IECC w/ BCRC amendments), and the current building code to the 2015 IECC as written.

Comparison of Current St. Louis County Code against the 2015 IECC as Written

- If the 2015 IECC were passed as written, **a future homeowner could expect to save \$436 and 44.4 MMBTU per year** on energy bills.
- If the 2015 IECC were passed as written, the **local economy could expect to gain \$361,880 per year**, based on an average of 830 new residential construction building permits per year.³

	Annual Energy Usage Per Home	Annual Energy Cost Per Home ¹	Potential Annual Savings Per Home	Net Positive Cash Flow ²	Simple Payback Period ²
Current St Louis Code (2009 IECC w/ amendments)	123 MMBTU (Heating, Cooling, Lighting)	Lighting: \$178 Heating: \$932 Cooling: \$268	\$436/yr 44.4 MMBTU/yr	<1 year	4 - 5 years
Potential Code Update (2015 IECC as written)	78.6 MMBTU (Heating, Cooling, Lighting)	Lighting: \$140 Heating: \$570 Cooling: \$230			
	County-wide Economic Gain ³ : \$ 361,880/yr 36,852 MMBTU/yr				

Modeling Software used: REM/Design; House Specs: 2,400 Square Foot Home with Conditioned Basement – St Louis, MO (Climate Zone 4)

Significant Energy Efficiency Improvements of the 2015 Residential Energy Code as Written:

- **Air Infiltration:** Tighter building envelope and reduced air leakage rate
 - Must be verified by diagnostic blower door test. Difficult to meet requirement and realize energy benefits without testing.
- **Duct Tightness:** Tighter duct systems and reduced leakage rate
 - Must be verified with diagnostic duct leakage test when ducts and air handler not entirely within conditioned space.
- **Lighting:** Increased requirements for efficient lighting
- **Windows:** Increase in efficiency requirements for windows
- **Wall and Ceiling Insulation:** Increased insulation requirements

1. Using current Ameren utility rates for electricity and Natural Gas

2. Based on \$1,973 total construction cost increase from 2009 IECC to 2015 IECC in the Department of Energy Cost Effectiveness Analysis: https://www.energycodes.gov/sites/default/files/documents/2015IECC_CE_Residential.pdf

3. Based on 830 reported average new construction building permits per year. Source: U.S. Census data, 10 year average of new single up to R-4 reported building permits in St Louis County from 2005 – 2014: <http://censtats.census.gov/cgi-bin/bldgprmt/bldgdisp.pl>

Comparison of Current St. Louis County Code against the Proposed 2015 IECC w/ BCRC Amendments

- If the BCRC proposed 2015 IECC were passed as written, **a future homeowners costs and energy use could increase by \$152 and 12 MMBTU**, compared to a home built to the 2009 St. Louis County Code.
- If the BCRC proposed 2015 IECC were passed as written, **the local economy could expect to lose \$126,160 per year**, based on an average of 830 new residential construction building permits per year.³

	Annual Energy Usage Per Home	Annual Energy Cost Per Home ¹	Potential Annual Costs Per Home
Current St Louis County Code (2009 IECC w/ amendments)	123 MMBTU (Heating, Cooling, Lighting)	Lighting: \$178 Heating: \$932 Cooling: \$268	\$152/yr 12MMBTU/yr
Proposed St Louis Code by BCRC (2015 IECC w/ amendments)	135 MMBTU (Heating, Cooling, Lighting)	Lighting: \$253 Heating: \$988 Cooling: \$288	
			County-wide Economic Loss³: \$126,160/yr 9,960 MMBTU/yr

Modeling Software used: REM/Design; House Specs: 2,400 Square Foot Home with Conditioned Basement – St Louis, MO (Climate Zone 4)

Significant BCRC Amendments that Weaken the 2015 Residential Energy Code:

- **Air Infiltration:** No requirement to limit or test home air leakage - (2009 St. Louis Code: requires listed measures be sealed)
 - No requirement to limit air leakage through recessed lighting – (2009 St. Louis Code: requires these are sealed)
- **Duct Tightness:** No requirement to test duct work – (2009 St. Louis Code: Ducts tested in unconditioned space)
 - Building cavities can be used as ducts or plenums – (2009 St. Louis Code: Does not allow this)
- **Lighting:** No requirement to install any high efficacy lamps – (2009 St. Louis Code: Minimum 50% high efficacy lamps)

