



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 13, 2020
7:00 PM**

As a precautionary measure to help prevent exposure and spread of COVID-19, the regular City Council meeting scheduled for Monday, April 13, 2020, at 7:00 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the City Council meeting here: <https://zoom.us/j/799139162>.
The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1-312-626-6799 /// Webinar ID: 799-139-162
3. **Email** — Public comment may also be emailed to the city clerk no later than 5:00 p.m. on Monday, April 13. Submit public comments to Deborah Ryan, City Clerk, at dryan@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the City Council meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

CALL 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)

ACCEPTANCE OF THE AGENDA

PUBLIC HEARING - FY2021-FY2025 Capital Improvement Program Public Hearing Summary: City staff will present the draft Capital Improvement Program for the fiscal years 2021 through 2025. The presentation will focus on changes that have been made since the initial presentation of the CIP to the City Council in February.



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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*

CONSENT AGENDA

1. **Approval of March 23, 2020 City Council Regular Meeting Minutes**

BILLS PAYABLE REPORT

For Information Only

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from March 19, 2020 through April 8, 2020 in the amount of \$318,172.64.

UNFINISHED BUSINESS

2. **Bill No. 5808 - 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. Final Reading and Passage**
Summary: The Building Division is recommending the City adopt the 2015 version of the 2015 International Building Code (IBC). A substitute bill has been prepared, as discussed in staff memo.
3. **Bill No. 5809 - 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. Final Reading and Passage**
Summary: The Building Division is recommending the adoption of the 2015 International Residential Code with local amendments to replace the 2009 International Residential Code. A substitute bill has been prepared, as discussed in staff memo.
4. **Bill No. 5810 - an Ordinance Repealing Article X, Energy Conservation Code, of Chapter 500 of the City Code of Ordinances of the City of Creve Coeur, and Enacting in Lieu Thereof a New Article X, Energy Conservation Code. Final Reading and Passage**



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Summary: The Building Division is recommending the adoption of the 2015 International Energy Conservation Code with local amendments to replace the 2009 International energy Conservation Code. A substitute bill has been prepared, as discussed in staff memo.

- 5. Bill No. 5811 - an Ordinance Repealing Article IX, Property Maintenance Code, of Chapter 500 of the City Code of Ordinances of the City of Creve Coeur, and Enacting in Lieu Thereof a New Article IX, Property Maintenance Code. Final Reading and Passage**

Summary: The Building Division is recommending the adoption of the 2015 International Property Maintenance Code with local amendments to replace the 2009 International Property Maintenance Code. A substitute bill has been prepared, as discussed in staff memo.

- 6. Bill No. 5812 - an Ordinance Enacting a New Article XI, Swimming Pool and Spa Code, of Chapter 500 of the City Code of Ordinances of the City of Creve Coeur. Final Reading and Passage**

Summary: The Building Division is recommending the adoption of the 2015 International Swimming Pool and Spa Code with local amendments. A substitute bill has been prepared, as discussed in staff memo.

- 7. Bill No. 5818 - an Ordinance Amending Ordinance Number 5573 Approving an Amended Site Concept Plan for Mercy Hospital Campus and Approving the Site Development Plan for a 17,230 Square Foot Addition to the Pratt Cancer Center on the Mercy Healthcare Campus. Final Reading and Passage**

Summary: George Stock, Stock and Associates Consulting Engineers, Inc, behalf of Mercy Health East Communities at 615 S. New Ballas Road, has submitted a request for an amendment to the site concept plan for the Mercy Campus and site development plan for a 17,230 square foot addition to the Pratt Cancer Center. Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080. The current proposal includes a shared parking agreement with the Temple Emanuel, zoned A Single Family Residential. The Planning and Zoning Commission recommended approval at its meeting on March 16, 2020.

- 8. Bill No. 5819 - an Ordinance Designating a Portion of the Parcel of Land Known as 523 Emerson Road as Public Right of Way and Other Portions of This Parcel as Permanent Easements. Final Reading and Passage**



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Summary: The proposed widening of Emerson Road will require the relocation of several utilities and the construction of new utilities along the west side of Emerson. Public Works staff recommends that the City designate new right of way and new easements along the City's parcel at 523 Emerson Road to accommodate the new and relocated utilities.

9. Bill No. 5820 - an Ordinance Adopting and Enacting the New Electrical, Plumbing and Mechanical Codes of St. Louis County as the Electrical, Plumbing and Mechanical Codes of the City of Creve Coeur, Missouri. Final Reading and Passage

Summary: The city contracts with St. Louis County to issue electrical, plumbing and mechanical permits and to make those subsequent inspections when this type of work is done within the City of Creve Coeur. In order for St. Louis County to continue to fulfill their contractual obligations to the city, it is necessary to adopt the same electrical, plumbing and mechanical codes as the county. The updated code versions are the 2015 Uniform Plumbing Code, 2014 National Electric Code, and the 2015 International Mechanical Code.

10. Bill No. 5821 - an Ordinance Amending the Adopted 2020 General Fund, Enterprise Fund and Public Safety Sales Tax Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations for the Enterprise Fund and the Public Safety Sales Tax Fund and Authorizing a Transfer Between General Fund Divisions. Final Reading and Passage

Summary: An ordinance amending the adopted 2020 budget of the City of Creve Coeur by authorizing additional appropriations for a lease for Body Worn and In-Car Cameras in the Public Safety Sales Tax Fund, and, an additional amendment is requested for purchase of additional computer hardware.

11. Reconsideration of Ordinance No. 5689 Enacting a New Subsection C to Section 130.010 of the City Code of Ordinances Regarding the Covid 19 Pandemic.

Summary: With the release of federal regulations subsequent to approval of Ordinance No. 5689, a motion to re-consider is requested. A revised version will be available Monday.

NEW BUSINESS

12. Resolution No. 1481 - a Resolution Designating Busey Bank as the City's Depository

Summary: Designating Busey Bank as the City's depository institution through April 30, 2025.



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BUSINESS FROM MAYOR AND CITY COUNCIL

13. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

14. Coronavirus Update

Summary: Staff will provide an update on how the City is responding to the Coronavirus Pandemic.

15. Development Update

Summary: Staff will provide an update on recent development activity.

16. Municipal Waste Reduction Grant Application

Summary: The Energy & Environment Committee is asking the City to submit an application to St. Louis County to renew a grant for municipal waste reduction.

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 04/10/2020
Deborah Ryan, MPCC
City Clerk



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

SCHEDULED

Meeting: 04/13/20 07:00 PM
Department: Public Works Department
Category: Public Hearing
Prepared By: Matt Wohlberg

Initiator: Jim Heines
Sponsors: City Engineer Matt Wohlberg

DOC ID: 3717

PUBLIC HEARING (ID # 3717)

FY2021-FY2025 Capital Improvement Program Public Hearing

City staff will present the draft Capital Improvement Program for the fiscal years 2021 through 2025. The presentation will focus on changes that have been made since the initial presentation of the CIP to the City Council in February.



**REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
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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, March 23, 2020 at 7:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation.

ROLL CALL

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 4 Scott Saunders
Council Member, Ward 1 Alexis Travers
Council Member, Ward 4 Susan Baseley
Council Member, Ward 1 Heather Silverman

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

To accept the agenda as amended.

Mark Perkins requested to move Item 10 to Item 18.

The vote on the motion being 8 ayes and 0 nays, motion carried.



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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Robert Hoffman, Council Member, Ward 3
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

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

Announcement: CIP FY2021-FY2025 Public Hearing on April 13, 2020

CONSENT AGENDA

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Susan Baseley, Council Member, Ward 4
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

1. Approval of March 9, 2020 City Council Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only

Invoices Paid Listing

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from March 5, 2020 through March 18, 2020 in the amount of \$82,400.71.

UNFINISHED BUSINESS

2. Bill No. 5802 - an Ordinance Amending Sections 425.010, 425.020, 425.040 and 425.110, Stormwater Regulations, of the Code of Ordinances of the City of Creve Coeur. Final Reading and Passage

City Clerk read Bill No. 5802 for the final time.



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Council Member Lawrence asked what happens if new construction causes water issues to a neighbor.

Mark Perkins stated the city will have retain escrow until final inspection, after that it would be more difficult.

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5802 becomes Ordinance No. 5685.

RESULT:	SECOND AND FINAL READING [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

3. Bill No. 5816 - an Ordinance Authorizing the Execution of an Agreement with the St. Louis Economic Development Partnership Regarding the Construction of Certain Traffic Signal and Bridge Enhancements at the Intersection of Olive Boulevard and Lindbergh Boulevard. Final Reading and Passage

City Clerk read Bill No. 5816 for the final time.

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5816 becomes Ordinance No. 5686.

RESULT:	SECOND AND FINAL READING [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Alexis Travers, Council Member, Ward 1
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

4. Bill No. 5817 - an Ordinance of the City Council of the City of Creve Coeur, Missouri Authorizing the Execution of a STP-Urban Program Agreement with the Missouri Highways and Transportation Commission to Enable the City to Construct the New Ballas Improvements Phase 1 Project. Final Reading and Passage

City Clerk read Bill No. 5817 for the final time.

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5817 becomes Ordinance No. 5687.



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RESULT:	SECOND AND FINAL READING [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Heather Silverman, Council Member, Ward 1
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

NEW BUSINESS

5. Bill No. 5818 - an Ordinance Amending Ordinance Number 5573 Approving an Amended Site Concept Plan for Mercy Hospital Campus and Approving the Site Development Plan for a 17,230 Square Foot Addition to the Pratt Cancer Center on the Mercy Healthcare Campus. First Reading

City Clerk read Bill No. 5818 for the first time.

Council Member Travers recused herself from this application as Mercy is her employer.

Jason Jaggi made a presentation regarding this application.

George Stock of Stock and Associates, representative for the applicants made a presentation via Zoom.

Don Kalicak of Mercy Hospital made remarks via Zoom.

Council Member Hoffman stated the east garage on the property is always under construction or repair and asked if there are any plans to replace it.

Don Kalicak stated no current plans to replace.

Council Member Lawrence stated she is concerned that there is not enough parking currently and requested a recalculation of spaces needed for all of the facilities on the property.

Don Kalicak stated the hospital is looking to expedite the new parking garage, but it will still be approximately 1.5 years to completion.

Council Member Lawrence requested the hospital recalculate on how parking is considered.

RESULT:	FIRST READING	Next: 4/13/2020 7:00 PM
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6. Bill No. 5819 - an Ordinance Designating a Portion of the Parcel of Land Known as 523 Emerson Road as Public Right of Way and Other Portions of This Parcel as Permanent Easements. First Reading

City Clerk read Bill No. 5819 for the first time.



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Mark Perkins made a presentation regarding this application.

Matt Wohlberg stated Planning and Zoning approved last week, via Zoom.

RESULT:	FIRST READING	Next: 4/13/2020 7:00 PM
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7. Bill No. 5820 - an Ordinance Adopting and Enacting the New Electrical, Plumbing and Mechanical Codes of St. Louis County as the Electrical, Plumbing and Mechanical Codes of the City of Creve Coeur, Missouri. First Reading

City Clerk read Bill No. 5820 for the first time.

Mark Perkins stated St. Louis County adopted all of these codes and the mechanical becomes effective April 1, 2020.

Council Member Silverman asked if the Energy and Environment Committee had any comments.

Mark Perkins stated no.

RESULT:	FIRST READING	Next: 4/13/2020 7:00 PM
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8. Bill No. 5821 - an Ordinance Amending the Adopted 2020 General Fund, Enterprise Fund and Public Safety Sales Tax Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations for the Enterprise Fund and the Public Safety Sales Tax Fund and Authorizing a Transfer Between General Fund Divisions. First Reading

City Clerk read Bill No. 5821 for the first time.

RESULT:	FIRST READING	Next: 4/13/2020 7:00 PM
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9. Bill No. 5822 - an Ordinance Revising Sections 160.090 and 160.095 of the City Code of Ordinances Regarding Means of Participation in City Meetings. First Reading, Final Reading and Passage. EMERGENCY READING AND PASSAGE

City Clerk read Bill No. 5822 for the first time.

The vote on the motion being 8 ayes and 0 nays, motion carried.



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RESULT:	SECOND AND FINAL READING [UNANIMOUS]
MOVER:	Scott Saunders, Council Member, Ward 4
SECONDER:	Charlotte D'Alfonso, Council Member, Ward 3
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

To allow for the second reading and passage on a emergency basis.

City Clerk read Bill No. 5822 for the final time.

Carl Lumley stated the Attorney General's office had a conservative approach to allowing electronic participation and obviously with the pandemic there have been some changes.

Mark Perkins stated teleconference will be allowed for all other boards, committees and commissions.

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5822 becomes Ordinance No. 5688.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	AJ Wang, Council Member, Ward 2
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

10. Resolution No. 1479 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Approving a Contract for Services with Utility Associates Inc. for the Purchase of 40 Body-Worn Cameras, and 17 In-Car-Video Cameras for the Police Department.

City Clerk read Resolution No. 1479.

Chief Eidman stated the body cameras as new items for the police department.

Council Member Wang asked about storage and memory for the cameras.

Chief Eidman stated all storage is cloud based and immediately stored.

The vote on the motion being 8 ayes and 0 nays, motion carried.



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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Saunders, Council Member, Ward 4
SECONDER:	Charlotte D'Alfonso, Council Member, Ward 3
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

11. Resolution No. 1480 - a Resolution Authorizing the Execution of an Agreement for Professional Services to Conduct an Annual Audit and Assist the City in the Preparation of Its Comprehensive Annual Financial Report. First Reading

City Clerk read Resolution No. 1480.

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Susan Baseley, Council Member, Ward 4
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

BUSINESS FROM MAYOR AND CITY COUNCIL

12. Council Liaison Reports

Council Member Wang stated the Police and Safety meeting was postponed.

Council Member Silverman stated the Venable Task Force met and had a good meeting. The rededication events will be pushed back to a later date, the task force will continue to work on a date later this year.

BUSINESS FROM CITY ADMINISTRATOR

13. FY2021-FY2025 CIP - Street and Sidewalk Improvement Projections

Matt Wohlberg presented an update to the Capital Improvement Program (CIP) for fiscal years 2021-2025. He provided summaries of several adjustments to the CIP and stated that the updated CIP would be posted to the City's website. Mr. Wohlberg also discussed the plan for Municipal Park Grant applications in the next five years, stating that planned projects would need to be reviewed by both the Parks and Historic Preservation Committee and the City Council prior to an application. Mr. Wohlberg went on to discuss the roadway and sidewalk maintenance planned for FY2021. The planned projects include concrete pavement replacement, sidewalk improvements, asphalt pavement resurfacing, microsurfacing, and roadway reconstruction. Mr. Wohlberg stated that the intent will be to finish most of the projects by winter, but he said that the microsurfacing project might need to wait until spring due to delays expected from delays associated with the coronavirus.



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RESULT: ITEM DISCUSSED

14. FY 2021-FY2025 CIP: Equipment Replacement Program Recommendations

Jim Heines stated the FY 2021 - 2025 equipment schedule is similar to previous years whereby we replace specific pieces of equipment every year. Since Fleet purchases were all but suspended for FY 2020. The equipment that would have normally been purchased during that year have been spread out in the 5-year CIP Equipment purchase plan so not to overburden any specific year of the program.

RESULT: ITEM DISCUSSED

15. Coronavirus Update

Mark Perkins stated the recent Executive Order is from St. Louis County Health and describes the essential functions. The city will continue to operate. Several staff working from home and we have partitioned off the north and south sides of the building to reduce physical contact. Government Center has closed to walk in public but created a system in the vestibule to continue operations with residents and those needing to do business with the city. Public Works has reduced to basic services and separated into two crews. We will continue to make changes as this pandemic continues to change.

Council Member Wang asked if the city is still doing code enforcement.

Mark Perkins stated yes, but on a reduced basis and inspectors will not be entering private residences for inspections.

RESULT: ITEM DISCUSSED

16. EXECUTIVE SESSION

To go into Executive Session at 8:40 pm for

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Saunders, Council Member, Ward 4
SECONDER:	Charlotte D'Alfonso, Council Member, Ward 3
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

17. RESUME REGULAR SESSION

To resume regular session at 9:10 pm



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The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

1. Bill No. 5823 - an Ordinance Enacting a New Subsection C to Section 130.010 of the City Code of Ordinances Regarding the Covid 19 Pandemic. First Reading, Final Reading and Approval. EMERGENCY READING AND PASSAGE

City Clerk read Bill No. 5823 for the first time.

RESULT:	ITEM DISCUSSED
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To allow for the second reading of Bill No. 5823 on an emergency basis.

City Clerk read Bill No. 5823 for the final time.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Saunders, Council Member, Ward 4
SECONDER:	Robert Hoffman, Council Member, Ward 3
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

To amend Bill No. 5823 as stated.

Carl Lumley stated the recommended amendments to Bill No. 5823 as follows:

1. take out exclusion language
2. Leave exclusion for Police Officers but add an additional four weeks
3. Delete not allowing sick leave
4. Delete Section 4
5. Change Human Resource to Office of City Administrator
6. Allow supplemental pay

The vote on the amended for Bill No. 5823 is 8 ayes and 0 nays, motion carried.



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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

To approve Bill No. 5823 as amended on an emergency basis

The vote on the final passage of Bill No. 5823 as amended is 8 ayes and 0 nays, motion carried. Amended Bill No. 5823 becomes Ordinance No. 5689

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Susan Baseley, Council Member, Ward 4
SECONDER:	Ellen Lawrence, Council Member, Ward 2
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman

18. ADJOURN

To adjourn at 9:17 pm

The vote on the motion being 8 ayes and 0 nays, motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Hoffman, Council Member, Ward 3
SECONDER:	Scott Saunders, Council Member, Ward 4
AYES:	Wang, Lawrence, Hoffman, D'Alfonso, Saunders, Travers, Baseley, Silverman



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: City Council
Category: Report
Prepared By: Anne Cronin
Initiator: Anne Cronin
Sponsors:
DOC ID: 3721

SCHEDULED

INVOICES PAID LISTING (ID # 3721)

Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from March 19, 2020 through April 8, 2020 in the amount of \$318,172.64.



MEMORANDUM

DATE: April 8, 2020

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from March 19, 2020 through April 8, 2020 in the amount of \$318,172.64.



Creve Coeur, MO

Council Report of Invoices Paid

By Fund

Payment Dates 03/19/2020 - 04/08/2020

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
LYDIA'S HOUSE		DOMESTIC VIOLENCE 2019	03/26/2020	DOMESTIC VIOLENCE SHELTER...	01-2415	59388	1,754.33
A.L.I.V.E.		DOMESTIC VIOLENCE 2019	03/20/2020	DOMESTIC VIOLENCE SHELTER...	01-2415	59366	1,754.33
THE WOMEN'S SAFE HOUSE		DOMESTIC VIOLENCE 2019	03/26/2020	DOMESTIC VIOLENCE SHELTER...	01-2415	59401	1,754.33
ST LOUIS COUNTY TREASURER		127021	02/29/2020	ST LOUIS COUNTY MUNI HOUS...	01-2410	59468	120.00
FIDELITY SECURITY LIFE INSUR...		164268736	03/22/2020	VISION APR 20	01-2218	59433	901.99
ENERGY PETROLEUM CO		1823861	03/18/2020	UNLEADED FUEL- PW SHOP	01-1651	59430	8,821.37
NANCY RUBIN		19335	03/17/2020	TAI CHI REFUND	01-4544	59457	50.00
CHERYL PHILIPAK		19336	03/31/2020	TAI CHI REFUND	01-4544	59419	50.00
LISA MERWIN		19337	03/17/2020	TAI CHI REFUND	01-4544	59449	50.00
FRANCINE CANTOR		19619	03/17/2020	TAI CHI REFUND	01-4544	59434	100.00
MAYIA R WILKINS		19635	02/19/2020	PAVILLION RENTAL	01-4554	59451	60.00
TOM EVANS		19729	02/21/2020	TAI CHI REFUND	01-4544	59471	50.00
GREGORY F.X. DALY, COLLECT...		1ST QTR ERN TAX 3/26/20	03/26/2020	1ST QUARTER EARNINGS TAX	01-2101	59437	195.32
SHEILA CULLEN		20091	03/03/2020	TAI CHI REFUND	01-4544	59466	50.00
JEANNE MCLEAN		20205	03/06/2020	TAI CHI REFUND	01-4544	59444	50.00
EILEEN SCOTT		20220	03/07/2020	TAI CHI REFUND	01-4544	59428	50.00
DEBORAH GORDON		20223	03/07/2020	TAI CHI CANCELLATION	01-4544	59423	60.00
DARLENE FALLON		4/3 & 4/10 SOCCER FIELD	03/25/2020	SOCCER FIELD RENTAL- CANCE...	01-4542	59422	48.00
DEMOCRATIC CAUCUS FOR US...		4/6 ROOM RENTAL	03/25/2020	4/6/20 ROOM RENTAL CANCE...	01-2832	59425	250.00
DEMOCRATIC CAUCUS FOR US...		4/6 ROOM RENTAL	03/25/2020	4/6/20 ROOM RENTAL CANCE...	01-4540	59425	80.00
AMERICAN UNITED LIFE INSU...		619325 MAR 20	02/24/2020	VOL AD&D MAR 20	01-2216	59407	113.20
ENERGY PETROLEUM CO		6282258	03/18/2020	DIESEL FUEL- PW SHOP	01-1653	59430	937.79
HEALTHY ALLIANCE LIFE INSU...		DENTAL APR 20	03/17/2020	DENTAL APR 20	01-2213	59439	6,352.79
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-2216	59408	31.52
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-2216	59408	999.85
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-2222	59408	373.04
UNUM LIFE INSURANCE COM...		LTC APR 20	03/18/2020	LONG TERM CARE APR 20	01-2219	59473	209.90
LEON UNIFORM COMPANY		495377	03/27/2020	(D) LAW ENFORCEMENT EQUI...	01-2712	59500	426.00
UNUM LIFE INSURANCE COM...		E0132308 APR 20	04/08/2020	WHOLE LIFE APR 20	01-2220	59521	90.52
DEBORAH R LOSO		REFUND HI	03/31/2020	REFUND OVERPAYMENT INS	01-2211	59484	287.21
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-2211	59515	832.95
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-2213	59515	51.47
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-2218	59515	7.60
							26,963.51
							26,963.51