Incremental Cost and Payback (DOE definitions):²

- Length of payback depends on increased construction cost and energy savings for homeowner
- Simple payback
 - *Number of years required for energy cost savings to exceed the incremental first costs of a new code*
- Lifecycle cash flow analysis
 - *Full accounting over a 30-year period of the cost savings, considering energy savings, the initial investment financed through increased mortgage costs, tax impacts, and residual values of energy efficiency measures*
- Time to Positive Cash Flow
 - *Cash Flow: Net annual cost outlay (i.e., difference between annual energy cost savings and increased annual costs for mortgage payments, etc.)*

1. Using current Ameren utility rates for electricity and Natural Gas

2. Based on \$1,973 total construction cost increase from 2009 IECC to 2015 IECC in the Department of Energy Cost Effectiveness Analysis:
https://www.energycodes.gov/sites/default/files/documents/2015IECC_CE_Residential.pdf

3. Based on 830 reported average new construction building permits per year. Source: U.S. Census data, 10 year average of new single up to R-4 reported building permits in St Louis County from 2005 – 2014: <http://censtats.census.gov/cgi-bin/bldgprmt/bldgdisp.pl>

Comparison Between Residential 2009 IECC with St Louis amendments, the 2015 IECC, and 2015 IECC w/ Building Codes Review Committee (BCRC) proposals: Climate Zone 4

Note: This document does not contain all provisions of each code;
 Only the major portions of the code are listed below:

Insulation and Fenestration Requirements by Component	2009 IECC with St Louis Amendments	2015 IECC	2015 IECC w/ BCRC Proposed Amendments
Fenestration U-factor	0.40	0.35	<u>0.40</u>
Skylight U-factor	0.60	0.55	0.55
Glazed fenestration SHGC	NR	0.40	<u>NR</u>
Ceiling R-value	R-30	R-49	<u>R-38</u>
Wood frame wall R-value	R-13	R-20 or R-13+5	<u>R-13</u>
Mass wall R-value	5/10	8/13	8/13
Floor R-value	R-19	R-19	R-19
Basement wall R-value	R-13	10/13	<u>R-13^j</u>
Slab R-value and depth	10, 2 ft.	10, 2 ft.	10, 2 ft.
Crawl space wall R-value	R-5	10/13	<u>5^k</u>

j. Unfinished basements may have a total of 20% of the total basement wall area exposed above the outside finished grade/ground level as uninsulated concrete foundation walls. The foundation wall area above the outside finished grade/ground level that may be uninsulated 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. Exposed foundation wall area above the outside finished grade/ground level exceeding 20% of the total basement wall area shall be insulated with R-5 insulation. When required in unfinished areas, the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24 inches below the outside finished grade when the grade is above the floor slab elevation.

k. Naturally vented crawl space wall R-value may be 0.

	2009 IECC	2015 IECC	2015 IECC w/ BCRC Proposed Amendments
Certificate (R401.3)	Deleted in St. Louis Amendments	Certificate listing EE house components required	<u>Deleted in St. Louis Proposed Amendments</u>
Eave Baffle	NO REQUIREMENT	For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater size than the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material. (402.2.3)	Same as 2015 IECC (402.2.3)
Access Hatch	Access hatches (from conditioned to unconditioned spaces, like attics and crawl spaces) shall be insulated to level equivalent to insulation on surrounding surfaces (402.2.3)	Access hatches (from conditioned to unconditioned spaces, like attics and crawl spaces) shall be weather-stripped and insulated to level equivalent to insulation on surrounding surfaces (402.2.4)	<u>Same as St Louis '09 w/ Amendments (402.2.3) - no weather-stripping requirement</u>
Conditioned Basement walls	Must be insulated from top of basement wall down to 10 ft. below grade or to basement floor, whichever is less. Unconditioned basement walls must meet same requirement, unless floor overhead is insulated (402.2.7)	Same as St. Louis 2009 (402.2.9)	Same as St. Louis 2009 (402.2.9)
Crawl Space walls	Crawl space walls may be insulated when the space is not vented to the outside, as an alternative to insulating floors above crawl spaces. (402.2.9)	SAME, except requires "Class I vapor retarder in accordance with the IBC or IRC, as applicable." (402.2.11)	Same as 2015 IECC (402.2.11)
Glazed Fenestration Exemption	Up to 15 square feet of total glazing area shall be permitted to be exempt from U-factor and SHGC requirements (402.3.3)	Same as St. Louis 2009 (402.3.3)	Same as St. Louis 2009 (402.3.3)
Opaque Door Exemption	One side-hinged opaque door assembly up to 24 square feet exempted from U-factor requirement. (402.3.4)	Same as St. Louis 2009 (402.3.4)	Same as St. Louis 2009 (402.3.4)
Thermally Isolated sunroom U-factor	Maximum fenestration U-factor shall be 0.50 and maximum skylight U-factor shall be 0.75. (402.3.5)	Maximum fenestration U-factor shall be 0.45 and maximum skylight U-factor shall be 0.70. (402.3.5)	Same as 2015 IECC (402.3.5)