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
BANK OF AMERICA		01908G	02/11/2020	CONFERENCE LEGISLATIVE JEFF..	01-11-12-6265	DFT0001401	87.75
BANK OF AMERICA		0216252	02/07/2020	ARBOR DAY SUPPLIES HEB	01-11-12-7315	DFT0001427	31.22
BANK OF AMERICA		04106G	02/05/2020	AGENDA REVIEW	01-11-12-6264	DFT0001420	20.32
BANK OF AMERICA		05626G	03/04/2020	AGENDA REVIEW	01-11-12-6264	DFT0001451	17.64
BANK OF AMERICA		067012600000111	02/10/2020	PEI WEI DINNER ORDER	01-11-12-6264	DFT0001430	235.62
BANK OF AMERICA		1739334	02/11/2020	HOTEL FOR B GLANTZ	01-11-12-6265	DFT0001415	124.49
BANK OF AMERICA		1750735	03/17/2020	HOTEL FOR D RYAN	01-11-12-6265	DFT0001454	114.49
BANK OF AMERICA		216028	12/02/2019	PLAQUE FOR CITIZEN OF THE Y...	01-11-12-7306	DFT0001487	90.00
BANK OF AMERICA		217502	02/14/2020	PERPETUAL PLAQUE IN LOBBY	01-11-12-7306	DFT0001399	11.00
BANK OF AMERICA		720000807484	02/06/2020	DONUTS	01-11-12-6264	DFT0001425	40.27
BANK OF AMERICA		INV0000372	02/25/2020	CHIPOTLE ONLINE ORDER	01-11-12-6264	DFT0001475	205.42
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-11-12-5234	59408	37.80
Division 12 - MAYOR AND CITY COUNCIL Total:							1,016.02
Division: 13 - CITY CLERK							
BANK OF AMERICA		41437	02/27/2020	CONFERENCE REGISTRATION ...	01-11-13-6265	DFT0001464	500.00
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-11-13-5234	59408	22.70
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-11-13-5235	59408	2.43
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-11-13-5236	59408	18.92
GRANICUS LLC		124934	04/01/2020	CIVIC STREAMING AGENDA A...	01-11-13-6213	59490	945.70
MISSOURI LAWYERS MEDIA		744667145	03/20/2020	NOTICES FOR PUBILC HEARIN...	01-11-13-6260	59508	61.48
Division 13 - CITY CLERK Total:							1,551.23
Department 11 - LEGISLATIVE SERVICES Total:							2,567.25
Department: 12 - ADMINISTRATION							
Division: 10 - LEGAL							
REJIS COMMISSION		434620	03/17/2020	PA CASES FROM PAMS TO SH...	01-12-10-6262	59396	218.00
BANK OF AMERICA		1739336	02/11/2020	HOTEL FOR C LUMLEY	01-12-10-6265	DFT0001436	124.49
REJIS COMMISSION		435070	03/20/2020	PA-PAMS VPN CONNECTION	01-12-10-6262	59462	35.00
Division 10 - LEGAL Total:							377.49
Division: 11 - ADMINISTRATIVE							
PREFERRED RESOURCE NETW...		7850	03/15/2020	EAP 2ND QTR 2020	01-12-11-6203	59395	817.50
BANK OF AMERICA		100123979	02/06/2020	SUBSCRIPTION AP STYLE	01-12-11-6262	DFT0001422	22.00
BANK OF AMERICA		10664696	02/14/2020	CRIMINAL BACKGROUND CHE...	01-12-11-6202	DFT0001404	15.25
BANK OF AMERICA		1739335	02/11/2020	HOTEL FOR M PERKINS	01-12-11-6265	DFT0001414	124.49
BANK OF AMERICA		30701325	02/29/2020	ONLINE JOB AD PT ACCT CLERK	01-12-11-6260	DFT0001441	37.79
BANK OF AMERICA		5762701	02/29/2020	PRE EMPLOYMENT CREDIT CH...	01-12-11-6202	DFT0001450	15.86
BANK OF AMERICA		CC 2/23/20	02/23/2020	SUBSCRIPTION BUSINESS NEWS...	01-12-11-6262	DFT0001472	70.00
BANK OF AMERICA		WSJ 2/10/20	02/10/2020	WALL STREET JOURNAL FEB 2...	01-12-11-6262	DFT0001431	19.49
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-12-11-5234	59408	89.92
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-12-11-5235	59408	9.63
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-12-11-5236	59408	61.87

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
PAYLOCITY CORPORATION		INV79146	03/16/2020	COBRA ADMIN - COBRA PARTI...	01-12-11-6203	59460	39.00
						Division 11 - ADMINISTRATIVE Total:	1,322.80
Division: 51 - MIS OPERATIONS							
SYNCHRONY BANK		1759442	03/26/2020	REFUND FOR 2 32GB MEMORY...	01-12-51-6213	59400	-13.98
SYNCHRONY BANK		437436769756	02/24/2020	HDMI CABLE AND 2 32GB ME...	01-12-51-6213	59400	36.97
SYNCHRONY BANK		437983579535	02/14/2020	MOUSE PAD	01-12-51-6213	59400	17.21
SYNCHRONY BANK		443763674896	02/19/2020	2 16FT USB CABLES AND 2 USB...	01-12-51-6213	59400	57.53
SYNCHRONY BANK		545974538694	02/24/2020	FUSER ASSEMBLY FOR PRINTER	01-12-51-6213	59400	139.50
SYNCHRONY BANK		683438859935	02/14/2020	HDMI TO VGA ADAPTER	01-12-51-6213	59400	20.98
SYNCHRONY BANK		754836858396	03/05/2020	HP PRINTER MAINT KIT	01-12-51-6213	59400	219.43
SYNCHRONY BANK		984489753746	02/13/2020	USB CHARGER FOR IPAD	01-12-51-6213	59400	64.18
BANK OF AMERICA		095-PO-4127537	02/20/2020	USB 2.0 EXTENSION	01-12-51-6213	DFT0001466	24.99
BANK OF AMERICA		257920619	02/11/2020	CREVE-COEUR.ORG RENEWAL	01-12-51-6213	DFT0001432	15.99
BANK OF AMERICA		40542410	03/01/2020	STANDARD WILDCARD SSL RE...	01-12-51-6213	DFT0001444	369.99
UMZUZU LLC		0131368	03/11/2020	16 VIRTU EMAIL LICENSES	01-12-51-6213	59472	1,222.87
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-12-51-5234	59408	20.45
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-12-51-5235	59408	2.19
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-12-51-5236	59408	17.04
UMZUZU LLC	PO00156	0131792	04/01/2020	G Suite Business Annual, mont...	01-12-51-6213	59520	1,300.00
TYLER TECHNOLOGIES	PO02913	025-291138	03/25/2020	SOFTWARE - INCODE	01-12-51-7332	59519	1,210.00
TYLER TECHNOLOGIES	PO02913	025-291139	03/25/2020	SOFTWARE - INCODE	01-12-51-7332	59519	2,420.00
						Division 51 - MIS OPERATIONS Total:	7,145.34
						Department 12 - ADMINISTRATION Total:	8,845.63
Department: 13 - FINANCE							
Division: 11 - ADMINISTRATIVE							
BANK OF AMERICA		200001343	02/21/2020	2020 GFOA CONF P KIM	01-13-11-6265	DFT0001470	130.00
BANK OF AMERICA		200001364	02/27/2020	20202 GFOA CONF L OBERMO...	01-13-11-6265	DFT0001485	130.00
BANK OF AMERICA		BBB6469815381	02/18/2020	RECHARGEABLE FLOOR AND C...	01-13-11-9504	DFT0001408	58.36
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-13-11-5234	59408	86.96
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-13-11-5235	59408	9.33
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-13-11-5235	59408	9.13
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-13-11-5236	59408	46.04
OFFICE DEPOT		448984399001	03/17/2020	OFFICE STOOLS	01-13-11-9504	59510	119.98
						Division 11 - ADMINISTRATIVE Total:	589.80
Division: 14 - MUNICIPAL COURT							
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-13-14-5234	59408	37.35
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-13-14-5235	59408	4.00
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-13-14-5236	59408	31.13
MARY DEAN OUTLAW	PO00228	INV0000376	02/19/2020	Provisional Judicial Services as ...	01-13-14-6201	59450	300.00
REJIS COMMISSION		434742	03/20/2020	COURT USER FEES REJIS MAR ...	01-13-14-6202	59514	403.25
						Division 14 - MUNICIPAL COURT Total:	775.73

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 15 - INTERDEPARTMENTAL							
AT&T		3149832705 3/7/20	03/07/2020	MONITOR LINE ICE ARENA 3/7... 01-13-15-6253		59371	204.21
OFFICE DEPOT		448984400001	03/03/2020	COUNCIL MEMBERS NAME TA... 01-13-15-7312		59394	29.98
OFFICE DEPOT		454487593001	03/09/2020	TONER/MEMO BOOKS PD/EN... 01-13-15-7312		59394	522.88
BANK OF AMERICA		06757G	02/18/2020	EMPLOYEE WELLNESS TREATS ... 01-13-15-6272		DFT0001407	23.56
BANK OF AMERICA		08368G	02/28/2020	EMPLOYEE WELLNESS KITS 01-13-15-6272		DFT0001462	143.00
BANK OF AMERICA		16929837	02/25/2020	WELLNESS WATER BOTTLE REF... 01-13-15-6272		DFT0001478	1,340.80
BANK OF AMERICA		1729441029004	02/11/2020	EMPLOYEE WELLNESS TREATS ... 01-13-15-6272		DFT0001433	16.52
BANK OF AMERICA		200225-004907	02/25/2020	SAMS CLUB MEMBERSHIP REF... 01-13-15-6262		DFT0001479	-83.01
BANK OF AMERICA		2065868	02/06/2020	MAT FOR PD 01-13-15-6272		DFT0001423	79.99
BANK OF AMERICA		30009	02/26/2020	CA BREAKFAST WITH EE AND ... 01-13-15-6272		DFT0001484	52.51
BANK OF AMERICA		543126	02/10/2020	EMPLOYEE WELLNESS TREATS ... 01-13-15-6272		DFT0001429	12.59
BANK OF AMERICA		600066	02/25/2020	EMPLOYEE WELLNESS TREATS ... 01-13-15-6272		DFT0001474	15.49
BANK OF AMERICA		6127405	02/06/2020	MATS FOR WEIGHT ROOM 01-13-15-6272		DFT0001424	101.85
BANK OF AMERICA		7794646	02/12/2020	UPRIGHT BIKE FOR CD WEIGHT.. 01-13-15-6272		DFT0001392	1,026.93
BANK OF AMERICA		FINANCE CHARGE 3/5/20	03/05/2020	FINANCE CHARGE FOR BALAN... 01-13-15-7304		DFT0001461	195.00
BANK OF AMERICA		INV00358277	02/27/2020	WELLNESS SNACKS 01-13-15-6272		DFT0001463	149.00
BANK OF AMERICA		LATE FEE 3/3/20	03/03/2020	LATE FEE CHECK DELAYED IN ... 01-13-15-7304		DFT0001447	49.00
CHARTER COMMUNICATIONS		0215116031620	03/16/2020	996E RUE DE LA BANQUE 3/16... 01-13-15-6255		59418	529.45
JJZ INSURANCE AGENCY		1451	03/24/2020	IDENTITY THEFT PLAN YEARLY ... 01-13-15-6262		59445	1,105.00
AT&T		314A730714 2/25/20	02/25/2020	ANALOG LINES 2/25-3/24/20 01-13-15-6253		59415	303.27
OFFICE DEPOT		455371640001	03/16/2020	SHIPPING LABELS 01-13-15-7312		59510	18.63
OFFICE DEPOT		463253400001	03/23/2020	TONER/GENERAL OFFICE SUPP... 01-13-15-7312		59510	2,287.68
OFFICE DEPOT		464467501001	03/24/2020	TONER AND ENVELOPES 01-13-15-7312		59510	695.05
Division 15 - INTERDEPARTMENTAL Total:							8,819.38
Department 13 - FINANCE Total:							10,184.91
Department: 14 - COMMUNITY SERVICES							
Division: 11 - ADMINISTRATIVE							
BANK OF AMERICA		G4FGNRWSP2	02/16/2020	FACEBOOK BOOST FOR H2H R... 01-14-11-6281		DFT0001406	250.00
BANK OF AMERICA		JUWUSREZK2	02/29/2020	FACEBOOK BOOST FOR FARM... 01-14-11-6230		DFT0001443	4.96
BANK OF AMERICA		MR FEB 2020	03/27/2020	FLYER FOR TENNIS LESSONS M... 01-14-11-6260		DFT0001391	1.00
BANK OF AMERICA		UQ8KWRJSP2	02/29/2020	FACEBOOK BOOST FOR H2H R... 01-14-11-6281		DFT0001442	10.00
RICOH USA, INC		103444673	03/18/2020	METER READS 2/12-3/11/20 01-14-11-6213		59464	50.81
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L.. 01-14-11-5234		59408	10.79
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L.. 01-14-11-5235		59408	1.16
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L.. 01-14-11-5236		59408	8.99
Division 11 - ADMINISTRATIVE Total:							337.71
Department 14 - COMMUNITY SERVICES Total:							337.71
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE							
Division: 11 - ADMINISTRATIVE							
SPIRE		5003001000 3/13/20	03/13/2020	GAS 300N NEW BALLAS 2/13-3... 01-16-11-6252		DFT0001372	1,180.35
MCCONNELL & ASSOCIATES STL		2003-017441	03/16/2020	TENNIS NET 01-16-11-6212		59390	191.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN WATER TREATMEN...		2020-455	02/10/2020	CITY HALL WATER TREATMENT...	01-16-11-6212	59369	539.82
ARAMARK UNIFORM SERVICES		315802186	01/15/2020	UNIFORM CLEANING- BUILDI...	01-16-11-7308	59370	-3.96
ARAMARK UNIFORM SERVICES		316008181	03/10/2020	UNIFORM CLEANING- BUILDI...	01-16-11-7308	59370	10.02
BANK OF AMERICA		MISSING RECEIPT 3/26/20	03/26/2020	SAMS RECEIPT UNSURE OF IT...	01-16-11-7304	DFT0001455	165.49
DOUGLAS VENTURES, LLC	PO00248	004221208-89	03/26/2020	City Hall- Outsourced Janitorial..	01-16-11-6212	59427	1,980.00
SAM'S CLUB		007928	02/19/2020	ITEMS FOR EOC	01-16-11-7304	59465	42.92
SAM'S CLUB		007929	02/19/2020	WATER AND SUPPLIES FOR CITY	01-16-11-7304	59465	29.80
NEW SYSTEM CARPET & BUILD...		083522	03/19/2020	TOILET PAPER-CITY HALL	01-16-11-6212	59458	56.36
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	300 N NEW BALLAS	01-16-11-6254	59453	175.59
AUTHORIZED ELEVATOR		25436	03/18/2020	OPERATOR BELT REPAIR	01-16-11-6211	59416	367.03
ARAMARK UNIFORM SERVICES		316034619	03/17/2020	UNIFORM CLEANING- BUILDI...	01-16-11-7308	59414	10.02
ARAMARK UNIFORM SERVICES		316061066	03/24/2020	UNIFORM CLEANING- BUILDI...	01-16-11-7308	59414	10.02
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	01-16-11-5234	59408	33.55
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	01-16-11-5235	59408	3.61
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	01-16-11-5236	59408	18.52
NEW SYSTEM CARPET & BUILD...		083139-01	03/31/2020	SURFACE CLEANER	01-16-11-6212	59509	99.50
BRANNEY & SONS MERCANTI...		1047657	04/03/2020	COFFEE POT- EMPLOYEE LOU...	01-16-11-7304	59482	42.99
INDUSTRIAL SOAP CO.		1274866	03/27/2020	PAPER TOWELS	01-16-11-6212	59495	164.98
ARAMARK UNIFORM SERVICES		316087474	03/31/2020	UNIFORM CLEANING- BUILDI...	01-16-11-7308	59479	10.02
TERMINIX INTERNATIONAL C...		395196649	03/25/2020	PEST CONTROL- CITY HALL	01-16-11-6212	59517	92.00

Division 11 - ADMINISTRATIVE Total: 5,219.63

Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total: 5,219.63

Department: 21 - POLICE

Division: 11 - ADMINISTRATIVE

REJIS COMMISSION		434682	03/18/2020	FIRST RESPONDER ID BADGE - ...	01-21-11-6213	59396	10.50
SYNCHRONY BANK		444644486478	03/03/2020	PHILLIPS SPEECHEXEC SOFTW...	01-21-11-6213	59400	249.00
BANK OF AMERICA		0102089	02/11/2020	IACP MEMBERSHIP FEES EIDM...	01-21-11-6262	DFT0001434	190.00
BANK OF AMERICA		01-04530-33567	02/11/2020	BOOKS FOR ADMIN DIV	01-21-11-7304	DFT0001435	11.04
BANK OF AMERICA		0129035	02/04/2020	ITEMS FOR FIRST AID KITS PD	01-21-11-6271	DFT0001418	29.12
BANK OF AMERICA		05694G	02/12/2020	LUNCH FOR FILE ON Q TRAINI...	01-21-11-6264	DFT0001395	30.79
BANK OF AMERICA		21705946	02/19/2020	VEHICLE REGISTRATION FEES ...	01-21-11-6202	DFT0001465	80.51
BANK OF AMERICA		3082620	02/25/2020	GRIP A STRIP	01-21-11-7302	DFT0001476	28.03
BANK OF AMERICA		4793529090	02/18/2020	DISINFECTING WIPES	01-21-11-7304	DFT0001409	44.90
BANK OF AMERICA		7044210	02/24/2020	LG AND XL NITRILE GLOVES	01-21-11-6271	DFT0001473	39.92
BANK OF AMERICA		8434664	02/14/2020	CLOCK FOR LOBBY PD	01-21-11-7302	DFT0001402	20.81
BANK OF AMERICA		MISSING RECEIPT 3/26/20	03/26/2020	SAMS ORDER UNSURE OF ITE...	01-21-11-7304	DFT0001455	165.48
BANK OF AMERICA		ORD#25	03/11/2020	LUNCH FOR FILE ON Q TRAINI...	01-21-11-6264	DFT0001453	11.96
BANK OF AMERICA		P2378540	02/21/2020	BUSINESS CARDS FOR SUPPOR...	01-21-11-7304	DFT0001471	14.67
REJIS COMMISSION		434745	03/20/2020	2 NETMOTION CONNECTION ...	01-21-11-6202	59462	16.50
REJIS COMMISSION		434745	03/20/2020	IMDA ORACLE DB MAINT	01-21-11-6202	59462	21.00
REJIS COMMISSION		434745	03/20/2020	CISCO ASA 5505 MAINTENANCE	01-21-11-6202	59462	20.77
REJIS COMMISSION		434745	03/20/2020	LIVESCAN CONNECTION	01-21-11-6202	59462	50.00
REJIS COMMISSION	PO00177	434745	03/20/2020	REJIS SUBSCRIPTION FEES	01-21-11-6202	59462	4,030.39

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
REJIS COMMISSION		434745	03/20/2020	MONTHLY GLOBAL SOFTWARE...	01-21-11-6213	59462	1,155.00
REJIS COMMISSION		434745	03/20/2020	12 VERIZON DATA LINES	01-21-11-6253	59462	588.00
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-21-11-5234	59408	149.51
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-21-11-5235	59408	16.04
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-21-11-5236	59408	123.41
FLORISSANT PSYCHOLOGICAL ...		#CCPDOFF	04/01/2020	OFFICER FITNESS FOR DUTY E...	01-21-11-6203	59487	650.00
FLORISSANT PSYCHOLOGICAL ...		#STARAC50	04/01/2020	PRE EMPLOYMENT SCREENING	01-21-11-6203	59487	300.00

Division 11 - ADMINISTRATIVE Total:

8,047.35

Division: 21 - INVESTIGATION

DOBBS TIRE & AUTO CENTERS		04-314570	03/18/2020	STATE INSPECTION FOR CAR 2...	01-21-21-6202	59375	24.00
WEBER CHEVROLET		748397	03/19/2020	DIAGNOSTIC FOR CAR 2412	01-21-21-6210	59402	149.95
BANK OF AMERICA		4713827	02/14/2020	BB SPEED LOADER/CLOTING ...	01-21-21-7304	DFT0001400	45.44
BANK OF AMERICA		5358606 REFUND	03/27/2020	GRIP A STRIP REFUND	01-21-21-7304	DFT0001456	-24.69
INDUSTRIAL SHELIVING SYSTE...		20-0390	03/20/2020	BIN DIVIDERS FOR EVIDENCE B...	01-21-21-7304	59443	293.08
REJIS COMMISSION		434745	03/20/2020	IMDA ORACLE DB MAINT	01-21-21-6202	59462	10.50
HANDY AUTOMOTIVE		6219-465371	03/20/2020	SOLENOID CANISTER FOR CAR ...	01-21-21-6210	59438	51.92
HANDY AUTOMOTIVE		66219-465356	03/20/2020	REAR BRAKES AND OIL FILTER ...	01-21-21-6210	59438	121.77
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-21-21-5234	59408	111.38
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-21-21-5235	59408	11.94
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-21-21-5236	59408	92.82
DOBBS TIRE & AUTO CENTERS		04-314811	04/01/2020	(3) TIRES FOR CAR 2425	01-21-21-6210	59486	645.72
LEXISNEXIS		1432814-20200331	03/31/2020	MARCH 2020 2 USERS FEES	01-21-21-6202	59501	203.00
WEBER CHEVROLET		2132680	04/01/2020	NUT FOR CAR 2425	01-21-21-6210	59523	7.33
HANDY AUTOMOTIVE		6219-466760	04/01/2020	BRAKE REPAIRS FOR CAR 2425	01-21-21-6210	59492	35.88
PRIMARY MARKING SYSTEMS, ...		IN20188	04/02/2020	ETWIST ANNUAL SOFTWARE ...	01-21-21-6213	59513	500.00

Division 21 - INVESTIGATION Total:

2,280.04

Division: 22 - PATROL

LEON UNIFORM COMPANY		03/18/20	03/18/2020	UNIFORM PURCHASE FOR E BEG..	01-21-22-7308	59386	167.99
LEON UNIFORM COMPANY		497592	03/09/2020	UNIFORM PURCHASE FOR J MC..	01-21-22-7308	59386	85.02
HANDY AUTOMOTIVE		6219-463926	03/09/2020	OIL FILTERS FOR PD FLEET	01-21-22-6210	59380	50.82
HOME DEPOT CREDIT SERVICES		CA79981457	03/16/2020	WET/DRY SHOP VACUUM FOR...	01-21-22-6210	59381	99.00
BANK OF AMERICA		06014004023	02/19/2020	FLEET CAR WASHES	01-21-22-6210	DFT0001440	134.00
BANK OF AMERICA		1638661	02/14/2020	2 AIRSOFT BLOWBACK RIFLE ...	01-21-22-7313	DFT0001412	99.90
BANK OF AMERICA		1937046	02/26/2020	ROLATAPES AND LOCKOUT T...	01-21-22-7302	DFT0001483	90.24
BANK OF AMERICA		200040797	02/12/2020	MEDIA AND PUBLIC RELATIONS.	01-21-22-6265	DFT0001394	695.00
BANK OF AMERICA		3702636	02/18/2020	100 DISPOSABLE TRAINING VA...	01-21-22-6271	DFT0001437	88.95
BANK OF AMERICA		3876255	02/14/2020	AIRSOFT SUPPLIES	01-21-22-7313	DFT0001403	66.18
BANK OF AMERICA		4713827	02/14/2020	BB SPEED LOADER/CLOTING ...	01-21-22-7302	DFT0001400	447.84
BANK OF AMERICA		4713827	02/14/2020	BB SPEED LOADER/CLOTING ...	01-21-22-7304	DFT0001400	8.99
BANK OF AMERICA		6782603 REFUND	01/21/2020	2 PAIR LG KEVLAR GLOVES	01-21-22-7302	DFT0001417	-76.60
BANK OF AMERICA		7053823	02/20/2020	24 CR123A BATTERIES	01-21-22-7313	DFT0001467	40.40
BANK OF AMERICA		8248223	02/18/2020	LG SEARCH GLOVES	01-21-22-7302	DFT0001410	119.98
BANK OF AMERICA		8478952	02/20/2020	4 PISTOLS/MAGS FOR PISTOLS...	01-21-22-7313	DFT0001468	60.75

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
BANK OF AMERICA		8478952	02/20/2020	4 PISTOLS/MAGS FOR PISTOLS...	01-21-22-7313	DFT0001468	555.94
GALLS, LLC	PO00283	015341701	03/25/2020	Ballistic Shields	01-21-22-9503	59435	2,140.00
DOBBS TIRE & AUTO CENTERS		04-314413	03/12/2020	0121226210	01-21-22-6210	59426	542.00
DEKA/ELECTRO BATTERY MFG.		117416	03/17/2020	BATTERY FOR CAR 2410	01-21-22-6210	59424	116.16
LEON UNIFORM COMPANY		493197-03	03/27/2020	UNIFORM ALLOWANCE - C AL...	01-21-22-7308	59448	100.24
LEON UNIFORM COMPANY		495668	03/27/2020	UNIFORM ALLOWANCE - D HE...	01-21-22-7308	59448	80.95
LEON UNIFORM COMPANY		495745-01	03/27/2020	UNIFORM ALLOWANCE - W S...	01-21-22-7308	59448	6.99
HANDY AUTOMOTIVE		6219-464810	03/16/2020	FRONT BRAKES FOR CAR 2410	01-21-22-6210	59438	218.25
HANDY AUTOMOTIVE		6219-465086	03/18/2020	WIPER BLADES FOR PD FLEET	01-21-22-6210	59438	146.10
HANDY AUTOMOTIVE		6219-465680	03/24/2020	(5) OIL FILTERS	01-21-22-6210	59438	16.10
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-21-22-5234	59408	790.38
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-21-22-5235	59408	84.66
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-21-22-5236	59408	616.89
DOBBS TIRE & AUTO CENTERS		04-314685	03/24/2020	(4) TIRES FOR CAR 2411	01-21-22-6210	59486	542.00
LEON UNIFORM COMPANY		496286-01	04/03/2020	PD UNIFORM PURCHASE - P L...	01-21-22-7308	59500	221.94
LEON UNIFORM COMPANY		499048	04/03/2020	PD UNIFORM PURCHASE - B C...	01-21-22-7308	59500	83.00
G & J AUTOMOTIVE		5286688	03/26/2020	MISC PARTS COR CAR 2425	01-21-22-6210	59488	324.35
HANDY AUTOMOTIVE		6219-466493	03/30/2020	HEADLIGHTS FOR CHARGERS	01-21-22-6210	59492	78.60
DEFENDER PRODUCT SOLUTI...		DPS-20-0021	04/04/2020	DIAGNOSIS CAR 2408 WATCH...	01-21-22-6210	59485	135.00
DEBORAH R LOSO		REFUND HI	03/31/2020	REFUND OVERPAYMENT INS	01-21-22-5230	59484	-244.13
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-21-22-5230	59515	-680.72
SCOTT WORTH		REFUND HI	04/01/2020	REFUND OVERPAYMENT INS	01-21-22-5233	59515	-31.66

Division 22 - PATROL Total: 8,021.50

Department 21 - POLICE Total: 18,348.89

Department: 31 - PUBLIC WORKS

Division: 11 - ADMINISTRATIVE

BANK OF AMERICA	0202632	02/18/2020	OFFICE CLOCK	01-31-11-9504	DFT0001439	75.00
BANK OF AMERICA	104144	02/14/2020	APWA LUNCHEON	01-31-11-6264	DFT0001405	20.00
BANK OF AMERICA	8290638	02/13/2020	FICUS SILK TREE FOR HALLWAY	01-31-11-9504	DFT0001397	109.42
BANK OF AMERICA	8978	02/19/2020	FRONT OFFICE DIFFUSER	01-31-11-7304	DFT0001486	22.12
AMERICAN UNITED LIFE INSU...	GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-31-11-5234	59408	85.15
AMERICAN UNITED LIFE INSU...	GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-31-11-5236	59408	69.78
US BANK EQUIPMENT FINANCE PO00167	410468649	03/26/2020	LEASE & MAINTENANCE AGRE...	01-31-11-6213	59522	355.48

Division 11 - ADMINISTRATIVE Total: 736.95

Division: 41 - STREET MAINTENANCE

SPIRE	9717450000	3/13/20	03/13/2020	GAS 1030N LINDBERGH 2/13-3...	01-31-41-6252	DFT0001374	149.96
NEUMAYER EQUIPMENT COM...	0648513-IN		03/10/2020	DIESEL DISPENSER CALIBRATI...	01-31-41-6212	59393	149.25
NEUMAYER EQUIPMENT COM...	0648514-IN		03/10/2020	DIESEL DISPENSER REPAIR	01-31-41-6212	59393	222.40
BRANNEKY & SONS MERCANTI...	1046947		03/16/2020	MAGNETS FOR OFFICE	01-31-41-6212	59373	26.70
ABSTENENCIA GENTRY	1261-2000010742		03/09/2020	PW TEMP EMPLOYEE W/E 3/8...	01-31-41-6207	59367	579.60
ABSTENENCIA GENTRY	1261-2500005441		03/09/2020	PW TEMP EMPLOYEE W/E 3/8...	01-31-41-6207	59367	496.80
ABSTENENCIA GENTRY	1261-2500005442		03/09/2020	PW TEMP EMPLOYEE W/E 3/8...	01-31-41-6207	59367	580.65
AIM TO AMAZE OUTDOOR SE...	PO00290	2020-109	03/11/2020	TREE REMOVAL	01-31-41-6212	59368	14,185.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARAMARK UNIFORM SERVICES		315802187	01/15/2020	UNIFORM SERVICE- OVERCHA...	01-31-41-7308	59370	-28.35
ARAMARK UNIFORM SERVICES		316008180	03/10/2020	UNIFORM SERVICE	01-31-41-7308	59370	77.02
ERB EQUIPMENT COMPANY		452075	03/11/2020	OIL FILTER AND OIL	01-31-41-6211	59377	134.57
HANDY AUTOMOTIVE		6219-464231	03/11/2020	BACKHOE FILTER	01-31-41-6211	59380	95.22
BLUE CHIP EXTERMINATING		9486790	03/03/2020	PEST CONTROL FOR 996 E RUE...	01-31-41-7301	59372	26.50
SUNBELT RENTALS INC		99265580-0001	03/05/2020	REAR TINE TILLER RENTAL	01-31-41-6266	59399	134.09
LUBY EQUIPMENT SERVICES		PSO028595-1	03/10/2020	GRIP FOR PW SHOP	01-31-41-6211	59387	321.75
LUBY EQUIPMENT SERVICES		PSO028936-1	03/11/2020	MODULE FOR PW SHOP	01-31-41-6211	59387	235.20
SPIRE		7725111000 3/19/20	03/19/2020	996 RUE DE LA BANQUE PW S...	01-31-41-6252	DFT0001489	586.80
ACCURATE SUPERIOR SCALE C...	PO00289	0001418-IN	03/20/2020	Portable truck scales	01-31-41-9503	59405	3,146.50
MIDWESTERN SAFETY EQUIP...		004372	03/18/2020	SAFETY SUPPLIES	01-31-41-7308	59454	147.00
BRANNEY & SONS MERCANTI...		1047044	03/18/2020	CLEANING SUPPLIES	01-31-41-7301	59417	5.22
BRANNEY & SONS MERCANTI...		1047416	03/28/2020	SHOP LIGHTS/LOCK	01-31-41-6212	59417	157.42
ABSTENENCIA GENTRY		1261-2000010761	03/16/2020	EXCEL- PW TEMPORARY EMPL...	01-31-41-6207	59404	579.60
ABSTENENCIA GENTRY		1261-2000010778	03/23/2020	EXCEL- PW TEMPORARY EMPL...	01-31-41-6207	59404	579.60
ABSTENENCIA GENTRY		1261-2500005462	03/16/2020	EXCEL- PW TEMPORARY EMPL...	01-31-41-6207	59404	397.44
ABSTENENCIA GENTRY		1261-2500005481	03/26/2020	EXCEL- PW TEMPORARY EMPL...	01-31-41-6207	59404	496.80
ABSTENENCIA GENTRY		1261-2500005482	03/26/2020	EXCEL- PW TEMPORARY EMP...	01-31-41-6207	59404	588.00
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	996 E RUE DE LA BANQUE	01-31-41-6254	59453	63.58
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	1030 N LINDBERGH	01-31-41-6254	59453	34.36
CREST INDUSTRIES, INC.		2548011	03/16/2020	CLEANING SUPPLIES	01-31-41-7301	59421	72.27
CREST INDUSTRIES, INC.		2549190 REDO	03/20/2020	CLEANING SUPPLIES	01-31-41-7301	59421	128.00
CREST INDUSTRIES, INC.		2549682	03/24/2020	CLEANING SUPPLIES	01-31-41-7301	59421	36.08
CREST INDUSTRIES, INC.		2549957	03/26/2020	CLEANING SUPPLIES	01-31-41-7301	59421	90.00
CREST INDUSTRIES, INC.		2550410 REDO	03/27/2020	ALCOHOL 2OZ SPRAY	01-31-41-7301	59421	141.12
ARAMARK UNIFORM SERVICES		316034618	03/17/2020	UNIFORM SERVICE	01-31-41-7308	59414	75.64
ARAMARK UNIFORM SERVICES		316061065	03/24/2020	UNIFORM SERVICE- PW SHOP	01-31-41-7308	59414	75.64
KIRKWOOD MATERIAL SUPPLY		337446/1	03/28/2020	MULCH FOR CITY HALL	01-31-41-7303	59447	82.50
KIRKWOOD MATERIAL SUPPLY		337450/1	03/28/2020	MULCH FOR CITY HALL	01-31-41-7303	59447	110.00
KIRKWOOD MATERIAL SUPPLY		337459/1	03/28/2020	MULCH FOR CITY HALL	01-31-41-7303	59447	110.00
KIRKWOOD MATERIAL SUPPLY		337460/1	03/28/2020	MULCH FOR CITY HALL	01-31-41-7303	59447	110.00
KIRKWOOD MATERIAL SUPPLY		337462/1	03/28/2020	MULCH FOR CITY HALL	01-31-41-7303	59447	110.00
KIRKWOOD MATERIAL SUPPLY		337467/1	03/28/2020	MULCH FOR CITY HALL	01-31-41-7303	59447	110.00
HANDY AUTOMOTIVE		6219-465529	03/23/2020	DEF FLUID	01-31-41-6210	59438	134.85
N.B. WEST CONTRACTING CO.		6836	03/26/2020	COLD PATCH	01-31-41-7305	59456	174.80
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-31-41-5234	59408	126.52
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-31-41-5235	59408	13.54
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-31-41-5236	59408	76.91
VERMEER OF MISSOURI & ILLI...		PB1657	03/23/2020	CHIPPER SAFETY SWITCH	01-31-41-6211	59474	143.94
VERMEER OF MISSOURI & ILLI...		PB1671	03/24/2020	CHIPPER SAFETY SWITCH	01-31-41-6211	59474	207.58
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	533 N NEW BALLAS RD IRRCTR ..	01-31-41-6254	59506	36.00
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	198 N NEW BALLAS RD IRR 2.2...	01-31-41-6254	59506	36.00
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	740 N NEW BALLAS RD IRR1ST ...	01-31-41-6254	59506	36.00
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	451 N NEW BALLAS RD IRR3RD ..	01-31-41-6254	59506	36.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	11915 OLIVE BLVD 2.20.20-3.1...	01-31-41-6254	59506	88.56
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	11400 OLDE CABIN RD 2.19.20...	01-31-41-6254	59506	1,196.00
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	160 N NEW BALLAS RD IRRG 2....	01-31-41-6254	59506	36.00
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	1030 N LINDBERGH BLVD 2.14...	01-31-41-6254	59506	19.62
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	6 BEACON HILL 2/22/20-3/19/...	01-31-41-6254	59506	26.64
ABSTENENCIA GENTRY		1261-2500005495	03/30/2020	EXCEL- PW TEMPORARY EMPL...	01-31-41-6207	59475	529.20
ABSTENENCIA GENTRY		1261-2500005496	03/30/2020	EXCEL- PW TEMPORARY EMPL...	01-31-41-6207	59475	507.15
K&K SUPPLY		206097	02/27/2020	Z-BOOM RENTAL- CITY HALL LI...	01-31-41-6212	59497	485.00
CREST INDUSTRIES, INC.		2550905 REDO	03/31/2020	GARAGE STOCK	01-31-41-6212	59483	126.49
ARAMARK UNIFORM SERVICES		316087473	03/31/2020	UNIFORM SERVICE	01-31-41-7308	59479	75.64
HANDY AUTOMOTIVE		6219-466494	03/30/2020	WASHER FLUID	01-31-41-6210	59492	61.02
BLUE CHIP EXTERMINATING		9502833	03/19/2020	PEST CONTROL- RACCOON	01-31-41-6212	59481	300.00
BLUE CHIP EXTERMINATING		9502880	03/20/2020	PEST CONTROL- RACCOON	01-31-41-6212	59481	75.00
BLUE CHIP EXTERMINATING		9502907	03/23/2020	PEST CONTROL- BAIT TRAP RA...	01-31-41-6212	59481	50.00
BLUE CHIP EXTERMINATING		9503203	03/25/2020	PEST CONTROL- RACCOON	01-31-41-6212	59481	75.00
Division 41 - STREET MAINTENANCE Total:							30,093.39
Division: 42 - HEALTH/WELFARE							
REPUBLIC SERVICES	PO00198	346021396966	03/24/2020	TRASH & RECYCLING 3/1-3/31...	01-31-42-6214	59397	1,664.86
REPUBLIC SERVICES	PO00198	0346-021378240	03/15/2020	TRASH & RECYCLING 7/1/19-6...	01-31-42-6214	59463	62,702.54
Division 42 - HEALTH/WELFARE Total:							64,367.40
Division: 43 - PARKS MAINTENANCE							
MISSOURI DIVISION OF FIRE S...		000120888	03/10/2020	TAPPMAYER HOUSE ELEVATOR...	01-31-43-6224	59392	25.00
BRANNEY & SONS MERCANTI...		1046771	03/13/2020	SCALE FOR FERTILIZER	01-31-43-6212	59373	9.99
ABSTENENCIA GENTRY		1261-2000010742	03/09/2020	PW TEMP EMPLOYEE W/E 3/8...	01-31-43-6207	59367	193.20
ABSTENENCIA GENTRY		1261-2500005441	03/09/2020	PW TEMP EMPLOYEE W/E 3/8...	01-31-43-6207	59367	165.60
ABSTENENCIA GENTRY		1261-2500005442	03/09/2020	PW TEMP EMPLOYEE W/E 3/8...	01-31-43-6207	59367	193.55
CREST INDUSTRIES, INC.		2547856	03/16/2020	ALCOHOL WIPES AND FOAMI...	01-31-43-7301	59374	368.52
ARAMARK UNIFORM SERVICES		315802187	01/15/2020	UNIFORM SERVICE- OVERCHA...	01-31-43-7308	59370	-9.45
ARAMARK UNIFORM SERVICES		316008180	03/10/2020	UNIFORM SERVICE	01-31-43-7308	59370	25.68
HANDY AUTOMOTIVE		6219-464231	03/11/2020	BACKHOE FILTER	01-31-43-6211	59380	31.74
WESTPORT POOLS, INC.		93140	03/16/2020	CHLORINE FOR CLEANING	01-31-43-7301	59403	56.00
BLUE CHIP EXTERMINATING		9486790	03/03/2020	PEST CONTROL FOR 996 E RUE...	01-31-43-7301	59372	26.50
FASTSIGNS		INV.-75965	03/10/2020	PORCH SIGN- CONWAY PARK	01-31-43-6212	59378	48.00
LUBY EQUIPMENT SERVICES		PSO028595-1	03/10/2020	GRIP FOR PW SHOP	01-31-43-6211	59387	107.25
LUBY EQUIPMENT SERVICES		PSO028936-1	03/11/2020	MODULE FOR PW SHOP	01-31-43-6211	59387	78.40
BANK OF AMERICA		8580255	02/07/2020	ORGANIZER FOR A BOSHEARS	01-31-43-7304	DFT0001428	29.99
MIDWESTERN SAFETY EQUIP...		004372	03/18/2020	SAFETY SUPPLIES	01-31-43-7308	59454	49.00
BRANNEY & SONS MERCANTI...		1047044	03/18/2020	CLEANING SUPPLIES	01-31-43-7301	59417	5.23
ABSTENENCIA GENTRY		1261-2000010761	03/16/2020	EXCEL- PW TEMPORARY EMPL...	01-31-43-6207	59404	193.20
ABSTENENCIA GENTRY		1261-2000010778	03/23/2020	EXCEL- PW TEMPORARY EMPL...	01-31-43-6207	59404	193.20
ABSTENENCIA GENTRY		1261-2500005462	03/16/2020	EXCEL- PW TEMPORARY EMPL...	01-31-43-6207	59404	132.48
ABSTENENCIA GENTRY		1261-2500005481	03/26/2020	EXCEL- PW TEMPORARY EMPL...	01-31-43-6207	59404	165.60
ABSTENENCIA GENTRY		1261-2500005482	03/26/2020	EXCEL- PW TEMPORARY EMP...	01-31-43-6207	59404	196.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	12100 CONWAY	01-31-43-6254	59453	29.49
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	10620 COUNTRY VIEW	01-31-43-6254	59453	34.36
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	11370 ST PAUL	01-31-43-6254	59453	29.49
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	902 N MASON	01-31-43-6254	59453	151.24
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	1000 BARNES WEST	01-31-43-6254	59453	34.36
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	601 COEUR DE VILLE	01-31-43-6254	59453	29.49
CREST INDUSTRIES, INC.		2548011	03/16/2020	CLEANING SUPPLIES	01-31-43-7301	59421	72.27
CREST INDUSTRIES, INC.		2549190 REDO	03/20/2020	CLEANING SUPPLIES	01-31-43-7301	59421	128.00
CREST INDUSTRIES, INC.		2549682	03/24/2020	CLEANING SUPPLIES	01-31-43-7301	59421	36.08
CREST INDUSTRIES, INC.		2549957	03/26/2020	CLEANING SUPPLIES	01-31-43-7301	59421	90.00
CREST INDUSTRIES, INC.		2550410 REDO	03/27/2020	ALCOHOL 2OZ SPRAY	01-31-43-7301	59421	141.12
ARAMARK UNIFORM SERVICES		316034618	03/17/2020	UNIFORM SERVICE	01-31-43-7308	59414	25.22
ARAMARK UNIFORM SERVICES		316061065	03/24/2020	UNIFORM SERVICE- PW SHOP	01-31-43-7308	59414	25.22
PWD SYSTEMS LLC		4978	03/20/2020	DOG WASTE BAGS	01-31-43-6212	59461	1,498.20
HANDY AUTOMOTIVE		6219-465529	03/23/2020	DEF FLUID	01-31-43-6210	59438	44.95
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-31-43-5234	59408	46.01
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-31-43-5235	59408	4.94
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-31-43-5236	59408	29.19
FASTSIGNS		INV.-76202	03/19/2020	PARKS- CLOSED SIGNS	01-31-43-6212	59432	940.47
VERMEER OF MISSOURI & ILLI...		PB1657	03/23/2020	CHIPPER SAFETY SWITCH	01-31-43-6211	59474	47.98
VERMEER OF MISSOURI & ILLI...		PB1671	03/24/2020	CHIPPER SAFETY SWITCH	01-31-43-6211	59474	69.20
MISSOURI AMERICAN WATER ...		1017-210041135520 3.23.20	03/23/2020	902 MASON RD 2.21.20- 3.18....	01-31-43-6224	59506	222.96
ABSTENENCIA GENTRY		1261-2500005495	03/30/2020	EXCEL- PW TEMPORARY EMPL...	01-31-43-6207	59475	176.40
ABSTENENCIA GENTRY		1261-2500005496	03/30/2020	EXCEL- PW TEMPORARY EMPL...	01-31-43-6207	59475	169.05
ARAMARK UNIFORM SERVICES		316087473	03/31/2020	UNIFORM SERVICE	01-31-43-7308	59479	25.22
KIRKWOOD MATERIAL SUPPLY		337972/1	04/03/2020	PARKS MULCH	01-31-43-7303	59498	110.00
KIRKWOOD MATERIAL SUPPLY		338018/1	04/03/2020	PARKS-MULCH	01-31-43-7303	59498	110.00
KIRKWOOD MATERIAL SUPPLY		338050/1	04/03/2020	PARKS MULCH	01-31-43-7303	59498	110.00
KIRKWOOD MATERIAL SUPPLY		338062/1	04/03/2020	PARKS MULCH	01-31-43-7303	59498	110.00
KIRKWOOD MATERIAL SUPPLY		338067/1	04/04/2020	PARKS MULCH	01-31-43-7303	59498	110.00
KIRKWOOD MATERIAL SUPPLY		338077/1	04/04/2020	PARKS MULCH	01-31-43-7303	59498	110.00
KIRKWOOD MATERIAL SUPPLY		338084/1	04/04/2020	PARKS MULCH	01-31-43-7303	59498	110.00
HANDY AUTOMOTIVE		6219-466494	03/30/2020	WASHER FLUID	01-31-43-6210	59492	20.34
MILBRADT LAWN EQUIPMENT...		957527	04/06/2020	WALK BEHIND PARTS	01-31-43-6211	59502	7.44
MILBRADT LAWN EQUIPMENT...		957536	04/06/2020	WALK BEHIND PARTS	01-31-43-6211	59502	2.38