	2009 IECC	2015 IECC	2015 IECC w/ BCRC Proposed Amendments
Replacement Fenestration	Where some or all of an existing fenestration unit is replaced, including sash and glazing, the replacement fenestration unit shall meet the applicable U-factor and SHGC requirements. (402.3.6)	Same as St. Louis 2009 (503.1.1.1)	Same as St. Louis 2009 (503.1.1.1)
Building Thermal Envelope Sealing	List of measures that must be caulked, gasketed, weather-stripped, or other wise sealed at (402.4.1)	The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.4 (402.4)	The building thermal envelope <u>may be designed</u> and constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.4 (402.4)
Thermal envelope testing	Deleted in St Louis amendments (402.4.2.1)	Must follow Table R402.4.1.1 and ALSO use blower door test to confirm air leakage of less than 3 ACH50. Where required by the code official, testing shall be conducted by approved third party. (402.4.1.2)	<u>May</u> follow Table R402.4.1.1 and <u>may</u> use blower door test to confirm air leakage of less than <u>5</u> ACH50. Where required by the code official, testing shall be conducted by approved third party. (402.4.1.2)
Air Barrier and Insulation Installation Table (402.4.1.1)	Deleted in St Louis amendments (402.4.2)	Table 402.4.1.1	<u>Deleted air barrier and insulation recommendations for shafts/penetration, recessed lighting, and HVAC register boots components</u>
Fireplaces	Deleted in St Louis amendments(402.4.3)	New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air. (402.4.2)	<u>Deleted in St. Louis Proposed Amendments</u>
Recessed Lighting Sealing	Recessed luminaries installed in the building thermal envelope shall be sealed... All recessed luminaries shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to ceiling cavity. All recessed luminaries shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering. (402.4.5)	" " ...when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaries shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering. (402.4.5)	<u>Voluntary – changed shall to may (402.4.5)</u>

	2009 IECC	2015 IECC	2015 IECC w/ BCRC Proposed Amendments
Maximum fenestration U-factor and SHGC	Area-weighted average maximum fenestration U-factor permitted using tradeoffs from section 402.1.4 or 404 shall be 0.48 for vertical fenestration, and 0.75 for skylights. (402.6)	Same as St. Louis 2009 (402.5)	Same as St. Louis 2009 (402.5)
Programmable Thermostat	NO REQUIREMENT	Thermostat controlling the primary heating or cooling systems of the dwelling unit shall be capable of controlling the heating or cooling system on a daily schedule to maintain different temperature set points at different times of the day. (403.1.1)	<u>Deleted in St. Louis Proposed Amendments</u>
Duct Insulation	Supply ducts in attics shall be insulated to a minimum of R-4. <u>Exception:</u> Ducts or portions thereof located completely inside the building thermal envelope (403.2.1)	Supply and Return ducts in attics shall be insulated to a minimum of R-6 or R-8, depending on diameter. All other ducts shall be insulated to a minimum of R-6 or R-4.2. <u>Exception:</u> Ducts or portions thereof located completely inside the building thermal envelope (403.3.1)	Same as 2015 IECC (403.3.1)
Duct Sealing	Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with IMC; (403.2.2)	Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with either IMC or IRC; (403.2.2)	Same as 2015 IECC (403.2.2)
Duct Testing	<u>Post construction:</u> Leakage to Outdoors: 8 cfm/100 sq. ft. Total Leakage: 12 cfm/100 sq. ft. <u>Rough-in:</u> Total Leakage: 6 cfm/100 sq. ft. Exception: Duct tightness test not required if most ducts located entirely within building envelope. (403.2.2)	<u>Post construction:</u> Total Leakage: 4 cfm/100 sq. ft. <u>Rough-in:</u> Total Leakage: 4 cfm/100 sq. ft. Exception: Duct tightness test not required if all ducts located entirely within building envelope. (403.3.4)	<u>Deleted in St. Louis Proposed Amendments</u>

	2009 IECC	2015 IECC	2015 IECC w/ BCRC Proposed Amendments
Building Cavities	Building framing cavities shall not be used as supply ducts. (403.2.3)	Building framing cavities shall not be used as ducts or plenums. (403.3.5)	Building framing cavities shall not be used for <u>supply air</u> . (403.3.5)
Mechanical system piping insulation	Mechanical system piping shall be insulated to minimum of R-2. (403.3)	Mechanical system piping shall be insulated to minimum of R-3. (403.4)	Same as 2015 IECC (403.4)
Protection of piping insulation	NO REQUIREMENT	Piping insulation exposed to weather shall be protected from damage; Adhesive tape not permitted. (403.4.1)	<u>Deleted in St. Louis Proposed Amendments</u>
Circulating hot water systems	Piping insulated to at least R-2. (403.4)	Requirements at (403.5.1.1)	Same as 2015 IECC (403.5.1.1)
Hot water pipe insulation	NO REQUIREMENT	Insulated to R-3, with exceptions (403.5.3)	Same as 2015 IECC (403.5.3)
Mechanical Ventilation	No whole-house continuous ventilation requirement	Requirement for mechanical ventilation that meets requirements of IRC or IMC. (403.6)	<u>Deleted in St. Louis Proposed Amendments</u>
Equipment sizing	Heating and cooling equipment shall be sized in accordance with ASHRAE Fundamentals. (403.6)	Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. (403.7)	TBD – tabled until Mechanical Code Review Committee
Systems serving multiple dwelling units	NO REQUIREMENT	Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the IECC- Commercial provisions in lieu of Section R403. (403.8)	Same as 2015 IECC (403.8)
Lighting Equipment	Minimum 50 percent high-efficacy lamps (404.1)	Minimum 75 percent high-efficacy lamps (404.1)	<u>Deleted in St. Louis Proposed Amendments</u>
Snow melt system controls	NO REQUIREMENT	Requirement at (403.9)	Same as 2015 IECC (403.9)



The St. Louis Energy Coalition

Promoting energy efficiency for the St. Louis Metro Area through modern energy building codes.

Our Goals

1. **Save Money.** Lower energy costs for residents by building more efficient homes.
2. **Create Healthy Homes.** Follow life-saving research to make homes healthier.
3. **Protect Homebuyers.** Certified Energy Auditors ensure homes are tight, well insulated and perform as required by the code.
4. **Reduce Pollution.** Decrease pollution by burning less coal to make electricity.

The Opportunity

St. Louis County has the opportunity to become a leader in the state for energy efficiency building codes by adopting the 2015 International Energy Conservation Code (2015 IECC) without weakening amendments. Under the 2015 IECC:

- New homeowners could expect to save an average of \$436 every year on energy bills.
- New homes would be up to 20% more energy efficient than under the current code.
- Homes will be healthier for people with asthma or other illnesses. The 2015 IECC takes into account new research about the effects of buildings on our health.
- Using certified energy auditors, homeowners will have the peace of mind that their home is designed and constructed to the modern building code.

The Solution

Adopt the 2015 IECC as written. Unfortunately, special interest groups have lobbied to remove numerous energy-saving measures from IECC. If they succeed:

- New homes would be **6% less energy efficient than the current building code.**
- The proposed changes would cost homeowners an extra \$152 per year in energy bills.
- The weakened amendments would cost an additional \$126,160 to consumers each year.
- Builders and homeowners will have no data to ensure homes are performing well.

Now is the time to adopt the 2015 IECC as written!

St. Louis Energy Coalition Members:



**SIERRA
CLUB**

butterfly
energy works



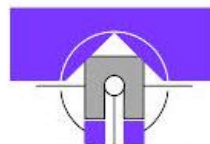
ENERGY



Missouri
Gateway
CHAPTER



Missouri
Interfaith
Power & Light



**COMFORT
ARCHITECTURE**



SmartHouse
HOME PERFORMANCE EXPERTS



BLUEBRICK
renovation + construction, llc



COMMUNITY BUILDERS
NETWORK OF METRO ST. LOUIS

StraightUp
SOLAR



Energy Smart Homes



Microgrid Energy



Missouri Coalition for the Environment
EFFECTIVE CITIZEN ACTION SINCE 1969



R. Beuc Architects



ICF Missouri

Insulated Concrete Forms



Green Spiral Tours

- Judy Campbell
- Fran Glass
- Phil Valko
- Caroline Pufalt
- Maggie Lawlor

- Tim Michels
- Bob Elgin
- James Trout
- Scott Krummenacher
- Greg Swetz

- Erin Noble
- Steve O'Rourke
- William Lowry
- Gavin Perry, GPTS, LLC

**CITY OF CREVE COEUR
Department of Community Development
BUILDING DIVISION**

MEMORANDUM

TO: Mark Perkins, City Administrator

CC: Jason Jaggi, Director of Community Development

FROM: Steve Unser, Chief Building Official

DATE: October 3, 2018

**RE: Proposed Ordinance to Revise the Building Division Fees
Portion of the Community Development and Public Works Fee
Schedule (Appendix B to Title IV).**