Division 43 - PARKS MAINTENANCE Total: 7,185.75

Department 31 - PUBLIC WORKS Total: 102,383.49

Department: 32 - COMMUNIITY DEVELOPMENT

Division: 11 - ADMINISTRATIVE

BANK OF AMERICA	01E10BEFKDDF25PR6DB	02/14/2020	APA SPRING WORKSHOP J JA...	01-32-11-6261	DFT0001398	159.00
BANK OF AMERICA	1789824	03/03/2020	CITY PLANNER DESK PAD REPL...	01-32-11-7304	DFT0001448	11.94
BANK OF AMERICA	754919325	02/21/2020	GAS CITY OF LEBANON TRIP F...	01-32-11-6265	DFT0001469	29.60
AMERICAN UNITED LIFE INSU...	GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	01-32-11-5234	59408	72.21

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	01-32-11-5235	59408	7.73
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	01-32-11-5236	59408	60.17
Division 11 - ADMINISTRATIVE Total:							340.65
Division: 61 - BUILDING DEPARTMENT							
INTERNATIONAL CODE COUNC...		1001168727	03/04/2020	IB/IRC TABS SOFT	01-32-61-7304	59384	38.40
INDOX SERVICES		50008309	03/11/2020	PD RECORD REQUEST	01-32-61-7304	59383	218.51
BANK OF AMERICA		254433	02/26/2020	FILTERS	01-32-61-7302	DFT0001481	32.76
BANK OF AMERICA		5669049	03/04/2020	UTILITY COVERALL	01-32-61-7304	DFT0001449	27.95
BANK OF AMERICA		5755479	02/26/2020	3 FACE RESPIRATOR ASSEMBLY	01-32-61-7302	DFT0001480	93.72
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	01-32-61-5234	59408	159.77
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	01-32-61-5235	59408	17.10
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	01-32-61-5236	59408	143.61
Division 61 - BUILDING DEPARTMENT Total:							731.82
Department 32 - COMMUNIUNITY DEVELOPMENT Total:							1,072.47
Fund 01 - GENERAL FUND Total:							175,923.49

Fund: 02 - CAPITAL IMPROVEMENT FUND

Department: 61 - CIP

Division: 71 - CIP

MEYER ELECTRIC CO INC	PO00291	100912	03/12/2020	Emerald Green Monument Lig...	02-61-71-9510	59391	5,683.00
INTUITION & LOGIC	PO00268	200104	01/31/2020	Balcon Estates Culvert Design	02-61-71-9509	59385	263.75
INTUITION & LOGIC	PO00268	200207	02/29/2020	Balcon Estates Culvert Design	02-61-71-9509	59385	168.75
MARIE C DENNIS	PO00274	202040	03/01/2020	Olive-Lindbergh Bridge/Signal ...	02-61-71-9510	59389	1,871.52
MARIE C DENNIS	PO00269	4 3/12/20	03/12/2020	Old Olive Great Streets Phase 1..	02-61-71-9510	59389	7,325.72
HORNER & SHIFRIN INC	PO00246	59930	03/04/2020	Emerson Road Design - Suppl...	02-61-71-9510	59382	1,026.25
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	02-61-71-5234	59408	19.17
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	02-61-71-5235	59408	2.05
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L..	02-61-71-5236	59408	15.97
Division 71 - CIP Total:							16,376.18
Department 61 - CIP Total:							16,376.18
Fund 02 - CAPITAL IMPROVEMENT FUND Total:							16,376.18

Fund: 06 - MUNICIPAL ENTERPRISE FUND

SHEREZE FENDERSON		19021	03/17/2020	3/21/20 ROOM RENTAL CANCEL...	06-4541	59467	160.00
CINDY CODY		20064	03/02/2020	3/21 ROOM RENTAL CANCELL...	06-4541	59420	165.00
SYDNEY THOMPSON		20201	03/06/2020	3/28 FACILITY RENTAL CANCEL...	06-4541	59469	147.50
KARLA NIEDERHAUSER		20202	03/06/2020	FACILITY CANCELLATION	06-4540	59446	95.00
HELEN CARTER		3/21/20 CANCELLATION	03/25/2020	FACILITY CANCELLATION	06-4540	59441	165.00
ERICA BOCKHOFF		3/21/20 ICE RENTAL	03/21/2020	ICE RENTAL CANCELLATION	06-4522	59431	235.00
EMILY DANIELS		4/11/20 ROOM RENTAL	03/17/2020	ROOM RENTAL CANCELLATION	06-4540	59429	145.00
MELVIN BROWN		4/25/20 FACILITY RENTAL	03/17/2020	FACILITY RENTAL CANCELLATI...	06-4540	59452	75.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
SYDNEY THOMPSON		3143237905	03/22/2020	COVID CANCELLATION	06-4541	59516	145.00
							1,332.50
							1,332.50
Department: 14 - COMMUNITY SERVICES							
Division: 31 - ICE ARENA							
SPIRE		4981701000 3/18/20	03/18/2020	11400 OLDE CABIN 2/18-3/17/...	06-14-31-6252	DFT0001488	2,369.68
BANK OF AMERICA		0092099745684434	03/02/2020	TAX REFUND FOR VAC FOR DRC	06-14-31-9503	DFT0001446	-5.17
BANK OF AMERICA		11543423	02/05/2020	COLD WATER VALVE REPLACE...	06-14-31-6212	DFT0001421	88.66
BANK OF AMERICA		4189630373757525	02/25/2020	CLEANING SUPPLIES ICE ARENA	06-14-31-7301	DFT0001477	19.88
BANK OF AMERICA		64504335817985066883	03/27/2020	TAX REFUND FOR VAC FOR DRC	06-14-31-9503	DFT0001457	-5.83
BANK OF AMERICA		6881	03/27/2020	REFUND FOR CANCELING MPR...	06-14-31-6261	DFT0001458	-315.00
BANK OF AMERICA		MR FEB 2020 #2	03/27/2020	PIZZA FOR STAFF LUNCH MISS...	06-14-31-7304	DFT0001460	75.02
BANK OF AMERICA		MR FEB 2020 #3	03/27/2020	LEARN TO SKATE SUPPLIES	06-14-31-7304	DFT0001459	54.96
NEW SYSTEM CARPET & BUILD...		083140	03/06/2020	CLEANING SUPPLIES & STOCK ...	06-14-31-7301	59458	433.46
HUMAN RESOURCE STAFFING		1001059052	03/26/2020	PT EMPLOYEE	06-14-31-6203	59442	265.98
RICOH USA, INC		103444673	03/18/2020	METER READS	06-14-31-6213	59464	50.79
MURPHY		163078	03/16/2020	LEAK DETECTOR	06-14-31-6268	59455	156.00
PAVYER PRINTING MACHINE ...		227690	03/05/2020	BLADE SHARPENING FOR RINK...	06-14-31-6211	59459	37.70
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	11400 OLDE CABIN RD	06-14-31-6254	59453	42.68
ALARM 24, INC.		26594	03/05/2020	REPLACE ZONE 18 DEVICE- DRC	06-14-31-6212	59406	145.00
AMERIGAS PROPANE		3103760255	03/06/2020	PROPANE FOR RINK	06-14-31-7307	59413	326.64
ARAMARK UNIFORM SERVICES		316008182	03/09/2020	TOWELS MOPS UNIFORMS	06-14-31-7301	59414	11.26
ARAMARK UNIFORM SERVICES		316008182	03/09/2020	TOWELS MOPS UNIFORMS	06-14-31-7308	59414	2.75
GRAINGER		9463587346	03/04/2020	MISC BUILDING SUPPLIES	06-14-31-6212	59436	89.72
GRAINGER		9465151877	03/05/2020	BROADCAST SPREADER REFU...	06-14-31-6212	59436	-115.39
GRAINGER		9466438463	03/06/2020	ISULATION/PIPE FITTINGS	06-14-31-6212	59436	35.89
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	06-14-31-5234	59408	39.23
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	06-14-31-5235	59408	4.21
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	06-14-31-5236	59408	32.69
AMERENUE		1801001713 3/16/20	03/16/2020	11400 OLDE CABIN ICE ARENA...	06-14-31-6250	DFT0001537	6,548.01
HUMAN RESOURCE STAFFING		1001059154	03/29/2020	PT STAFF FOR DRC W/E 3/29/...	06-14-31-6203	59493	214.50
MISSOURI AMERICAN WATER ...		1017-210013831861 3/31/20	03/31/2020	11400 OLDE CABIN FIRE 3/31-...	06-14-31-6254	59505	58.09
AFFORDABLE OFFICE INTERIO...		2003178	04/02/2020	DRC OFFICE FURNITURE FOR R...	06-14-31-9503	59476	1,395.00
PAVYER PRINTING MACHINE ...		227890	03/25/2020	OLY BLADE SHARPENING	06-14-31-6211	59511	32.70
AMERIGAS PROPANE		3104330200	03/20/2020	OLY PROPANE	06-14-31-7307	59478	165.17
ARAMARK UNIFORM SERVICES		316034620	03/17/2020	TOWELS MOPS UNIFORMS	06-14-31-7301	59479	11.26
ARAMARK UNIFORM SERVICES		316034620	03/17/2020	TOWELS MOPS UNIFORMS	06-14-31-7308	59479	2.75
GRAINGER		9483880945	03/23/2020	THERMOSTATS AND CABLE TIES	06-14-31-6212	59489	110.89
BATTERIES PLUS		P25491134	03/26/2020	BATTERIES	06-14-31-6211	59480	521.80
BATTERIES PLUS		P25493724	04/08/2020	REFUND BATTERY CORES	06-14-31-6211	59480	-108.00
NEW SYSTEM CARPET & BUILD...		R026349	03/26/2020	MOTOR AND FRAME	06-14-31-6212	59509	197.57
Division 31 - ICE ARENA Total:							12,990.55

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 32 - GOLF MAINTENANCE							
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	06-14-32-5234	59408	37.58
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	06-14-32-5235	59408	4.02
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	06-14-32-5236	59408	31.31
AMERENUE		0639074006 3/16/20	03/16/2020	11400 OLDE CABIN LAKE FOU...	06-14-32-6250	DFT0001534	12.14
AMERENUE		7072604119 3/16/20	03/16/2020	11400 OLDE CABIN MAINT SH...	06-14-32-6250	DFT0001536	173.04
HYSPECO, INC.		003480804	03/31/2020	HOSE FOR JD240	06-14-32-6211	59494	47.71
KIRKWOOD MATERIAL SUPPLY		337710/1	04/01/2020	MULCH FOR BEDS GOLF COUR...	06-14-32-7303	59498	610.00
LAFARGE NORTH AMERICA, IN...		712377438	03/17/2020	GOLF COURSE SAND	06-14-32-6212	59499	821.46
GREENSPRO, INC.		INV0035573	03/17/2020	FERTILIZER AND DITHIOPYR G...	06-14-32-7303	59491	444.34
Division 32 - GOLF MAINTENANCE Total:							2,181.60
Division: 33 - PRO-SHOP							
SPIRE		4981701000 3/18/20	03/18/2020	11400 OLDE CABIN 2/18-3/17/...	06-14-33-6252	DFT0001488	1,015.59
RICOH USA, INC		103444673	03/18/2020	METER READS 2/12-3/11/20	06-14-33-6213	59464	50.79
METROPOLITAN ST. LOUIS SE...		242628 -3032620-1	03/17/2020	11400 OLDE CABIN RD	06-14-33-6254	59453	128.04
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	06-14-33-5234	59408	18.13
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	06-14-33-5235	59408	1.94
AMERICAN UNITED LIFE INSU...		GROUP LIFE MAR 20	03/23/2020	GROUP LIFE, AD&D, LTD, VOL L...	06-14-33-5236	59408	15.11
AMERENUE		9601003815 3/16/20	03/16/2020	11400 OLDE CABIN GOLF SHOP..	06-14-33-6250	DFT0001535	952.44
PNC EQUIPMENT FINANCE		756295	03/23/2020	PROPERTY TAX GOLF CARTS 2...	06-14-33-6202	59512	1,699.29
Division 33 - PRO-SHOP Total:							3,881.33
Division: 34 - FOOD SERVICES							
BANK OF AMERICA		1334886020400924058	03/01/2020	CONCESSION STAND SUPPLIES	06-14-34-7301	DFT0001445	23.90
TJ'S PIZZA		139670	03/05/2020	FOOD RESALE-CONCESSION S...	06-14-34-8315	59470	174.25
ARAMARK UNIFORM SERVICES		316008182	03/09/2020	TOWELS MOPS UNIFORMS	06-14-34-7301	59414	8.36
HEARTLAND COCA-COLA BOTT...		6005207545	03/04/2020	DRINKS FOR RESALE	06-14-34-8317	59440	500.45
MISSOURI DIV OF ALCOHOL A...		266044	04/02/2020	LIQUOR LICENSE RENEWALS	06-14-34-6202	59507	250.00
ARAMARK UNIFORM SERVICES		316034620	03/17/2020	TOWELS MOPS UNIFORMS	06-14-34-7301	59479	8.36
Division 34 - FOOD SERVICES Total:							965.32
Department 14 - COMMUNITY SERVICES Total:							20,018.80
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:							21,351.30
Fund: 11 - SEWER LATERAL FUND							
Department: 61 - CIP							
Division: 93 - SEWER LATERAL							
THOMAS OR KELSIE ZENK		SLR 3/25/20	03/25/2020	SEWER LATERAL REIMBURSM...	11-61-93-9315	59518	1,924.00
JASON HELMHOLT		SLR 3/31/20	03/31/2020	SEWER LATERAL REIMBURSM...	11-61-93-9315	59496	1,636.50
Division 93 - SEWER LATERAL Total:							3,560.50
Department 61 - CIP Total:							3,560.50
Fund 11 - SEWER LATERAL FUND Total:							3,560.50

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 15 - POLICE BUILDING FUND							
Department: 61 - CIP							
Division: 71 - CIP							
UNITED CONSTRUCTION ENT. ...	PO00051-R1	TWENTY THREE 3/31/20	03/27/2020	Smoke Evacuation sys & outst...	15-61-71-9501	1132	83,303.72
CONRAD-LUTZ & ASSOCIATES	PO00293	1952	03/26/2020	DESIGN DOCUMENTS- NEW EL...	15-61-71-9501	1133	8,000.00
Division 71 - CIP Total:							91,303.72
Department 61 - CIP Total:							91,303.72
Fund 15 - POLICE BUILDING FUND Total:							91,303.72
Fund: 19 - PUBLIC SAFETY FUND							
Department: 21 - POLICE							
Division: 23 - COUNTY PUBLIC SAFETY-PROP P							
DOUGLAS VENTURES, LLC	PO00253	004221207-88	04/01/2020	Custodial Cleaning Services for...	19-21-23-6212	59376	1,530.00
SPIRE		006378PD3	03/13/2020	NATURAL GAS - 2-13-3-12-202...	19-21-23-6252	59398	138.06
HACKETT SECURITY, INC.		70514568	02/16/2020	ALARM MONITORING SERVICE...	19-21-23-6255	59379	150.00
BANK OF AMERICA		000249452	02/07/2020	ONLINE HEART SAVER INSTRU...	19-21-23-6261	DFT0001426	34.00
BANK OF AMERICA		1570-12022020-0846-0898	02/12/2020	REGISTRATION FEES FOR H FR...	19-21-23-6265	DFT0001396	195.00
BANK OF AMERICA		221/KXTD	01/20/2020	REFUND FOR TAX CHARGE	19-21-23-6261	DFT0001416	-21.28
BANK OF AMERICA		222/SXQL	01/20/2020	REFUND FOR TAX CHARGE	19-21-23-6261	DFT0001438	-21.28
BANK OF AMERICA		41852358640	02/26/2020	LIFELINE TRAINING MANNING...	19-21-23-6261	DFT0001482	359.00
BANK OF AMERICA		6922656	02/05/2020	4 MICRO SD CARDS FOR DRON...	19-21-23-9503	DFT0001419	97.12
BANK OF AMERICA		8161835	02/12/2020	BOSE SPEAKER FOR PD WORK...	19-21-23-7302	DFT0001393	177.17
BANK OF AMERICA		CLMBMMY452020KUH00001	02/11/2020	VIDEO EXAMINATIONS TRAINI...	19-21-23-6261	DFT0001413	355.00
BANK OF AMERICA		DPNHV6GLFMV	03/06/2020	BACKGROUND INVESTIGATIO...	19-21-23-6265	DFT0001452	95.00
BANK OF AMERICA		JOB FAIR	02/18/2020	PACKAGE FOR JOB FAIR	19-21-23-6260	DFT0001411	495.00
SAM'S CLUB		002017	03/11/2020	SUPPLIES FOR EOC AT PD	19-21-23-7304	59465	47.96
SAM'S CLUB		007928	02/19/2020	ITEMS FOR EOC	19-21-23-7304	59465	199.94
ALL TYPE VACUUM & JANITOR...		0199754-IN	04/03/2020	SPRAY DISINFECTANT	19-21-23-6212	59477	119.40
ALL TYPE VACUUM & JANITOR...		0199755-IN	04/03/2020	SPRAY BOTTLES	19-21-23-7304	59477	35.00
MISSOURI AMERICAN WATER ...		100003239319	03/23/2020	WATER USAGE 350 N NEW BA...	19-21-23-6254	59503	5,565.04
MISSOURI AMERICAN WATER ...		673753187258	03/31/2020	350 N NEW BALLAS RD 3/31-4...	19-21-23-6254	59504	107.32
Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:							9,657.45
Department 21 - POLICE Total:							9,657.45
Fund 19 - PUBLIC SAFETY FUND Total:							9,657.45
Grand Total:							318,172.64

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	175,923.49
02 - CAPITAL IMPROVEMENT FUND	16,376.18
06 - MUNICIPAL ENTERPRISE FUND	21,351.30
11 - SEWER LATERAL FUND	3,560.50
15 - POLICE BUILDING FUND	91,303.72
19 - PUBLIC SAFETY FUND	9,657.45
Grand Total:	318,172.64

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	37.80
01-11-12-6264	IN TOWN MEETINGS	519.27
01-11-12-6265	TRAVEL & CONFERENCES	326.73
01-11-12-7306	MEMORIALS AND PLAQU...	101.00
01-11-12-7315	SPECIAL EVENTS	31.22
01-11-13-5234	GROUP LIFE INSURANCE	22.70
01-11-13-5235	ACCIDENTAL DEATH INS	2.43
01-11-13-5236	DISABILITY INSURANCE	18.92
01-11-13-6213	OFFICE EQUIPMENT MAI...	945.70
01-11-13-6260	ADVERTISING	61.48
01-11-13-6265	TRAVEL & CONFERENCES	500.00
01-12-10-6262	DUES MEMBERSHIPS & S...	253.00
01-12-10-6265	TRAVEL & CONFERENCES	124.49
01-12-11-5234	GROUP LIFE INSURANCE	89.92
01-12-11-5235	ACCIDENTAL DEATH INS	9.63
01-12-11-5236	DISABILITY INSURANCE	61.87
01-12-11-6202	TECHNICAL AND PERSON...	31.11
01-12-11-6203	PROFESSIONAL SERVICES	856.50
01-12-11-6260	ADVERTISING	37.79
01-12-11-6262	DUES MEMBERSHIPS & S...	111.49
01-12-11-6265	TRAVEL & CONFERENCES	124.49
01-12-51-5234	GROUP LIFE INSURANCE	20.45
01-12-51-5235	ACCIDENTAL DEATH INS	2.19
01-12-51-5236	DISABILITY INSURANCE	17.04
01-12-51-6213	OFFICE EQUIPMENT MAI...	3,475.66
01-12-51-7332	COMPUTER SOFTWARE	3,630.00
01-13-11-5234	GROUP LIFE INSURANCE	86.96
01-13-11-5235	ACCIDENTAL DEATH INS	18.46
01-13-11-5236	DISABILITY INSURANCE	46.04
01-13-11-6265	TRAVEL & CONFERENCES	260.00

Account Summary

Account Number	Account Name	Payment Amount
01-13-11-9504	OFFICE EQUIPMENT	178.34
01-13-14-5234	GROUP LIFE INSURANCE	37.35
01-13-14-5235	ACCIDENTAL DEATH INS	4.00
01-13-14-5236	DISABILITY INSURANCE	31.13
01-13-14-6201	LEGAL AND ACCOUNTING...	300.00
01-13-14-6202	TECHNICAL AND PERSON...	403.25
01-13-15-6253	TELEPHONE	507.48
01-13-15-6255	CABLE TV AND INTERNET	529.45
01-13-15-6262	DUES MEMBERSHIPS & S...	1,021.99
01-13-15-6272	EMPLOYEE RELATIONS	2,962.24
01-13-15-7304	GENERAL SUPPLIES	244.00
01-13-15-7312	OFFICE SUPPLIES	3,554.22
01-14-11-5234	GROUP LIFE INSURANCE	10.79
01-14-11-5235	ACCIDENTAL DEATH INS	1.16
01-14-11-5236	DISABILITY INSURANCE	8.99
01-14-11-6213	OFFICE EQUIPMENT MAI...	50.81
01-14-11-6230	FARMER'S MARKET	4.96
01-14-11-6260	ADVERTISING	1.00
01-14-11-6281	5K RUN EXPENSES	260.00
01-16-11-5234	GROUP LIFE INSURANCE	33.55
01-16-11-5235	ACCIDENTAL DEATH INS	3.61
01-16-11-5236	DISABILITY INSURANCE	18.52
01-16-11-6211	EQUIPMENT MAINTENAN...	367.03
01-16-11-6212	BUILDING AND GROUNDS...	3,123.66
01-16-11-6252	NATURAL GAS	1,180.35
01-16-11-6254	WATER AND SEWER	175.59
01-16-11-7304	GENERAL SUPPLIES	281.20
01-16-11-7308	WEARING APPAREL AND L...	36.12
01-1651	PREPAID GASOLINE	8,821.37
01-1653	PREPAID DIESEL FUEL	937.79
01-2101	ST. LOUIS CITY EARNINGS	195.32
01-21-11-5234	GROUP LIFE INSURANCE	149.51
01-21-11-5235	ACCIDENTAL DEATH INS	16.04
01-21-11-5236	DISABILITY INSURANCE	123.41
01-21-11-6202	TECHNICAL AND PERSON...	4,219.17
01-21-11-6203	PROFESSIONAL SERVICES	950.00
01-21-11-6213	OFFICE EQUIPMENT MAI...	1,414.50
01-21-11-6253	TELEPHONE	588.00
01-21-11-6262	DUES MEMBERSHIPS & S...	190.00
01-21-11-6264	IN TOWN MEETINGS	42.75
01-21-11-6271	MEDICAL SUPPLIES	69.04
01-21-11-7302	SMALL TOOLS	48.84

Account Summary

Account Number	Account Name	Payment Amount
01-21-11-7304	GENERAL SUPPLIES	236.09
01-21-21-5234	GROUP LIFE INSURANCE	111.38
01-21-21-5235	ACCIDENTAL DEATH INS	11.94
01-21-21-5236	DISABILITY INSURANCE	92.82
01-21-21-6202	TECHNICAL AND PERSON...	237.50
01-21-21-6210	VEHICLE MAINTENANCE	1,012.57
01-21-21-6213	OFFICE EQUIPMENT MAI...	500.00
01-21-21-7304	GENERAL SUPPLIES	313.83
01-21-22-5230	HOSPITAL AND MEDICAL ...	-924.85
01-21-22-5233	DENTAL INSURANCE	-31.66
01-21-22-5234	GROUP LIFE INSURANCE	790.38
01-21-22-5235	ACCIDENTAL DEATH INS	84.66
01-21-22-5236	DISABILITY INSURANCE	616.89
01-21-22-6210	VEHICLE MAINTENANCE	2,402.38
01-21-22-6265	TRAVEL & CONFERENCES	695.00
01-21-22-6271	MEDICAL SUPPLIES	88.95
01-21-22-7302	SMALL TOOLS	581.46
01-21-22-7304	GENERAL SUPPLIES	8.99
01-21-22-7308	WEARING APPAREL AND L...	746.13
01-21-22-7313	RANGE SUPPLIES	823.17
01-21-22-9503	EQUIPMENT	2,140.00
01-2211	HEALTH INSURANCE	1,120.16
01-2213	DENTAL INSURANCE PAY	6,404.26
01-2216	SUPPLEMENTAL LIFE	1,144.57
01-2218	VISION CARE	909.59
01-2219	VOL LONG TERM DISABILI...	209.90
01-2220	VOL WHOLE LIFE INSURA...	90.52
01-2222	SHORT TERM DISABILITY I...	373.04
01-2410	INMATE SECURITY ACCO...	120.00
01-2415	DOMESTIC VIOLENCE SHE...	5,262.99
01-2712	POLICE FORFEITURE FUND...	426.00
01-2832	SECURITY DEPOSIT	250.00
01-31-11-5234	GROUP LIFE INSURANCE	85.15
01-31-11-5236	DISABILITY INSURANCE	69.78
01-31-11-6213	OFFICE EQUIPMENT MAI...	355.48
01-31-11-6264	IN TOWN MEETINGS	20.00
01-31-11-7304	GENERAL SUPPLIES	22.12
01-31-11-9504	OFFICE EQUIPMENT	184.42
01-31-41-5234	GROUP LIFE INSURANCE	126.52
01-31-41-5235	ACCIDENTAL DEATH INS	13.54
01-31-41-5236	DISABILITY INSURANCE	76.91
01-31-41-6207	TEMP PROFESSIONAL SER...	5,334.84

Account Summary

Account Number	Account Name	Payment Amount
01-31-41-6210	VEHICLE MAINTENANCE	195.87
01-31-41-6211	EQUIPMENT MAINTENAN...	1,138.26
01-31-41-6212	BUILDING AND GROUNDS...	15,852.26
01-31-41-6252	NATURAL GAS	736.76
01-31-41-6254	WATER AND SEWER	1,608.76
01-31-41-6266	EQUIPMENT RENTAL	134.09
01-31-41-7301	CHEMICALS & CLEANING	499.19
01-31-41-7303	HORTICULTURAL SUPPLIES	632.50
01-31-41-7305	STREET & SIDEWALK MAI...	174.80
01-31-41-7308	WEARING APPAREL AND L...	422.59
01-31-41-9503	EQUIPMENT	3,146.50
01-31-42-6214	REFUSE COLLECTIONS	64,367.40
01-31-43-5234	GROUP LIFE INSURANCE	46.01
01-31-43-5235	ACCIDENTAL DEATH INS	4.94
01-31-43-5236	DISABILITY INSURANCE	29.19
01-31-43-6207	TEMP PROFESSIONAL SER...	1,778.28
01-31-43-6210	VEHICLE MAINTENANCE	65.29
01-31-43-6211	EQUIPMENT MAINTENAN...	344.39
01-31-43-6212	BUILDING AND GROUNDS...	2,496.66
01-31-43-6224	TAPPMAYER HOUSE MAI...	247.96
01-31-43-6254	WATER AND SEWER	308.43
01-31-43-7301	CHEMICALS & CLEANING	923.72
01-31-43-7303	HORTICULTURAL SUPPLIES	770.00
01-31-43-7304	GENERAL SUPPLIES	29.99
01-31-43-7308	WEARING APPAREL AND L...	140.89
01-32-11-5234	GROUP LIFE INSURANCE	72.21
01-32-11-5235	ACCIDENTAL DEATH INS	7.73
01-32-11-5236	DISABILITY INSURANCE	60.17
01-32-11-6261	EDUCATION & TRAINING	159.00
01-32-11-6265	TRAVEL & CONFERENCES	29.60
01-32-11-7304	GENERAL SUPPLIES	11.94
01-32-61-5234	GROUP LIFE INSURANCE	159.77
01-32-61-5235	ACCIDENTAL DEATH INS	17.10
01-32-61-5236	DISABILITY INSURANCE	143.61
01-32-61-7302	SMALL TOOLS	126.48
01-32-61-7304	GENERAL SUPPLIES	284.86
01-4540	MULTI-PURPOSE RENTAL	80.00
01-4542	GYMNASIUM RENTAL	48.00
01-4544	RECREATIONAL PROGRAM..	510.00
01-4554	PARK RENTALS	60.00
02-61-71-5234	GROUP LIFE INSURANCE	19.17
02-61-71-5235	ACCIDENTAL DEATH INS	2.05

Account Summary

Account Number	Account Name	Payment Amount
02-61-71-5236	DISABILITY INSURANCE	15.97
02-61-71-9509	STORMWATER PROJECTS	432.50
02-61-71-9510	STREETS	15,906.49
06-14-31-5234	GROUP LIFE INSURANCE	39.23
06-14-31-5235	ACCIDENTAL DEATH INS	4.21
06-14-31-5236	DISABILITY INSURANCE	32.69
06-14-31-6203	PROFESSIONAL SERVICES	480.48
06-14-31-6211	EQUIPMENT MAINTENAN...	484.20
06-14-31-6212	BUILDING AND GROUNDS...	552.34
06-14-31-6213	OFFICE EQUIPMENT MAI...	50.79
06-14-31-6250	ELECTRICITY	6,548.01
06-14-31-6252	NATURAL GAS	2,369.68
06-14-31-6254	WATER AND SEWER	100.77
06-14-31-6261	EDUCATION & TRAINING	-315.00
06-14-31-6268	ICE REPAIRS	156.00
06-14-31-7301	CHEMICALS & CLEANING	475.86
06-14-31-7304	GENERAL SUPPLIES	129.98
06-14-31-7307	GASOLINE, PROPANE & M...	491.81
06-14-31-7308	WEARING APPAREL AND L...	5.50
06-14-31-9503	EQUIPMENT	1,384.00
06-14-32-5234	GROUP LIFE INSURANCE	37.58
06-14-32-5235	ACCIDENTAL DEATH INS	4.02
06-14-32-5236	DISABILITY INSURANCE	31.31
06-14-32-6211	EQUIPMENT MAINTENAN...	47.71
06-14-32-6212	BUILDING AND GROUNDS...	821.46
06-14-32-6250	ELECTRICITY	185.18
06-14-32-7303	HORTICULTURAL SUPPLIES	1,054.34
06-14-33-5234	GROUP LIFE INSURANCE	18.13
06-14-33-5235	ACCIDENTAL DEATH INS	1.94
06-14-33-5236	DISABILITY INSURANCE	15.11
06-14-33-6202	TECHNICAL AND PERSON...	1,699.29
06-14-33-6213	OFFICE EQUIPMENT MAI...	50.79
06-14-33-6250	ELECTRICITY	952.44
06-14-33-6252	NATURAL GAS	1,015.59
06-14-33-6254	WATER AND SEWER	128.04
06-14-34-6202	TECHNICAL AND PERSON...	250.00
06-14-34-7301	CHEMICALS & CLEANING	40.62
06-14-34-8315	SANDWICHES AND HOT ...	174.25
06-14-34-8317	COFFEE,TEA & SOFT DRIN...	500.45
06-4522	CONTRACT ICE RENTAL	235.00
06-4540	DIELMANN WEST MTG R...	480.00
06-4541	DIELMANN EAST MEETING..	617.50

Account Summary

Account Number	Account Name	Payment Amount
11-61-93-9315	SEWER LATERAL REIMBU...	3,560.50
15-61-71-9501	SITEWORK AND BUILDING...	91,303.72
19-21-23-6212	BUILDING AND GROUNDS...	1,649.40
19-21-23-6252	NATURAL GAS	138.06
19-21-23-6254	WATER AND SEWER	5,672.36
19-21-23-6255	CABLE TV AND INTERNET	150.00
19-21-23-6260	ADVERTISING	495.00
19-21-23-6261	EDUCATION & TRAINING	705.44
19-21-23-6265	TRAVEL & CONFERENCES	290.00
19-21-23-7302	SMALL TOOLS	177.17
19-21-23-7304	GENERAL SUPPLIES	282.90
19-21-23-9503	EQUIPMENT	97.12
Grand Total:		318,172.64

Project Account Summary

Project Account Key	Payment Amount
None	205,241.88
17107E	91,303.72
18701E	1,026.25
18801E	1,871.52
20603E	5,683.00
20606E	432.50
20701E	7,325.72
AF-TREAE	426.00
COVID19E	4,597.05
COVID19R	145.00
ISFE	120.00
Grand Total:	318,172.64



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Jason Jaggi
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5808 - 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. Final Reading and Passage

The Building Division is recommending the City adopt the 2015 version of the 2015 International Building Code (IBC). A substitute bill has been prepared, as discussed in staff memo.

Ordinance

Meeting of April 13, 2020

BILL No. 5808

ORDINANCE No. _____

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 2015 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, 2015", SIXTH 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, 2015, SIXTH 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, 2015, SIXTH 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, 2015, SIXTH 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, 2015, Sixth 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

BILL No. 5808

ORDINANCE No. _____

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.

101.4.7 Existing buildings. The provisions of the ~~International Existing Building Code Chapter 34 EXISTING STRUCTURES~~ of this code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings. *All references made to the International Existing Building Code shall be interpreted as references to Chapter 34 EXISTING STRUCTURES of this code.*

Chapter 34 (EXISTING STRUCTURES) will continue to regulate any repairs, alterations, change of occupancy, additions to and relocation of existing buildings.

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.

104.1.1 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.

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 tradepersons 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.

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

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.

107.2.7 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 Use and occupancy for 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 Use and occupancy for 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 Use and occupancy for existing residential occupancy. The requirements of Section 111.1.1 shall not be applicable to existing one- and two-family residential buildings and residential structures that were previously issued certificates of occupancy per 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.

SECTION 113 BOARD OF APPEALS

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.

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

113.4.2 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.

113.4.3 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.

113.4.4 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 shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than \$400. 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, 2015 Sixth 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,

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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, 2015 Sixth Edition, is adopted without modification.

**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, 2015 Sixth 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.

415.9.3 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth Edition, is adopted without modification.

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

Chapter 8 of the International Building Code, 2015 Sixth 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, 2015 Sixth 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.

This amendment was made to be consistent with state law.

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.

903.2.11.3 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, the 2003 International Building Code in 5/2007 and the 2009 IBC in 8/2013. 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] 903.3.1.2.3 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 spread quickly throughout the attic because of the 'lumberyard' 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.

[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 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

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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 this 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, the 2003 International Building Code in 5/2007 and the 2009 IBC in 8/2013.

907.6.6 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, 2015 Sixth 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 1004.1.2. 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 load factor assigned to the function of the space as set forth in Table 1004.1.2 or by the actual number of occupants for whom each occupied space, floor or building is designed, whichever number of occupants is greater. When an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

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.

1010.1.9.11 Stairway doors.

Exception 3. Delete. No changes made to the 4 other exceptions.

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.

1013.1 Where required. Amend "Exception 1" to read as follows:

Exceptions:

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

No changes made to the 4 other exceptions.

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

1013.6.1 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.

1015.4 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, the 2003 International Building Code in 5/2007 and the 2009 IBC in 8/2013.

1015.9 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.

1018.6 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 2015 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.

1028.1 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 Discharge of interior exit stairways and ramps shall be provided with 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 and shall have a minimum floor area of three hundred (300) square feet with 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.
3. 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, the 2003 International Building Code in 5/2007 and the 2009 IBC in 8/2013.

**SECTION 500.140 AMENDMENTS TO CHAPTER 11 INTERNATIONAL BUILDING CODE:
– CHAPTER 11 – ACCESSIBILITY:**

Chapter 11 of the International Building Code, 2015 Sixth 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, 2015 Sixth 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 ventilation in accordance with THE St. Louis County Mechanical Code. Where natural ventilation is permitted by the St. Louis County Mechanical Code, the natural ventilation shall be in accordance with Section 1203.5 of this 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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.

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 February 4, 2015, 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.

1613.3.1 Acceleration parameters. The earthquake spectral response acceleration at short periods (Ss) shall be 0.48g. 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, 2015 Sixth 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, 2015 Sixth 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 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.

1807.2.4 Guards. Guards shall be provided in accordance with Section 1015.9.

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

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

Chapter 19 of the International Building Code, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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 110.3.7.

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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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. Plumbing fixtures shall be provided in accordance with the St. Louis County 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. Fixture calculations shall be provided in accordance with the St. Louis County Plumbing Code.

Section 2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex in accordance with the St. Louis County Plumbing Code.

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

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

Section 2902.5 Drinking fountain location. Drinking fountains shall be provided in accordance with the St. Louis County Plumbing Code.

Section 2902.6 Small occupancies. Drinking fountains shall not be required for an occupant load of 30 or fewer.

Amendments were made to Sections 2901.1 through 2905.6 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, 2015 Sixth Edition, is adopted without modification.

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

Chapter 31 of the International Building Code, 2015 Sixth 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.

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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 3112 ANTENNAS

Section 3112.1 Permits required. A building permit is required for roof installations of antennal structures. 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. 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. The construction documents shall meet the submittal requirements of Section 107.1.

Section 3112.2 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 3112.2.1 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 3112.3 Structural provisions. Antennal structures or 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 into the building code. The ICC had deleted 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, 2015 Sixth 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, 2015 Sixth 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 3302.4 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 inserted as Chapter 34 of the International Building Code, 2015 Sixth Edition, and 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 3410.1 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, 2015 Sixth 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.

ICC – International Code Council, Inc.

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

Standard reference number	Title	Referenced in code section number.
DELETE: IEBC- 15	International Existing Building Code	DELETED.
DELETE: IMC – 15	International Mechanical Code	

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ADD: Mechanical Code- St. Louis County Mechanical Code No changes made to referenced
City Ordinance No. _____ code sections.

DELETE: IPC – 15 International Plumbing Code

ADD: Plumbing Code – St. Louis County Plumbing Code No changes made to referenced
City Ordinance No. _____ code sections.

NFPA – National Fire Protection Association

1 Batterymarch Park
Quincy, MA 02169-7471

Standard reference number	Title	Referenced in code section number
ADD: 70-14	National Electrical Code / St. Louis County Electrical Code – City Ordinance No. _____	No changes made to referenced code sections.
ADD: 701-10	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 _____, 2020.

Ellen Lawrence, President of the City Council

APPROVED THIS ____ DAY OF _____, 2020.

Barry Glantz, Mayor

Attest:

Deborah Ryan MPCC
City Clerk

SUBSTITUTE BILL NUMBER 5808
ORDINANCE NUMBER _____

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 2015 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, 2015", SIXTH 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, 2015, SIXTH 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, 2015, SIXTH 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, 2015, SIXTH 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, 2015, Sixth 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.

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.

101.4.7 Existing buildings. The provisions of Chapter 34 EXISTING STRUCTURES of this code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings. All references made to the International Existing Building Code shall be interpreted as references to Chapter 34 EXISTING STRUCTURES of this 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.

104.1.1 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.

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.

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.

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

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

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 thirty inches (30 inches) 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, 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.

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.

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.

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.

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.

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.

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.

107.2.7 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.

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 113. 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.

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.

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.

111.1 Use and occupancy for 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 Use and occupancy for 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 Use and occupancy for existing residential occupancy. The requirements of Section 111.1.1 shall not be applicable to existing one- and two-family residential buildings and residential structures that were previously issued certificates of occupancy per 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.

SECTION 113 BOARD OF APPEALS

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.

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

113.4.2 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.

113.4.3 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.