The purpose of the proposed ordinance is to increase the cost of building permit fees to a level where the building division's building code enforcement costs will be recovered by a higher percentage (90%) than they are now (81%). This proposed fee increase will also help to offset the increase in building division expenditures that has occurred since the last time these fees were increased.

Since 1980, the city has raised building permit fees three times. Once in 1993, per Ordinance No. 1566, again in 1999, per Ordinance No. 2034, and the last increase in 2010, per Ordinance No. 5166.

Presently, building permit fees are based on the following:

- A charge of six dollars (\$6.00) per one thousand dollars (\$1,000) of construction valuation up to the first one million dollars (\$1,000,000) of the project's construction valuation;
- Then, a charge of five dollars (\$5.00) per one thousand dollars (\$1,000) of construction valuation for the next nine million dollars (\$9,000,000) of the construction valuation;
- Then, a charge of four dollars (\$4.00) per one thousand dollars (\$1,000) of the construction valuation for the remainder of the project's construction valuation.

The proposed building permit fees would be based on the following:

- A charge of seven dollars (\$7.00) per one thousand dollars (\$1,000) of construction valuation up to the first one million dollars (\$1,000,000) of the project's construction valuation;
- Then, a charge of six dollars (\$6.00) per one thousand dollars (\$1,000) of construction valuation for the next nine million dollars (\$9,000,000) of the construction valuation;
- Then, a charge of five dollars (\$5.00) per one thousand dollars (\$1,000) of construction valuation for the remainder of the project's construction valuation.

Please see attached **Exhibits A and B** for the proposed building permit fees.

Surveys of comparator cities and St. Louis County indicate that the city's present building permit fees are in the lower third of jurisdictions surveyed for residential remodeling projects and in the middle third for new homes and commercial buildings. The proposed building permit fees would place Creve Coeur in the middle third of jurisdictions surveyed for residential remodeling projects and in the upper third for new homes and commercial buildings. (See **Attachments A through D**)

Of note, is the fact that for the past two (2) fiscal years (FY2017 and FY2018), 80% of the building permits issued by the city have been for residential remodeling projects.

Presently, *building code enforcement costs* account for approximately 88% of the building division's total expenditures. The remaining 12% of the building division's expenditures are costs related to enforcing the *Apartment Re-Occupancy Program* and *other code enforcement costs* (i.e. residential and nonresidential exterior maintenance codes, nuisance code and zoning code enforcement).

Typically, *building code enforcement costs* are partially or fully recovered by collecting building permit and related fees. The desired percentage of building code enforcement cost recovery is determined by city council. The *Apartment Re-Occupancy Program* recovers those enforcement costs by collecting fees related to that program. The *other code enforcement costs* are typically not recovered since there is no practical method of assessing fees to the users of these code enforcement services.

The last time the city raised its building permit fees (12/2010), the city's goal was for the building division to recover 80% of its building code enforcement costs. The new city goal is for the building division to recover 90% of its building code enforcement costs.

TABLE ONE (see attached) breaks down the percentage of recovered building code enforcement costs for each of the past 5 fiscal years. It also notes the FY2019 projected revenue it will take to recover 90% of the FY2019 projected building code enforcement costs.

CONCLUSION

The Department of Community Development recommends the proposed Building Division fees outlined in Exhibit B be approved for the following reasons:

1. The present building permit fees have not been increased in almost eight (8) years.
2. The proposed building permit fees represent a 14% increase over the existing building permit fees. Building code enforcement costs have increased by approximately 4.0% per fiscal year during the past eight (8) fiscal years.
3. The proposed building permit fees will allow the building division's building code enforcement costs to be recovered at the desired higher percentage (90%) than they are now (81%).
4. The recommended increases in permit fees are comparable with other cities in the region.