113.4.4 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.

114.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than \$400. 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.

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.

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

Chapter 2 of the International Building Code, 2015 Sixth 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.

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

Chapter 3 of the International Building Code, 2015 Sixth Edition, is adopted without modification.

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, 2015 Sixth 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.

415.9.3 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.

SECTION 500.080 AMENDMENTS TO CHAPTER 5 INTERNATIONAL BUILDING CODE:

– CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS:

Chapter 5 of the International Building Code, 2015 Sixth 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.

SECTION 500.090 AMENDMENTS TO CHAPTER 6 INTERNATIONAL BUILDING CODE:

– CHAPTER 6 – TYPES OF CONSTRUCTION:

Chapter 6 of the International Building Code, 2015 Sixth 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.

SECTION 500.100 AMENDMENTS TO CHAPTER 7 INTERNATIONAL BUILDING CODE:

– CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES:

Chapter 7 of the International Building Code, 2015 Sixth Edition, is adopted without modification.

SECTION 500.110 AMENDMENTS TO CHAPTER 8 INTERNATIONAL BUILDING CODE:

– CHAPTER 8 – INTERIOR FINISHES:

Chapter 8 of the International Building Code, 2015 Sixth 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, 2015 Sixth 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.

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.

903.2.11.3 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.

[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.

[F] 903.3.1.2.3 Combustible attics. Sprinkler protection shall be provided within attics constructed of or containing combustible materials.

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

[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.

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.

907.6.6 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.

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

Chapter 10 of the International Building Code, 2015 Sixth 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 1004.1.2. 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 load factor assigned to the function of the space as set forth in Table 1004.1.2 or by the actual number of occupants for whom each occupied space, floor or building is designed, whichever number of occupants is greater. When an intended function is not listed in Table 1004.1.2, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

Exception. Delete.

1010.1.9.11 Stairway doors.

Exception 3. Delete. No changes made to the 4 other exceptions.

1013.1 Where required. Amend "Exception 1" to read as follows:

Exceptions:

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

No changes made to the 4 other exceptions.

1013.6.1 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.

1015.4 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.

1015.9 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.

1018.6 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.

1028.1 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 Discharge of interior exit stairways and ramps shall be provided with 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 and shall have a minimum floor area of three hundred (300) square feet with 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.
3. No change.

**SECTION 500.140 AMENDMENTS TO CHAPTER 11 INTERNATIONAL BUILDING CODE:
– CHAPTER 11 – ACCESSIBILITY:**

Chapter 11 of the International Building Code, 2015 Sixth 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.

**SECTION 500.150 AMENDMENTS TO CHAPTER 12 INTERNATIONAL BUILDING CODE:
– CHAPTER 12 – INTERIOR ENVIRONMENT:**

Chapter 12 of the International Building Code, 2015 Sixth 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 ventilation in accordance with THE St. Louis County Mechanical Code. Where natural ventilation is permitted by the St. Louis County Mechanical Code, the natural ventilation shall be in accordance with Section 1203.5 of this code.

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

**SECTION 500.160 AMENDMENTS TO CHAPTER 13 INTERNATIONAL BUILDING CODE:
– CHAPTER 13 – ENERGY EFFICIENCY:**

Chapter 13 of the International Building Code, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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”.

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

Chapter 16 of the International Building Code, 2015 Sixth 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.

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.

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 February 4, 2015, 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.

1613.3.1 Acceleration parameters. The earthquake spectral response acceleration at short periods (Ss) shall be 0.48g. The earthquake spectral response acceleration at 1-second periods (S1) shall be 0.18g.

**SECTION 500.200 AMENDMENTS TO CHAPTER 17 INTERNATIONAL BUILDING CODE:
– CHAPTER 17 – STRUCTURAL TESTS AND SPECIAL INSPECTIONS:**

Chapter 17 of the International Building Code, 2015 Sixth 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, 2015 Sixth 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 1805.4.3 Drainage discharge.

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

1807.2.4 Guards. Guards shall be provided in accordance with Section 1015.9.

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.

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

Chapter 19 of the International Building Code, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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 110.3.7.

SECTION 500.290 AMENDMENTS TO CHAPTER 26 INTERNATIONAL BUILDING CODE:

– CHAPTER 26 – PLASTIC:

Chapter 26 of the International Building Code, 2015 Sixth 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, 2015 Sixth 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, 2015 Sixth 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”.

SECTION 500.320 AMENDMENTS TO CHAPTER 29 INTERNATIONAL BUILDING CODE:

– CHAPTER 29 – PLUMBING SYSTEMS:

Chapter 29 of the International Building Code, 2015 Sixth 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”.

Section 2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided in accordance with the St. Louis County 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.

Section 2902.1.1 Fixture calculations. Fixture calculations shall be provided in accordance with the St. Louis County Plumbing Code.

Section 2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex in accordance with the St. Louis County Plumbing Code.

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

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

Section 2902.5 Drinking fountain location. Drinking fountains shall be provided in accordance with the St. Louis County Plumbing Code.

Section 2902.6 Small occupancies. Drinking fountains shall not be required for an occupant load of 30 or fewer.

**SECTION 500.330 AMENDMENTS TO CHAPTER 30 INTERNATIONAL BUILDING CODE:
– CHAPTER 30 – ELEVATORS AND CONVEYING SYSTEMS:**
Chapter 30 of the International Building Code, 2015 Sixth Edition, is adopted without modification.

**SECTION 500.340 AMENDMENTS TO CHAPTER 31 INTERNATIONAL BUILDING CODE:
– CHAPTER 31 -- SPECIAL CONSTRUCTION:**
Chapter 31 of the International Building Code, 2015 Sixth 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”.

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.

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.

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.

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.

SECTION 3112 ANTENNAS

Section 3112.1 Permits required. A building permit is required for roof installations of antennal structures. 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. 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. The construction documents shall meet the submittal requirements of Section 107.1.

Section 3112.2 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 3112.2.1 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 3112.3 Structural provisions. Antennal structures or 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.

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, 2015 Sixth 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, 2015 Sixth 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 3302.4 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.

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.

Section 3305.1 Facilities required. Delete the reference made to the “International Plumbing Code” and substitute “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 inserted as Chapter 34 of the International Building Code, 2015 Sixth Edition, and 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.

GENERAL

3401.1 Scope. The provisions of this chapter shall control the *alteration*, repair, *addition* and change of occupancy of existing structures.

Exception: Existing *bleachers*, grandstands and folding and telescopic seating shall comply with ICC 300-12.

3401.2 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the *building official* shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

3401.1.3 Compliance. 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 Fuel Gas Code*, *International Mechanical Code*, *International Plumbing Code*, *International Property Maintenance Code*, *International Private Sewage Disposal Code*, *International Residential Code* and NFPA 70.

3401.4 Building materials. Building materials shall comply with the requirements of this section.

3401.4.1 Existing materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their rection or installation shall be permitted to remain in use unless determined by the building code official to be dangerous to life, health or safety. Where such conditions are determined to be dangerous to life, health or safety, they shall be mitigated or made safe.

3401.4.2 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no hazard to life, health or property is created. Hazardous materials shall not be used where the code for new construction would not *permit* their use in buildings of similar occupancy, purpose and location.

SECTION 3402 DEFINITIONS

3402.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in the code, have the meanings shown herein.

DANGEROUS. Any building or structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, partially collapsed, moved off its foundation or lacks the support of ground necessary to support it.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

EXISTING STRUCTURE. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building *permit* has been issued.

PRIMARY FUNCTION. A *primary function* is a major activity for which the facility is intended. Areas that contain a *primary function* include, but are not limited to, the customer service lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a *primary function*.

SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:

1. In any *story*, the vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 20 percent from its pre-damage condition; or
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

TECHNICALLY INFEASIBLE. An *alteration* of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or *alteration* of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, space or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

SECTION 3403 ADDITIONS

3403.1 General. Additions to any building or structure shall comply with the requirements of this code for new construction. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the *addition* are no less conforming with the provisions of this code than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the height and area provisions of Chapter 5.

3403.2 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3, any *addition* that constitutes substantial improvement of the *existing structure*, as defined in Section 1612.2, shall comply with the flood design requirements for new construction, and all aspects of the *existing structure* shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in flood hazard areas established in Section 1612.3, any additions that do not constitute substantial improvement or substantial damage of the *existing structure*, as defined in Section 1612.2, are not required to comply with the flood design requirements for new construction.

3403.3 Existing structural elements carrying gravity load. Any existing gravity load- carrying structural element for which an *addition* and its related alterations cause an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased load required by this code for new structures. Any existing gravity load- carrying structural element whose gravity load- carrying capacity is decreased shall be considered an altered element subject to the requirements of Section 3404.3. Any existing element that will form part of the lateral load path for any part of the *addition* shall be considered an existing lateral load- carrying structural element subject to the requirements of Section 3403.4.

3403.3.1 Design live load. Where the *addition* does not result in increased design live load, existing gravity load-carrying structural elements shall be permitted to be evaluated and designed for live loads *approved* prior to the *addition*. If the *approved* live load is less than that required by Section 1607, the area designed for the nonconforming live load shall be posted with placards of *approved* design indicating the *approved* live load. Where the *addition* does result in increased design live load, the live load required by Section 1607 shall be used.

3403.4 Existing structural elements carrying lateral load. Where the *addition* is structurally independent of the *existing structure*, existing lateral load- carrying structural elements shall be permitted to remain unaltered. Where the *addition* is not structurally independent of the *existing structure*, the *existing structure* and its *addition* acting together as a single structure shall be shown to meet the requirements of Sections 1609 and 1613.

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the *addition* considered is no more than 10 percent greater than its demand-capacity ratio with the *addition* ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with Sections 1609 and 1613. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacities shall account for the cumulative effects of additions and alterations since original construction.

3403.4.1 Seismic. Seismic requirements for alterations shall be in accordance with this section. Where the existing seismic force-resisting system is a type that can be designated ordinary, value of R , Ω_0 and C_d for the existing seismic force-resisting system shall be those specified by this code for an ordinary system unless it is demonstrated that

the existing system will provide performance equivalent to that of a detailed intermediate or special system.

SECTION 3404 ALTERATIONS

3404.1 General. Except as provided by Section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the *alteration*.

Exceptions:

1. An existing *stairway* shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.
2. Handrails otherwise required to comply with Section 1009.12 shall not be required to comply with the requirements of Section 1012.6 regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.

3402.2 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3, any *alteration* that constitutes substantial improvement of the existing structure, as defined in Section 1612.2, shall comply with the flood design requirements for new construction, and all aspects of the existing *structure* shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in flood hazard areas established in Section 1612.3, any alterations that do not constitute substantial improvements or substantial damage of the *existing structure*, as defined in Section 1612.2, are not required to comply with the flood design requirements for new construction.

3404.3 Existing structural elements carrying gravity load. Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased gravity load required by this code for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *alteration* shall be shown to have the capacity to resist the applicable design gravity loads required by this code for new structures.

3404.3.1 Design live load. Where the *alteration* does not result in increased design live load, existing gravity load-carrying structural elements shall be permitted to be evaluated and designed for live loads *approved* prior to the *alteration*. If the *approved* live load is less than that required by Section 1607, the area designed for the nonconforming live load shall be posted with placards of *approved* design indicating the *approved* live load. Where the *alteration* does result in increased design live load, the live load required by Section 1607 shall be used.

3404.4 Existing structural elements carrying lateral load. Except as permitted by Section 3404.5, where the *alteration* increases design lateral loads in accordance with Section 1609 and 1613, or where the *alteration* results in a structural irregularity as defined in ASCE 7, or where the *alteration* decreases the capacity of any existing lateral load-carrying structural element, the structure of the altered building or structure shall be shown to meet the requirements of Sections 1609 and 1613.

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the *alteration* considered is no more than 10 percent greater than its demand-capacity ratio with the *alteration* ignored shall be permitted to remain unaltered. For

purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces per Sections 1609 and 1613. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces, and capacities shall account for the cumulative effects of additions and alterations since original construction.

3404.4.1 Seismic. Seismic requirements for alterations shall be in accordance with this section. Where the existing seismic force-resisting system is a type that can be designated ordinary, values of R , Ω_0 and C_d for the existing seismic force-resisting system shall be those specified by this code for an ordinary system unless it is demonstrated that the existing system will provide performance equivalent to that of a detailed intermediate or special system.

3404.5 Voluntary seismic improvements. Alterations to existing structural elements or additions of new structural elements that are not otherwise required by this chapter and are initiated for the purpose of improving the performance of the seismic force-resisting system of an *existing structure* or the performance of seismic bracing or anchorage of existing nonstructural elements shall be permitted, provided that an engineering analysis is submitted demonstrating the following:

1. The altered structure and the altered nonstructural elements are no less in compliance with the provisions of this code with respect to earthquake design than they were prior to the *alteration*.
2. New structural elements are detailed and connected to the existing structural elements as required by Chapter 16.
3. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by Chapter 16.
4. The alterations do not create a structural irregularity as defined in ASCE 7 or make an existing structural irregularity more severe.

3404.6 Means of egress capacity factors. Alterations to any existing building or structure shall not be affected by the egress width factors in Section 1005.1 for new construction in determining the minimum egress widths or the minimum number of exits in an existing building or structure. The minimum egress widths for the components of the *means of egress* shall be based on the *means of egress* width factors in the building code under which the building was constructed, and shall be considered as complying *means of egress* for any *alteration* if, in the opinion of the building code official, they do not constitute a distinct hazard to life.

SECTION 3405 REPAIRS

3405.1 General. Buildings and structures, and parts thereof, shall be repaired in compliance with Section 3401.2. Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the requirements for alterations in this chapter. Routine maintenance required by Section 3401.2, ordinary repairs exempt from *permit* in accordance with Section 105.2, and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section.

3504.1.1 Dangerous conditions. Regardless of the extent of structural or nonstructural damage, the building code official shall have the authority to require the elimination of conditions deemed dangerous.

3405.2 Substantial structural damage to vertical elements of the lateral force-resisting system. A building that has sustained substantial structural damage to the vertical elements of its lateral force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Section 3405.2.1 through 3405.2.3.

3405.2.1 Evaluation. The building shall be evaluated by a *registered design professional*, and the evaluation findings shall be submitted to the code official. The evaluation shall establish whether the damaged building, if repaired to its predamage state, would comply with the provisions of this code for wind and earthquake loads. Evaluation for earthquake loads shall be required if the substantial structural damage was caused by or related to earthquake effect or if the building is in Seismic Design Category C, D, E or F.

Wind loads for this evaluation shall be those prescribed in Section 1609. Earthquake loads for this evaluation, if required, shall be permitted to be 75 percent of those prescribed in Section 1613. Values of R , W_o and C_d for the existing seismic force-resisting system shall be those specified by this code for an ordinary system unless it is demonstrated that the existing system will provide performance equivalent to that of an intermediate or special system.

3405.2.2 Extent of repair for compliant buildings. If the evaluation establishes compliance of the predamage building in accordance with Section 3405.2.1, then repairs shall be permitted that restore the building to its predamage state using materials and strengths that existed prior to the damage.

3405.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish compliance of the predamage building in accordance with Section 3405.2.1, then the building shall be rehabilitated to comply with applicable provisions of this code for load combinations, including wind or seismic loads. The wind loads for the repair shall be as required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be as required by the code in effect at the time of original construction or as required by this code, whichever are greater. Earthquake loads for this rehabilitation design shall be those required for the design of the predamage building, but not less than 75 percent of those prescribed in Section 1613. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of this code for new buildings of similar structure, purpose and location.

3405.3 Substantial structural damage to gravity load-carrying components. Gravity load-carrying components that have sustained substantial structural damage shall be rehabilitated to comply with the applicable provisions of this code for dead and live loads. Snow loads shall be considered if the substantial structural damage was caused by or related to snow load effects. Existing gravity load-carrying structural elements shall be permitted to be designed for live loads *approved* prior to the damage. Nondamaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated or shown to have the capacity to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of this code for new buildings of similar structure, purpose and location.

3405.3.1 Lateral force-resisting elements. Regardless of the level of damage to vertical elements of the lateral force-resisting system, if substantial structural damage to gravity load-carrying components was caused primarily by wind or earthquake effects, then the building shall be evaluated in accordance with Section 3405.2.1 and, if noncompliant, rehabilitated in accordance with Section 3404.2.3.

3405.4 Less than substantial structural damage. For damage less than substantial structural damage, repairs shall be allowed that restore the building to its predamage state using materials and strengths that existed prior to the damage. New structural members and connections used for this repair shall comply with the detailing provisions of this code for new buildings of similar structure, purpose and location.

3405.5 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3, any repair that constitutes substantial improvement of the *existing structure*, as defined in Section 1612.2, shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in flood hazard areas established in Section 1612.3, any repairs that do not constitute substantial improvement or substantial damage of the *existing structure*, as defined in Section 1612.2, are not required to comply with the flood design requirements for new construction.

SECTION 3406 FIRE ESCAPES

3406.1 Where permitted. Fire escapes shall be permitted only as provided for in Sections 3406.1.1 through 3406.1.4.

3406.1.1 New buildings. Fire escapes shall not constitute any part of the required *means of egress* in new buildings.

3406.1.2 Existing fire escapes. Existing fire escapes shall be continued to be accepted as a component in the *means of egress* in existing buildings only.

3406.1.3 New fire escapes. New fire escapes for existing buildings shall be permitted only where exterior *stairs* cannot be utilized due to lot lines limiting *stair* size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.

3406.1.4. Limitations. Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of exits nor more than 50 percent of the required *exit* capacity.

3406.2 Location. Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than 7 feet (2134 mm) or more than 12 feet (3658 mm) above grade, and shall be equipped with a counterbalanced stairway to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).

3406.3 Construction. The fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other *approved* noncombustible materials. Fire escapes constructed of woods no less than nominal 2 inches (51 mm) thick are permitted on buildings of Type 5 construction. Walkways and railings located over or supported by combustible roofs in buildings of Type 3 and 4 construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

3406.4 Dimensions. Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm) and landings at the foot of stairs not less than 40 inches (1016 mm) wide by 36 inches (914 mm) long, located not more than 8 inches (203 mm) below the door.

3406.5 Opening protectives. Doors and windows along the fire escape shall be protected with $\frac{3}{4}$ - hour opening protectives.

SECTION 3407 GLASS REPLACEMENT

3407.1 Conformance. The installation or replacement of glass shall be as required for new installations.

SECTION 3408 CHANGE OF OCCUPANCY

3408.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies. Subject to the approval of the *building official*, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

3408.2 Certificate of Occupancy. A certificate of occupancy shall be issued where it has been determined that the requirements for the new occupancy classification have been met.

3408.3 Stairways. Existing stairways in an *existing structure* shall not be required to comply with the requirements of a new *stairway* as outlined in Section 1011 where the existing space and constructions will not allow a reduction in pitch or slope.

3408.4 Change of Occupancy. When a change of occupancy results in a structure being reclassified to a higher occupancy category, the structure shall conform to the seismic requirements for a new structure of the higher occupancy category. Where the existing seismic force-resisting system is a type that can be designated ordinary, values of R , Ω_0 and C_d , for the existing seismic force-resisting system shall be those specified by this code for an ordinary system unless it is demonstrated that the existing system will provide performance equivalent to that of a detailed, intermediate or special system.

Exceptions:

1. Specific seismic detailing requirements of this code or Section 1613 for a new structure shall not be required to be met where it can be shown that the level of performance and seismic safety is equivalent to that of a new structure. Such analysis shall consider the regularity, over strength, redundancy and ductility of the structure within the context of the existing and retrofit (if any) detailing provided.
2. When a change of use results in a structure being reclassified from Occupancy Category I or II to Occupancy Category III and the structure is located in a seismic map area where $S_{DS} < 0.33$, compliance with the seismic requirements of this code and Section 1613 are not required.

SECTION 3409 HISTORIC BUILDINGS

3409.1 Historic buildings. The provisions of this code relating to the construction, repair, *alteration*, *addition*, restoration and movement of structures, and change of occupancy shall not be mandatory for *historic buildings* where such buildings are judged by the *building official* to not constitute a distinct life safety hazard.

3409.2 Flood hazard areas. Within flood hazard areas established in accordance with Section 1612.3, where the work proposed constitutes substantial improvement as defined in Section 1612.2, the building shall be brought into compliance with Section 1612.

Exception: *Historic buildings* that are:

1. *Listed* or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district;
or
3. Designated as historic under a state or local historic preservation program that is *approved* by the Department of Interior.

SECTION 3410 MOVED STRUCTURES

Section 3410.1 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.

SECTION 3411 ACCESSIBILITY FOR EXISTING BUILDINGS

3411.1 Scope. The provisions of Sections 3411.1 through 3411.9 apply to maintenance, change of occupancy, additions, and alterations to existing buildings, including those identified as *historic buildings*.

Exception: Type B dwelling or sleeping units required by Section 1107 of this code are not required to be provided in existing buildings and facilities being altered or undergoing a change of occupancy.

3411.2 Maintenance of facilities. A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

3411.3 Extent of application. An alteration of an existing element, space or area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction.

Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building or facility.

3411.4 Change of occupancy. Existing buildings that undergo a change of group or occupancy shall comply with this section.

3411.4.1 Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification, and alterations shall comply with Sections 3411.6, 3411.7 and 3411.8.

3411.4.2 Complete change of occupancy. Where an entire building undergoes a change of occupancy, it shall comply with Section 3411.4.1 and shall have all of the following *accessible* features:

1. At least one *accessible* building entrance.
2. At least one *accessible* route from an accessible building entrance to *primary function* areas.
3. Signage complying with Section 1111.
4. Accessible parking, where parking is being provided.
5. At least one *accessible* passenger loading zone, when loading zones are provided.
6. At least on *accessible* route connecting *accessible* parking and *accessible* passenger loading zones to an *accessible* entrance.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.

3411.5 Additions. Provisions for new construction shall apply to additions. An *addition* that affects the accessibility to, or contains an area of, a primary function shall comply with the requirements in Section 3411.7.

3411.6 Alterations. A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 of this code and ICC A117.1, unless *technically infeasible*. Where compliance with the section is *technically infeasible*, the *alteration* shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an *accessible* route, unless required by Section 3411.7.
2. *Accessible means of egress* required by Chapter 10 are not required to be provided in existing buildings and facilities.
3. The *alteration* to Type A individually owned *dwelling* units within a Group R-2 occupancy shall meet the provisions for Type B *dwelling* unit and shall comply with the applicable provisions in Chapter 11 and ICC A117.1.

3411.7 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, or contains an area of *primary function*, the route to the *primary function* area shall be *accessible*. The *accessible* route to the *primary function* area shall include toilet facilities or drinking fountains serving the area of *primary function*.

Exceptions:

1. The costs of providing the *accessible* route are not required to exceed 20 percent of the costs of the *alterations* affecting the area of *primary function*.
2. This provision does not apply to *alterations* limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to *alterations* limited solely to mechanical systems, electrical systems, installation or *alteration* of fire protection systems and abatement of hazardous materials.

4. This provision does not apply to *alterations* undertaken for the primary purpose of increasing the accessibility of an existing building, facility, or element.

3411.8 Scoping for alterations. The provisions of Sections 3411.8.1 through 3411.8.14 shall apply to *alterations* to existing buildings and facilities.

3411.8.1 Entrances. *Accessible* entrances shall be provided in accordance with Section 1105.

Exception: Where an *alteration* includes alterations to an entrance, and the building or facility has an *accessible* entrance, the altered entrance is not required to be *accessible*, unless required by Section 3411.7. Signs complying with Section 1110 shall be provided.

3411.8.2 Elevators. Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

3411.8.3 Platform lifts. Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an *accessible* route.

3411.8.4 Stairs and escalators in existing buildings. In *alterations*, change of occupancy or *additions* where an escalator or *stair* is added where none existed previously and major structural modifications are necessary for installation, an *accessible* route shall be provided between the levels served by the escalator or *stairs* in accordance with Sections 1104.4 and 1104.5.

3411.8.5 Ramps. Where slopes steeper than allowed by Section 1010.2 are necessitated by space limitations, the slope of ramps in or providing access to existing buildings or facilities shall comply with Table 3411.8.5

**TABLE 3411.8.5
RAMPS**

**TABLE 3411.8.5
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

3411.8.6

Performance areas. Where it is *technically infeasible* to alter performance areas to be on an *accessible* route, at least one of each type of performance area shall be made *accessible*.

3411.8.7 Accessible dwelling or sleeping units. Where Group I-1, I-2, I-3, R-1, R-2 or R-4 *dwelling* or *sleeping units* are being altered or added, the requirements of Section 1107 for *Accessible* units apply only to the quantity of spaces being altered or added.

3411.8.8 Type A dwelling or sleeping units. Where more than 20 Group R-2 *dwelling* or *sleeping units* are being added, the requirements of Section 1107 for *Type A* units apply only to the quantity of the spaces being added.

3411.8.9 Type B dwelling or sleeping units. Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 *dwelling or sleeping units* are being added, the requirements of Section 1107 for *Type B units* apply only to the quantity of the spaces being added.

3411.8.10 Jury boxes and witness stands. In *alterations*, *accessible* wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the *means of egress*.

3411.8.11 Toilet rooms. Where it is *technically infeasible* to alter existing toilet and bathing facilities to be *accessible*, an *accessible* family or assisted-use toilet or bathing facility constructed in accordance with Section 1109.2.1 is permitted. The family or assisted-use facility shall be located on the same floor and in the same area as the existing facilities.

3411.8.12 Dressing, fitting and locker rooms. Where it is *technically infeasible* to provide *accessible* dress, fitting or locker rooms as the same location as similar types of rooms, one *accessible* room on the same level shall be provided. Where separate-sex facilities are provided, *accessible* rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

3411.8.13 Fuel dispensers. Operable parts of replacement fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

3411.8.14 Thresholds. The maximum heights of thresholds at doorways shall be $\frac{3}{4}$ inch (19.1 mm). Such thresholds shall have beveled edges on each side.

3411.9 Historic buildings. These provisions shall apply to buildings and facilities designated as historic structures that undergo alterations or a change of occupancy, unless *technically infeasible*. Where compliance with the requirements for *accessible* routes, entrances or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the applicable governing authority, the alternative requirements of Section 3411.9.1 through 3411.9.4 for that element shall be permitted.

3411.9.1 Site arrival points. At least one *accessible* route from a site arrival point to an *accessible* entrance shall be provided.

3411.9.2 Multilevel buildings and facilities. An *accessible* route from an *accessible* entrance to public spaces on the level of the *accessible* entrance shall be provided.

3411.9.3 Entrances. At least one main entrance shall be *accessible*.

Exceptions:

1. If a main entrance cannot be made *accessible*, an *accessible* nonpublic entrance that is unlocked while the building is occupied shall be provided; or
2. If a main entrance cannot be made *accessible*, a locked *accessible* entrance with a notification system or remote monitoring shall be provided.
- 3.

Signs complying with Section 1110 shall be provided at the primary entrance and the *accessible* entrance.

3411.9.4 Toilet and bathing facilities. Where toilet rooms are provided at least one *accessible* family or assisted-use toilet room complying with Section 1109.2.1 shall be provided.

SECTION 3412 COMPLIANCE ALTERNATIVES

3412.1 Compliance. The provisions of this section are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, *alteration*, *addition* and change of occupancy without requiring full compliance with Chapters 2 through 33, or Sections 3401.3, and 3403 through 3409, except where compliance with other provisions of this code is specifically required in the section.

3412.2 Applicability. Structures existing prior to September 14, 1953, in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

3412.2.1 Change in occupancy. Where an existing building is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

3412.2.2 Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification, and that portion is separated from the remainder of the building with fire barriers or horizontal assemblies having a *fire-resistance rating* as required by Table 508.4 for the separate occupancies, or with *approved* compliance alternatives, the portion changed shall be made to comply with the provisions of this section.

Where a portion of the building is changed to a new occupancy classification, and that portion is not separated from the remainder of the building with *fire barriers* or *horizontal assemblies* having a *fire-resistance rating* as required by Table 508.4 for the separate occupancies, or with *approved* compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

3412.2.3 Additions. *Additions* to existing buildings shall comply with the requirements of this code for new construction. The combined height and area of the existing building and the new *addition* shall not exceed the height and area allowed by Chapter 5. Where a *fire wall* that complies with Section 706 is provided between the *addition* and the existing building, the *addition* shall be considered a separate building.

3412.2.4 Alterations and repairs. An existing building or portion thereof, which does not comply with the requirements of this code for new construction, shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the *alteration* or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirement of Chapters 2 through 12 and Chapters 14 through 33.

3412.2.4.1 Flood hazard areas. For existing buildings located in flood hazard areas established in Section 1612.3, if the *alterations* and repairs constitute

substantial improvement of the existing building, the existing building shall be brought into compliance with the requirement for new construction for flood design.

3412.2.5 Accessibility requirements. All portions of the buildings proposed for change of occupancy shall conform to the accessibility provisions of Section 3411.

3412.3 Acceptance. For repairs, alterations, additions and changes of occupancy to existing buildings that are evaluated in accordance with this section, compliance with this section shall be accepted by the *building official*.

3412.3.1 Hazards. Where the *building official* determines that an unsafe condition exists, as provided for in Section 116, such unsafe condition shall be abated in accordance with Section 116.

3412.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the *International Fire Code* and the *International Property Maintenance Code*.

3412.4 Investigation and evaluation. For proposed work covered by this section, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of this section.

3412.4.1 Structural analysis. The owner shall have a structural analysis of the existing building made to determine adequacy of structural systems for the proposed *alteration*, *addition* or change of occupancy. The analysis shall demonstrate that the building with the work completed is capable of resisting the loads specific in Chapter 16.

3412.4.2 Submittal. The results of the investigation and evaluation as required in Section 3412.4, along with proposed compliance alternatives, shall be submitted to the *building official*.

3412.4.3 Determination of compliance. The *building official* shall determine whether the existing building, with the proposed *addition*, *alteration* or change of occupancy, complies with the provisions of this section in accordance with the evaluation process in Sections 3412.5 through 3412.9.

3412.5 Evaluation. The evaluation shall be comprised of three categories: fire safety, means of egress and general safety, as defined in Sections 3412.5.1 through 3412.5.3.

3412.5.1 Fire safety. Included within the fire safety category are the structural *fire resistance*, automatic fire detection, fire alarm and fire suppression system features of the facility.

3412.5.2 Means of egress. Included within the means of egress category are the configuration, characteristics and support features for *means of egress* in the facility.

3412.5.3 General Safety. Included within the general safety category are the fire safety parameters and the means of egress parameters.

3412.6 Evaluation process. The evaluation process specified herein shall be followed in its entirety to evaluate existing buildings. Table 3412.7 shall be utilized for tabulating the results of the evaluation. References to other sections of the code indicate that compliance with those sections is required in order to gain credit in the evaluation herein outlined. In applying this section to a building with mixed occupancies, where the separation between the mixed occupancies does not qualify for any category indicated in Section 3412.6.16, the score for each

occupancy shall be determined and the lower score determined for each section of the evaluation process shall apply to the entire building.

Where the separation between mixed occupancies qualifies for any category indicated in Section 3412.6.16, the score for each occupancy shall apply to each portion of the building based on the occupancy of the space.

3412.6.1 Building height. The value for building height shall be the lesser value determined by the formula in Section 3412.6.1.1 Chapter 5 shall be used to determine the allowable height of the building, including allowable increases due to automatic sprinklers as provided for in Section 504.2. Subtract the actual *building height* in feet from the allowable and divide by 12 ½ feet. Enter the height value and its sign (positive or negative) in Table 3412.7 under Safety Parameter 3412.6.1, Building Height, for fire safety, means of egress and general safety. The maximum score for a building shall be 10.

3412.6.1.1 Height formula. The following formulas shall be used in computing the building height value.

$$\text{Height value, feet} = \frac{(AH) - (EBH)}{12.5} \times CF$$

$$\text{Height value, stories} = (AS - EBS) \times CF$$

(Equation 34-1)

where:

AH = Allowable height in feet from Table 503.

EBH = Existing *building height* in feet.

AS = Allowable height in stories from Table 503.

Note:

EBS = Existing building height in stories.

are

CF = 1 if $(AH) - (EBH)$ is positive.

CF = Construction-type factor shown in Table 3412.6.6(2) if $(AH) - (EBH)$ is negative.

Where mixed occupancies separated and individually evaluated as indicated in

Section 3412.6, the values *AH*, *AS*, *EBH* and *EBS* shall be based on the height of the occupancy being evaluation.

3412.6.2 Building area. The value for building area shall be determined by the formula in Section 3412.6.2.2. Section 503 and the formula in Section 3412.6.2.1 shall be used to determine the allowable area of the building. This shall include any allowable increases due to frontage and automatic sprinklers as provided for in Section 506. Subtract the actual *building area* in square feet from the allowable area and divide by 1,200 square feet. Enter the area value and its sign (positive or negative) in Table 3412.7 under Safety Parameter 3412.6.2, Building Area, for fire safety, means of egress and general safety. In determining the area value, the maximum permitted positive value for area 50 percent of the fire safety score as *listed* in Table 3412.8, Mandatory Safety Scores.

3412.6.2.1 Allowable area formula. The following formula shall be used in computing allowable area:

$$A_a = (1 + I_f + I_s) \times A_t$$

(Equation 34-2)

where:

A_t = Tabular area per *story* in accordance with Table 503 (square feet)

I_s = Area increase factor for sprinklers (Section 506.3).

I_f = Area increase factor for frontage (Section 506.2).

3412.6.2.2 Area formula. The following formula shall be used in computing the area value. Determine the area value for each occupancy floor area on a floor-by-floor basis. For each occupancy, choose the minimum area value of the set of values obtained for the particular occupancy.

$$\text{Area value } i = \frac{\text{Allowable area } i}{1,200 \text{ square feet}} \left[1 - \left(\frac{\text{Actual area } i}{\text{Allowable area } i} + \dots + \frac{\text{Actual area } n}{\text{Allowable area } n} \right) \right]$$

(Equation 34-3)

where:

i = Value for an individual separated occupancy on a floor.

n = Number of separated occupancies on a floor.

3412.6.3 Compartmentation. Evaluate the compartments created by *fire barriers* or *horizontal assemblies* which comply with Sections 3412.6.3.1 and 3412.6.3.2 and which are exclusive of the wall elements considered under sections 3412.6.4 and 3412.6.5. Conforming compartments shall be figured as the net area and do not include shafts, chases, stairways, walls or columns. Using Table 3412.6.3, determine the appropriate compartmentation value (CV) and enter that value into Table 3412.7 under Safety Parameter 3412.6.3, Compartmentation, for fire safety, means of egress and general safety.

TABLE 3412.6.3
COMPARTMENTATION VALUES

OCCUPANCY	CATEGORIES ^a				
	a Compartment size equal to or greater than 15,000 square feet	b Compartment size of 10,000 square feet	c Compartment size of 7,500 square feet	d Compartment size of 5,000 square feet	e Compartment size of 2,500 square feet or less
A-1, A-3	0	6	10	14	18
A-2	0	4	10	14	18
A-4, B, E, S-2	0	5	10	15	20
F, M, R, S-1	0	4	10	16	22

For SI: 1 square foot = 0.093 m².

a. For areas between categories, the compartmentation value shall be obtained by linear interpolation.

3412.6.3.1 Wall construction. A wall used to create separate compartments shall be a *fire barrier* conforming to Section 707 with a *fire-resistance rating* of not less than 2 hours. Where the building is not divided into more than one compartment, the compartment size shall be taken as the total floor area on all floors. Where there is more than one compartment within a *story*, each compartmented area on such *story* shall be provided with a horizontal *exit* conforming to Section 1026. The fire door serving as the

horizontal exit between compartments shall be so installed, fitted and gasketed that such *fire door* will provide a substantial barrier to the passage of smoke.

3412.6.3.2 Floor/ceiling construction. A floor/ceiling assembly used to create compartments shall conform to Section 712 and shall have a *fire-resistance rating* of not less than 2 hours.

3412.6.4 Tenant and dwelling unit separations. Evaluate the *fire-resistance rating* of floors and walls separating tenants, including *dwelling* units, and not evaluated under Sections 3412.6.3 and 3412.6.5. Under the categories and occupancies in Table 3412.6.4, determine the appropriate value and enter that value in Table 3412.7 under Safety Parameter 3412.6.4, Tenant and Dwelling Unit Separations, for fire safety, means of egress and general safety.

**TABLE 3412.6.4
SEPARATION VALUES**

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1	0	0	0	0	1
A-2	-5	-3	0	1	3
A-3, A-4, B, E, F, M, S-1	-4	-3	0	2	4
R	-4	-2	0	2	4
S-2	-5	-2	0	2	4

3412.6.4.1 Categories. The categories for tenant and *dwelling* unit separations are:

1. Category a – No fire partitions; incomplete fire partitions; no doors; doors not self-closing or automatic closing.
2. Category b – Fire partitions or floor assemblies with less than a 1-hour fire-resistance rating or not constructed in accordance with Sections 708 or 711 respectively.
3. Category c – Fire partitions with a 1-hour or greater fire-resistance rating constructed in accordance with Section 708 and floor assemblies with a 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 711, or with only one tenant within the floor area.
4. Category d- Fire barriers with a 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 707 and floor assemblies with a 2-hour or greater fire-resistance rating constructed in accordance with Section 711.
5. Category e – Fire barriers and floor assemblies with a 2-hour or greater fire-resistance rating and constructed in accordance with Sections 707 and 711, respectively.

3412.6.5 Corridor walls. Evaluate the *fire-resistance rating* and degree of completeness of walls which create corridors serving the floor and constructed in accordance with Section 1020. This evaluation shall not include the wall elements considered under Sections 3412.6.3 and 3412.6.4. Under the categories and groups in Table 3412.6.5, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.5, Corridor Walls, for fire safety, means of egress and general safety.

**TABLE 3412.6.5
CORRIDOR WALL VALUES**

OCCUPANCY	CATEGORIES			
	a	b	c ^a	d ^a
A-1	-10	-4	0	2
A-2	-30	-12	0	2
A-3, F, M, R, S-1	-7	-3	0	2
A-4, B, E, S-2	-5	-2	0	5

a. Corridors not providing at least one-half the travel distance for all occupants on a floor shall use Category b.

3412.6.5.1 Categories. The categories for Corridor Walls are:

1. Category a- No fire partitions; incomplete fire partitions; no doors; or doors not self-closing.
2. Category b- Less than 1-hour *fire-resistance rating* or not constructed in accordance with Section 708.4.
3. Category c- 1-hour to less than 2-hour *fire-resistance rating*, with doors conforming to Section 716 or without corridors as permitted by Section 1020.
4. Category d- 2 hour or greater *fire-resistance rating*, with doors conforming to Section 716.

3412.6.6 Vertical openings. Evaluate the *fire-resistance rating of exit* enclosures, hoistways, escalator openings and other shaft enclosures within the building, and openings between two or more floors. Table 3412.6.6(1) contains the appropriate protection values. Multiply that value by the construction type factor found in Table 3412.6.6(2). Enter the vertical opening value and its sign (positive or negative) in Table 3412.7 under Safety Parameters 3412.6.6, Vertical Openings, for fire safety, means of egress, and general safety. If the structure is a one-story building or if all the unenclosed vertical openings within the building conform to the requirements of Section 713, enter a value of 2. The maximum positive value for this requirement shall be 2.

3412.6.6.1 Vertical opening formula. The following formula shall be used in computing vertical opening value.

$$VO = PV \times CF \quad (\text{Equation 34-4})$$

VO = Vertical opening value.

PV = Protection value [Table 3412.6.6(1)].

CF = Construction type factor [Table 3412.6.6(2)].

TABLE 3412.6.6(1)
VERTICAL OPENING PROTECTION VALUE

PROTECTION	VALUE
None (unprotected opening)	-2 times number floors connected
Less than 1 hour	-1 times number floors connected
1 to less than 2 hours	1
2 hours or more	2

TABLE 3412.6.6(2)
CONSTRUCTION-TYPE FACTOR

FACTOR	TYPE OF CONSTRUCTION								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
	1.2	1.5	2.2	3.5	2.5	3.5	2.3	3.3	7

3412.6.7. HVAC systems. Evaluate the ability of the HVAC system to resist the movement of smoke and fire beyond the point of origin. Under the categories in Section 3412.6.7.1, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.7, HVAC Systems, for fire safety, means of egress and general safety.

3412.6.7.1 Categories. The categories for HVAC systems are:

1. Category a – Plenums not in accordance with Section 602 of the *International Mechanical Code*. -10 points.
2. Category b – Air movement in egress elements not in accordance with Section 1020.5. -5 points.
3. Category c – Both categories a and b are applicable. -15 points.
4. Category d – Compliance of the HVAC system with section 1020.5 and Section 602 of the *International Mechanical Code*. 0 points.
5. Category e – Systems servicing one story; or a central boiler/chiller system without ductwork connecting two or more stories. 5 points.

3412.6.8 Automatic fire detection. Evaluate the smoke detection capability based on the location and operation of automatic fire detectors in accordance with Section 907 and the *International Mechanical Code*. Under the categories and occupancies in Table 3412.6.8, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.8, Automatic

Fire
fire safety,
egress and
safety.

TABLE 3412.6.8
AUTOMATIC FIRE DETECTION VALUES

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1, A-3, F, M, R, S-1	-10	-5	0	2	6
A-2	-25	-5	0	5	9
A-4, B, E, S-2	-4	-2	0	4	8

Detection, for
means of
general

3412.6.8.1 Categories. The categories for automatic fire detection are:

1. Category a – None.
2. Category b – Existing smoke detectors in HVAC systems and maintained in accordance with the *International Fire Code*.
3. Category c – Smoke detectors in HVAC systems. The detectors are installed in accordance with the requirements for new buildings in the *International Mechanical Code*.
4. Category d – Smoke detectors throughout all floor areas other than individual sleeping units, tenant spaces and *dwelling* units.
5. Category e – Smoke detectors installed throughout the floor area.

3412.6.9 Fire alarm systems. Evaluate the capability of the fire alarm system in accordance with Section 907. Under the categories and occupancies in Table 3412.6.9, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.9, Fire Alarm Systems, for fire safety, means of egress and general safety.

**TABLE 3412.6.9
FIRE ALARM SYSTEM VALUES**

OCCUPANCY	CATEGORIES			
	a	b ^a	c	d
A-1, A-2, A-3, A-4, B, E, R	-10	-5	0	5
F, M, S	0	5	10	15

a. For buildings equipped throughout with an automatic sprinkler system, add 2 points for activation by a sprinkler waterflow device.

3412.6.9.1 Categories. The categories for fire alarm systems are:

1. Category a – None.
2. Category b – Fire alarm system with manual fire alarm boxes in accordance with Section 907.3 and alarm notification appliances in accordance with Section 907.4.
3. Category c – Fire alarm system in accordance with Section 907.
4. Category d – Category c plus a required emergency voice/alarm communications system and a fire command center that conforms to Section 403.4.5 and contains the emergency voice/alarm communications system controls, fire department communication system controls and any other controls specific in Section 911 where those systems are provided.