EXHIBIT A

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX B, COMMUNITY DEVELOPMENT AND PUBLIC WORKS FEE SCHEDULE, TO TITLE IV OF THE CITY CODE OF ORDINANCES AND ENACTING A REVISED APPENDIX B TO TITLE IV, COMMUNITY DEVELOPMENT AND PUBLIC WORKS FEE SCHEDULE.

WHEREAS, the City of Creve Coeur has previously adopted a schedule of fees for building permits and inspections, other permit fees and inspections and other code enforcement charges, and

WHEREAS, surveys of St. Louis County Department of Public Works and other St. Louis County municipalities and an internal Staff review of costs indicate that revision of this Schedule of Fees is warranted and appropriate, and

WHEREAS, the Department of Community Development of the City of Creve Coeur has recommended that the Schedule of Fees outlined in Appendix B to Title IV of the Municipal Code be revised as outlined in this ordinance, and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by City Council and this bill having been read by title in open meeting two times before final passage,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1. Appendix B to Title IV of the Code of Ordinances of the City of Creve Coeur, Missouri, entitled as "Community Development and Public Works Fee Schedule", is hereby amended so as to revise the existing provisions noted in the attached Appendix B therefor.

SECTION 2. Be it further ordained this Ordinance shall become effective on _____.

ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2019.

Ellen Lawrence, President City Council

APPROVED THIS ____ DAY OF _____, 2019.

Barry Glantz, Mayor

Attest:

Deborah Ryan, City Clerk

EXHIBIT B

(Proposed Changes are noted in Red)
 (Proposed Deletions are noted as ~~deleted~~)

**APPENDIX B TO TITLE IV.
 COMMUNITY DEVELOPMENT AND PUBLIC WORKS
 FEE SCHEDULE**

Cross Reference—Licenses, permits and miscellaneous business regulations, ch.605

Schedule of Fees
 For
 Community Development and Public Works

City of Creve Coeur, Missouri
 300 N. New Ballas Rd.
 Creve Coeur, Missouri 63141

Note: Any funds deposited in escrow with the City pursuant to this fee schedule shall be subject to forfeiture for violation of Code requirements as provided for in Chapter 500 and Chapter 410 of this Code of Ordinances. Additionally, the city may draw upon such funds at any time to pay for costs incurred to correct deficiencies and damages, in which case the deposit shall be replenished by the applicant upon demand. Any deposits made to cover processing costs shall be applied to such costs first, but any balance may be handled like any other escrow.

BUILDING

1. Residential.

- a. *Residential development permit fees and **residential building permit fees**.* Based on a charge of ~~six dollars (\$6.00)~~ **seven dollars (\$7.00)** per one thousand dollars (\$1,000.00) of construction valuation set by the Chief Building Official.
- b. *Plus.* A separate check for a refundable deposit (these funds to be held in escrow by the City as assurance for completion of the project, compliance with the building and zoning codes, compliance with all storm water and land disturbance ordinances, repair of damage to public property and compliance with approved site plans).
 - (1) Single-family residence -- \$5,000
 - (2) Room Addition / Garage Addition -- \$2,000
 - (3) Swimming Pool -- \$3,000

- (4) Basement Finish / Interior Remodel (valuation of \$5,000.00 or more) -- \$500.00
- (5) Retaining Wall / Deck (valuation of \$5,000.00 or more) -- \$500.00
- (6) Projects with a valuation of less than \$5,000.00 -- Escrow waived.
- (7) Fence -- Escrow waived.

- c. Minimum building permit fee -- ~~\$70.00~~ **\$80.00**
- d. Residential mechanical permit fee -- ~~\$70.00~~ **\$80.00**
- e. Plan Review Fee for revisions not requested by the building division -- \$50.00

2. *Commercial.*

a. *Building permit fees.*

- (1) Based on a charge of ~~six dollars (\$6.00)~~ **seven dollars (\$7.00)** per one thousand dollars (\$1,000.00) of construction valuation up to the first one million dollars (\$1,000,000) of the project's construction valuation;
- (2) Then, a charge of ~~five dollars (\$5.00)~~ **six dollars (\$6.00)** per one thousand dollars (\$1,000.00) of construction valuation for the next nine million dollars (\$9,000,000) of construction valuation;
- (3) Then, a charge of ~~four dollars (\$4.00)~~ **five dollars (\$5.00)** per one thousand dollars (\$1,000.00) of construction valuation for the remainder of the project's construction valuation.

Construction valuation is set by the Chief Building Official.

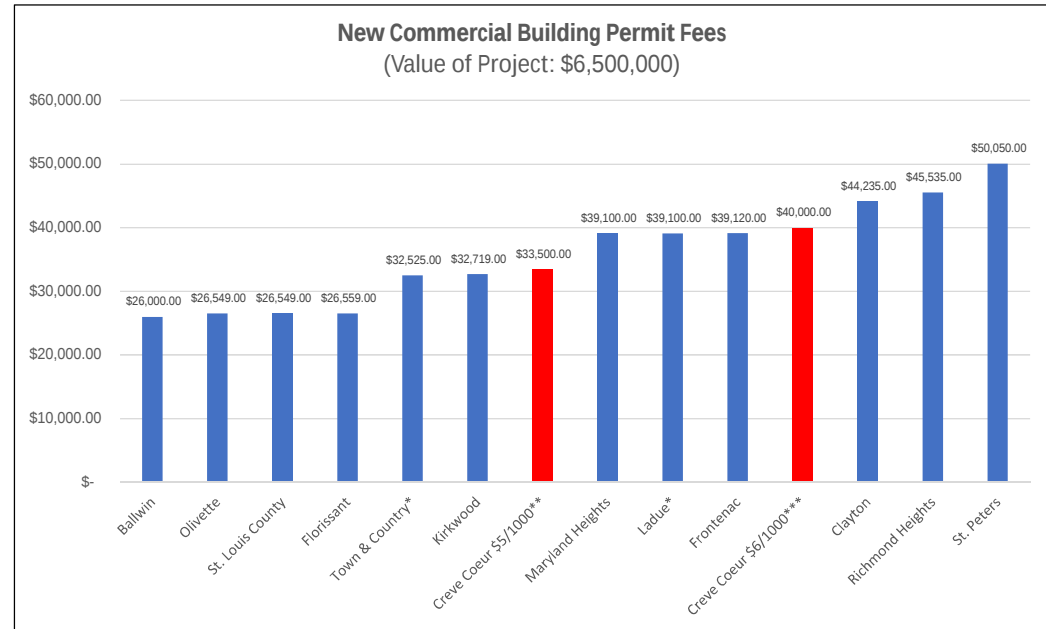
Minimum building permit fee -- ~~\$70.00~~ **\$80.00**

NO OTHER CHANGES TO APPENDIX B ARE PROPOSED.

ATTACHMENT C

New Commercial Building Permit Fees
(Value of Project: \$6,500,000)

Ballwin	\$	26,000.00
Olivette	\$	26,549.00
St. Louis County	\$	26,549.00
Florissant	\$	26,559.00
Town & Country*	\$	32,525.00
Kirkwood	\$	32,719.00
Creve Coeur \$5/1000**	\$	33,500.00
Maryland Heights	\$	39,100.00
Ladue*	\$	39,100.00
Frontenac	\$	39,120.00
Creve Coeur \$6/1000***	\$	40,000.00
Clayton	\$	44,235.00
Richmond Heights	\$	45,535.00
St. Peters	\$	50,050.00



Notes:

*Does not include inspection fees which are extra

**Current Rate Based on \$0-\$1,000,000 at \$6/\$1,000; \$1,000,001 - \$10,000,000 at \$5/\$1,000; Greater than \$10,000,000 at \$4/\$1,000

***Increased Rate Based on \$0-\$1,000,000 at \$7/\$1,000; \$1,000,001 - \$10,000,000 at \$6/\$1,000; Greater than \$10,000,000 at \$5/\$1,000

Building Permit Fee Schedule Summary

ATTACHMENT D

8-21-18

	Residential	Commercial
Creve Coeur	\$6/\$1,000 Min. Fee \$70.00	\$0-\$1,000,000--\$6/\$1,000 \$1,000,001-\$10,000,000--\$5/\$1,000 Greater than \$10,000,000--\$4/\$1,000 Min. Fee \$70.00
Ballwin	\$4.00/\$1,000 Min. Fee \$50.00	
Clayton	\$0-\$18,500 \$125.00; \$18,500+ \$6.80/\$1,000	
Florissant	Subject to a fee schedule table based on construction valuation. Min. fee: \$96.00	Subject to a fee schedule table based on construction valuation. Min. fee: \$96.00
Frontenac	Up to \$1,000; \$120 Up to \$500,000; \$120 plus \$7/\$1,000 Over \$500,000; \$120.00 plus \$6/\$1,000	Up to \$1,000; \$120 Up to \$175,000; \$120 plus \$8/\$1,000 Up to \$700,000; \$120 plus \$7/\$1,000 Over \$700,000; \$120 plus \$6/\$1,000
Kirkwood	N/A	N/A
Ladue	\$100 plus \$5/\$1,000	\$100 plus \$6/\$1,000
Maryland Heights	Fee multiplier of 0.0045 for new construction and exterior projects; Interior alterations and renovations multiplier is 0.0025. Min. fee: \$50.00	Fee multiplier of 0.006 for new construction; interior alterations and renovations multiplier is 0.0035. Min. fee is \$200.00 (plan review and permit fee @ \$100.00 each)
Olivette	Subject to a fee schedule table based on construction valuation.	Subject to a fee schedule table based on construction valuation.
Richmond Heights	\$70.00 for first \$5,000; \$7/\$1,000 thereafter	
St. Louis County	Subject to a fee schedule table based on construction valuation. Min. fee \$79.00	Subject to fee schedule table based on construction valuation. Min. fee \$79.00
St. Peters	Subject to a fee multiplier based on construction valuation	
Town and Country	\$30 for first \$1,000 \$5/\$1,000 additional *Also subject to Fire Permit fees based on construction valuation	

TABLE ONE (revised)



BUILDING DIVISION

PERCENTAGE (%) OF RECOVERED BUILDING CODE ENFORCEMENT COSTS

	FY2019 (projected)	FY2019 (projected)	FY2018	FY2017	FY2016	FY2015	FY2014	5 FY AVG.
TOTAL REVENUE COLLECTED *	\$984,515	\$886,064	\$741,332	\$651,221	\$709,073	\$856,547	\$537,562	\$699,147
TOTAL EXPENDITURES**	\$984,515	\$984,515	\$971,349	\$925,009	\$870,391	\$804,833	\$752,977	\$864,912
LOSS / GAIN	0	-\$98,451	-\$230,017	-\$273,788	-\$161,000	+\$51,614	-\$215,415	-\$110,376
% of RECOVERED COSTS***	100%	90%	76%	71%	82%	106%	72%	81%

*TOTAL REVENUE COLLECTED is the sum total of building permit fees, commercial certificate of occupancy fees, sign permit fees, demolition permit fees, fence permit fees and escrow deductions. It does NOT include any REVENUE COLLECTED by the Apartment Re-Occupancy Program. Dollar amounts are from the Finance Department's Fiscal Year Revenue Statements.

**TOTAL EXPENDITURES are the total costs for operating the plan submittal, plan review, permit issuance, field inspection, escrow release and archiving processes that make up the building code enforcement program. *It also includes any Total Non-Departmental Overhead and Total Municipal Property Overhead.* It does NOT include any operating costs for the Apartment Re-Occupancy Program. Dollar amounts are from the Finance Department's Fiscal Year Expenditure Statements.

***% of RECOVERED COSTS – Since 2/1/2011 (the last time the city raised its permit fees per Ordinance No. 5166) the city's goal has been for the Building Division to recover at least **80%** of its building code enforcement costs each fiscal year. The new city goal is for the Building Division to recover at least **90%** or **100%** of its building code enforcement costs each fiscal year.

Based on the city's FY2019 Budget, the projected BUILDING CODE ENFORCEMENT COSTS for FY2019 are \$984,515 (which is \$1,088,515 for the Total Building Division Expenditures minus \$104,000 for the operating costs of the Apartment Re-Occupancy Program). The new city goal is for the Building Division to recover 90% of these costs or \$886,064.

In order for the Building Division to reach this goal, the building permit fees would need to be raised from a present charge of \$6.00 per \$1,000 of construction costs to \$7.00 per \$1,000 of construction costs.

EXAMPLE: The present building permit fee for a \$100,000 room addition is \$600.00. The proposed building permit fee for a \$100,000 room addition would be \$700.00.

Based on the city's FY2019 Budget, the projected BUILDING CODE ENFORCEMENT COSTS for FY2019 are \$984,515 (which is \$1,088,515 for the Total Building Division Expenditures minus \$104,000 for the operating costs of the Apartment Re-Occupancy Program). The new city goal is for the Building Division to recover 100% of these costs or \$984,515.

In order for the Building Division to reach this goal, the building permit fees would need to be raised from a present charge of \$6.00 per \$1,000 of construction costs to \$7.50 per \$1,000 of construction costs.

EXAMPLE: The present building permit fee for a \$100,000 room addition is \$600.00. The proposed building permit fee for a \$100,000 room addition would be \$750.00.