3412.6.10 Smoke control. Evaluate the ability of a natural or mechanical venting, exhaust or pressurization system to control the movement of smoke from a fire. Under the categories and occupancies in Table 3412.6.10, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.10, Smoke Control, for means of egress and general safety.

**TABLE 3412.6.10
SMOKE CONTROL VALUES**

OCCUPANCY	CATEGORIES					
	a	b	c	d	e	f
A-1, A-2, A-3	0	1	2	3	6	6
A-4, E	0	0	0	1	3	5
B, M, R	0	2 ^a	3 ^a	3 ^a	3 ^a	4 ^a
F, S	0	2 ^a	2 ^a	3 ^a	3 ^a	3 ^a

a. This value shall be 0 if compliance with Category d or e in Section 3412.6.8.1 has not been obtained.

3412.6.10.1 Categories. The categories for smoke control are:

1. Category a – None.
2. Category b – The building is equipped throughout with an *automatic sprinkler system*. Openings are provided in exterior walls at the rate of 20 square feet (1.86m²) per 50 linear feet (15 240 mm) of *exterior wall* in each *story* and distributed around the building perimeter at intervals not exceeding 50 feet (15 240 mm). Such openings shall be readily openable from the inside without a key or separate tool and shall be provided with ready access thereto. In lieu of operable openings, clearly and permanently marked tempered glass panels shall be used.
3. Category c – One enclosed *exit stairway*, with ready access thereto, from each occupied floor of the building. The *stairway* has operable exterior windows and the building has opening in accordance with Category b.
4. Category d – One smokeproof enclosure and the building has opening in accordance with Category b.
5. Category e – The building is equipped throughout with an *automatic sprinkler system*. Each floor area is provided with a mechanical air-handling system designed to accomplish smoke containment. Return and exhaust air shall be moved directly to the outside without recirculation to other floor areas of the building under fire conditions. The system shall exhaust not less than six air changes per hour from the floor area. Supply air by mechanical means to the floor area is not required. Containment of smoke shall be considered as confining smoke to the *fire area* involved without mitigation to other floor areas. Any other tested and *approved* design which will adequately accomplish smoke containment is permitted.
6. Category f – Each *stairway* shall be one of the following: a smokeproof enclosure in accordance with Section 1023.11; pressurized in accordance with Section 909.20.5 or shall have operable exterior windows.

3412.6.11 Means of egress capacity and number. Evaluate the *means of egress* capacity and the number of exits available to the building occupants. In applying this section, the *means of egress* are required to conform to the following sections of this code: 1003.7, 1004, 1005.1, 1014.2, 1006.3, 1026.1, 1028.2, 1029.2, 1029.3, 1029.4 and 1030 [except that the minimum width required by this section shall be determined solely by the width for the required capacity in accordance with Table 3412.6.11 (1)]. The number of exits credited is the number that is available to each occupant of the area being evaluated. Existing fire escapes shall be accepted as a component in the *means of egress* when conforming to Section 3406. Under the categories and occupancies in Table 3412.6.11 (2), determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.11, Means of Egress Capacity, for means of egress and general safety.

**TABLE 3412.6.11(1)
EGRESS WIDTH PER OCCUPANT SERVED**

OCCUPANCY	WITHOUT SPRINKLER SYSTEM		WITH SPRINKLER SYSTEM ^a	
	Stairways (inches per occupant)	Other egress components (inches per occupant)	Stairways (inches per occupant)	Other egress components (inches per occupant)
Occupancies other than those listed below	0.3	0.2	0.2	0.15
Hazardous: H-1, H-2, H-3 and H-4	Not Permitted	Not Permitted	0.3	0.2
Institutional: I-2	Not Permitted	Not Permitted	0.3	0.2

For SI: 1 inch = 25.4 mm.

a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

**TABLE 3412.6.11(2)
MEANS OF EGRESS VALUES**

OCCUPANCY	CATEGORIES				
	a ^a	b	c	d	e
A-1, A-2, A-3, A-4, E	-10	0	2	8	10
B, F, S	-1	0	0	0	0
M	-3	0	1	2	4
R	-3	0	0	0	0

a. The values indicated are for buildings six stories or less in height. For buildings over six stories above grade plane, add an additional -10 points.

3412.6.11.1 Categories: The categories for Means of Egress Capacity and number of exits are:

1. Category a – Compliance with the minimum required *means of egress* capacity or number of exits is achieved through the use of a fire escape in accordance with Section 3406.
2. Category b – Capacity of the *means of egress* complies with Section 1004 and the number of exits complies with the minimum number required by Section 1022.
3. Category c – Capacity of the *means of egress* is equal to or exceeds 125 percent of the required *means of egress* capacity, the *means of egress* complies with the

minimum required width dimensions specified in the code and the number of exits complies with the minimum number required by Section 1022.

4. Category d – The number of exits provided exceeds the number of exits required by Section 1022. Exits shall be located a distance apart from each other equal to not less than that specified in Section 1007.
5. Category e- The area being evaluated meets both Categories c and d.

3412.6.12 Dead ends. In spaces required to be served by more than one *means of egress*, evaluate the length of the *exit* access travel path in which the building occupants are confined to a single path of travel. Under the categories and occupancies in Table 3412.6.12, determine the appropriate value and enter that value into Table 3412.47 under Safety Parameter 3412.6.12, Dead Ends, for means of egress and general safety.

**TABLE 3412.6.12
DEAD-END VALUES**

OCCUPANCY	CATEGORIES ^a		
	a	b	c
A-1, A-3, A-4, B, E, F, M, R, S	-2	0	2
A-2, E	-2	0	2

- a. For dead-end distances between categories, the dead-end value shall be obtained by linear interpolation.

3412.6.12.1 Categories. The categories for dead ends are:

1. Category a – Dead end of 35 feet (10 670 mm) in nonsprinklered buildings or 70 feet (21 340 mm) in sprinklered buildings
2. Category b – Dead end of 20 feet (6096 mm); or 50 feet (15 240mm) in Group B in accordance with Section 10204, exception 2.
3. Category c – No dead ends; or ratio of length to width (l/w) is less than 2.5:1.

3412.6.13 Maximum exit access travel distance. Evaluate the length of *exit* access travel to an *approved* exit. Determine the appropriate points in accordance with the following equation and enter that value into Table 3412.7 under Safety Parameter 3412.6.13, Maximum *Exit* Access Travel Distance, for means of egress and general safety. The maximum allowable *exit* access travel distance shall be determined in accordance with Section 1016.1

$$\text{Points} = 20 \times \frac{\text{Maximum allowable travel distance} - \text{Maximum actual travel distance}}{\text{Max. allowable travel distance}}$$

3412.6.14 Elevator control. Evaluate the passenger elevator equipment and controls that are available to the fire department to reach all occupied floors. Elevator recall controls shall be provided in accordance with the *International Fire Code*. Under the categories and occupancies in Table 3412.6.14, determine the appropriate value and enter that value into Table 3412.47 under Safety Parameter 3412.6.14, Elevator Control, for fire safety, means of egress and general safety. The values shall be zero for a single- story building.

**TABLE 3412.6.14
ELEVATOR CONTROL VALUES**

ELEVATOR TRAVEL	CATEGORIES			
	a	b	c	d
Less than 25 feet of travel above or below the primary level of elevator access for emergency fire-fighting or rescue personnel	-2	0	0	+2
Travel of 25 feet or more above or below the primary level of elevator access for emergency fire-fighting or rescue personnel	-4	NP	0	+4

For SI: 1 foot = 304.8 mm.

3412.6.14.1 Categories. The categories for elevator controls are:

1. Category a – No elevator.
2. Category b – Any elevator without Phase I or II recall.
3. Category c – All elevators with Phase I or II recall as required by the *International Fire Code*.
4. Category d – All meet Category c; or Category b where permitted to be without recall; and at least one elevator that complies with new construction requirements serves all occupied floors.

3412.6.15 Means of egress emergency lighting. Evaluate the presence of and reliability of *means of egress* emergency lighting. Under the categories and occupancies in Table 3412.6.15, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.15, Means of Egress Emergency Lighting, for means of egress and general safety.

**TABLE 3412.6.15
MEANS OF EGRESS EMERGENCY LIGHTING VALUES**

NUMBER OF EXITS REQUIRED BY SECTION 1014	CATEGORIES		
	a	b	c
Two or more exits	NP	0	4
Minimum of one exit	0	1	1

3412.6.15.1 Categories. The categories for means of egress emergency lighting are:

1. Category a – *Means of egress* lighting and exit signs not provided with emergency power in accordance with Chapter 27.
2. Category b – *Means of egress* lighting and exit signs provided with emergency power in accordance with Chapter 27.
3. Category c -Emergency power provided to *means of egress* lighting and exit signs which provides protection in the event of power failure to the site or building.

3412.6.16 Mixed occupancies. Where a building has two or more occupancies that are not in the same occupancy classification, the separation between the mixed occupancies shall be evaluated in accordance with this section. Where there is no separation between the mixed occupancies or the separation between mixed occupancies does not qualify for any of the categories indicated in Section 3412.6.16.1, the building shall be evaluated as indicated in Section 3412.6 and the value for mixed occupancies shall be zero. Under the categories and occupancies in Table 3410.6.16, determine the appropriate value and enter that value in Table 3412.7 under Safety Parameter 3412.6.16, Mixed Occupancies, for fire safety and general safety. For buildings without mixed occupancies the value shall be zero.

**TABLE 3412.6.16
MIXED OCCUPANCY VALUES^a**

OCCUPANCY	CATEGORIES		
	a	b	c
A-1, A-2, R	-10	0	10
A-3, A-4, B, E, F, M, S	-5	0	5

a. For fire-resistance ratings between categories, the value shall be obtained by linear interpolation.

3412.6.16.1 Categories. The categories for mixed occupancies are:

1. Category a – Occupancies separated by minimum 1-hour fire barriers or minimum 1-hour horizontal assemblies, or both.
2. Category b – Separations between occupancies in accordance with Section 508.4.
3. Category c – Separations between occupancies having a *fire-resistance rating* of not less than twice that required by Section 508.3.3.

3412.6.17 Automatic sprinklers. Evaluate the ability to suppress a fire based on the installation of an *automatic sprinkler system* in accordance with Section 903.3.1.1. “Required sprinklers” shall be based on the requirements of this code. Under the categories and occupancies in Table 3412.6.7, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.17, Automatic Sprinklers, for fire safety, *means of egress* divided by 2 and general safety.

**TABLE 3412.6.17
SPRINKLER SYSTEM VALUES**

OCCUPANCY	CATEGORIES					
	a	b	c	d	e	f
A-1, A-3, F, M, R, S-1	-6	-3	0	2	4	6
A-2	-4	-2	0	1	2	4
A-4, B, E, S-2	-12	-6	0	3	6	12

3412.6.17.1 Categories. The categories for automatic sprinkler system protection are:

1. Category a – Sprinklers are required throughout; sprinkler protection is not provided, or the sprinkler system design is not adequate for the hazard protected in accordance with Section 903.

2. Category b – Sprinklers are required in a portion of the building; sprinkler protection is not provided, or the sprinkler system design is not adequate for the hazard protected in accordance with Section 903.
3. Category c – Sprinklers are not required; none are provided.
4. Category d – Sprinklers are required in a portion of the building; sprinklers are provided in such portion; the system is one which complied with the code at the time of installation and is maintained and supervised in accordance with Section 903.
5. Category e – Sprinklers are required throughout; sprinklers are provided throughout in accordance with Chapter 9.
6. Category f- Sprinklers are not required throughout' sprinklers are provided throughout in accordance with Chapter 9.

3412.6.18 Standpipes. Evaluate the ability to initiate attack on a fire by making a supply of water available readily through the installation of standpipes in accordance with Section 905. Required standpipes shall be based on the requirements of this code. Under the categories and occupancies in Table 3412.6.18, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.18, Standpipes, for fire safety, *means of egress* and general safety.

**3412.6.18
STANDPIPE SYSTEM VALUES**

OCCUPANCY	CATEGORIES			
	a ^a	b	c	d
A-1, A-3, F, M, R, S-1	-6	0	4	6
A-2	-4	0	2	4
A-4, B, E, S-2	-12	0	6	12

a. This option cannot be taken if Category a or b in Section 3412.6.17 is used.

3412.6.18.1 Standpipe. The categories for standpipe systems are:

1. Category a – Standpipes are required; standpipe is not provided, or the standpipe system design is not in compliance with Section 905.3.
2. Category b – Standpipes are not required; none are provided.
3. Category c – Standpipes are required; standpipes are provided in accordance with Section 905.
4. Category d – Standpipes are not required; standpipes are provided in accordance with Section 905.

3412.6.19 Incidental accessory occupancy. Evaluate the protection of incidental accessory occupancies in accordance with Section 509.4.1. Do not include those where this code requires suppression throughout the buildings, including covered mall buildings, high-rise buildings, public garages and unlimited area buildings. Assign the lowest score from Table 3412.6.19 for the building or floor area being evaluated and enter that value into Table 3412.7 under Safety Parameter 3412.6.19, Incidental Accessory Occupancy, for fire safety, *means of egress* and general safety. If there are no specific occupancy areas in the building or floor area being evaluated, the value shall be zero.

**TABLE 3412.6.19
INCIDENTAL ACCESSORY OCCUPANCY AREA VALUES^a**

PROTECTION REQUIRED BY TABLE 508.2.5	PROTECTION PROVIDED						
	None	1 Hour	AFSS	AFSS with SP	1 Hour and AFSS	2 Hours	2 Hours and AFSS
2 Hours and AFSS	-4	-3	-2	-2	-1	-2	0
2 Hours, or 1 Hour and AFSS	-3	-2	-1	-1	0	0	0
1 Hour and AFSS	-3	-2	-1	-1	0	-1	0
1 Hour	-1	0	-1	0	0	0	0
1 Hour, or AFSS with SP	-1	0	-1	0	0	0	0
AFSS with SP	-1	-1	-1	0	0	-1	0
1 Hour or AFSS	-1	0	0	0	0	0	0

a. AFSS = Automatic fire suppression system; SP = Smoke partitions (See Section 508.2.5).

Note: For Table 3412.7, see next page.

3412.7 Building score. After determining the appropriate date from Section 3412.6, enter those data in Table 3412.7 and total the building score.

3412.8 Safety Scores. The values in Table 3412.8 are the required mandatory safety scores for the evaluation process *listed* in Section 3412.6.

**TABLE 3412.8
MANDATORY SAFETY SCORES^a**

OCCUPANCY	FIRE SAFETY (MFS)	MEANS OF EGRESS (MME)	GENERAL SAFETY (MGS)
A-1	16	27	27
A-2	19	30	30
A-3	18	29	29
A-4, E	23	34	34
B	24	34	34
F	20	30	30
M	19	36	36
R	17	34	34
S-1	15	25	25
S-2	23	33	33

a. MFS = Mandatory Fire Safety;
MME = Mandatory Means of Egress;
MGS = Mandatory General Safety.

3412.8 Evaluation of building safety. The mandatory safety score in Table 3412.8 shall be subtracted from the building score in Table 3412.7 for each category. Where the final score for any category equals zero or more, the building is in compliance with the requirements of this section for that category. Where the final score for any category is less than zero, the building is not in compliance with the requirements of this section.

3412.9.1 Mixed occupancies. For mixed occupancies, the following provisions shall apply:

1. Where the separation between mixed occupancies does not qualify for any category indicated in Section 3412.6.16, the mandatory safety scores for the occupancy with the lowest general safety score in Table 3412.8 shall be utilized (see Section 3412.6.)
2. Where the separation between mixed occupancies qualifies for any category indicated in Section 3412.6.16, the mandatory safety scores for each occupancy shall be placed against the evaluation scores for the appropriate occupancy.

**TABLE 3412.7
SUMMARY SHEET — BUILDING CODE**

Existing occupancy: _____		Proposed occupancy: _____	
Year building was constructed: _____		Number of stories: _____ Height in feet: _____	
Type of construction: _____		Area per floor: _____	
Percentage of open perimeter increase: _____ %			
Completely suppressed: Yes _____ No _____		Corridor wall rating: _____	
Compartmentation: Yes _____ No _____		Required door closers: Yes _____ No _____	
Fire-resistance rating of vertical opening enclosures: _____			
Type of HVAC system: _____, serving number of floors: _____			
Automatic fire detection: Yes _____ No _____		Type and location: _____	
Fire alarm system: Yes _____ No _____		Type: _____	
Smoke control: Yes _____ No _____		Type: _____	
Adequate exit routes: Yes _____ No _____		Dead ends: _____ Yes _____ No _____	
Maximum exit access travel distance: _____		Elevator controls: Yes _____ No _____	
Means of egress emergency lighting: Yes _____ No _____		Mixed occupancies: Yes _____ No _____	
SAFETY PARAMETERS		FIRE SAFETY (FS)	MEANS OF EGRESS (ME)
			GENERAL SAFETY (GS)

3412.6.1 Building Height			
3412.6.2 Building Area			
3412.6.3 Compartmentation			
3412.6.4 Tenant and Dwelling Unit Separations			
3412.6.5 Corridor Walls			
3412.6.6 Vertical Openings			
3412.6.7 HVAC Systems			
3412.6.8 Automatic Fire Detection			
3412.6.9 Fire Alarm Systems			
3412.6.10 Smoke Control	****		
3412.6.11 Means of Egress Capacity	****		
3412.6.12 Dead Ends	****		
3412.6.13 Maximum Exit Access Travel Distance	****		
3412.6.14 Elevator Control			
3412.6.15 Means of Egress Emergency Lighting	****		
3412.6.16 Mixed Occupancies		****	
3412.6.17 Automatic Sprinklers		÷ 2 =	
3412.6.18 Standpipes			
3412.6.19 Incidental Accessory Occupancy			
Building score — total value			

***No applicable value to be inserted.

Building score — total value			
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***No applicable value to be inserted.

**SECTION 500.380 AMENDMENTS TO CHAPTER 35 INTERNATIONAL BUILDING CODE:
– CHAPTER 35 – REFERENCED STANDARDS:**

Chapter 35 of the International Building Code, 2015 Sixth 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.

ICC – International Code Council, Inc.

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

Standard reference number	Title	Referenced in code section number.
DELETE: IEBC- 15	International Existing Building Code	DELETED.
DELETE: IMC – 15	International Mechanical Code	
ADD: Mechanical Code-	St. Louis County Mechanical Code	No changes made to referenced code sections.
DELETE: IPC – 15	International Plumbing Code	
ADD: Plumbing Code –	St. Louis County Plumbing Code	No changes made to referenced code sections.

NFPA – National Fire Protection Association

1 Batterymarch Park
Quincy, MA 02169-7471

Standard reference number	Title	Referenced in code section number
ADD: 70-14	National Electrical Code / St. Louis County Electrical Code	No changes made to referenced code sections.
ADD: 701-10	Standards Methods of Fire Tests for Flame-propagation of Textiles and Films	ADD: 3103.5

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, Sixth Edition, 2015, 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 May 1, 2020 in accordance with section 3.11(g) of the City Charter.

Adopted by the City Council this ___ day of _____, 2020.

Ellen Lawrence, President of the City Council

Approved this ___ day of _____, 2020.

Barry Glantz, Mayor

Attest:

Deborah Ryan MPCC, City Clerk

CITY OF CREVE COEUR
Department of Community Development
BUILDING DIVISION

MEMORANDUM

TO: Mark Perkins, City Administrator

FROM: Steve Unser, Chief Building Official

CC: Jason Jaggi, Director of Community Development

DATE: April 9, 2020

RE: Building Division's Final Drafts of City Ordinances to Amend and Adopt the following Codes:

- + 2015 International Residential Code (IRC) as the City's New Building Code for One-and Two-Family Dwellings.
- + 2015 International Building Code (IBC) as the City's New Building Code for Commercial Buildings.
- + 2015 International Energy Conservation Code (IECC) as the City's New Energy Conservation Code for Residential and Commercial Buildings.
- + 2015 International Swimming Pool and Spa Code (ISPSC) as the City's New Building Code for Swimming Pools and Spas.
- + 2015 International Property Maintenance Code (IPMC) as the City's New Property Maintenance Code for Apartment Dwelling Units and Commercial Buildings.

Please find attached the aforementioned final drafts of these five (5) ordinances for city council approval. St. Louis County and the majority of municipalities within St. Louis County have adopted or are in the process of adopting the 2015 edition of these codes as their new building codes, energy conservation code, swimming pool code and property maintenance code. In the interest of code enforcement consistency throughout our region, the Building Division is recommending that the City of Creve Coeur adopt the 2015 editions of these codes with the city amendments as proposed.

On January 14, 2020, the rough drafts of these proposed ordinances were filed with the City Clerk's office and made available for ninety (90) days of public inspection and examination pursuant to Section 67.280 RSMo. Also, on January 14, 2020, these rough drafts were:

- Posted on the city's website for public review.
- Made available to the public at the Building Division counter.
- E-mailed to members of the city's Building Code Board of Appeals and to members of the city's Energy and Environment Committee.

- E-mailed to the Homebuilder's Association of Greater St. Louis, the Associated General Contractors of St. Louis, the National Association of the Remodeling Industry, the Creve Coeur – Olivette Chamber of Commerce and the city's Apartment Community Managers.
- E-mailed to other interested parties as requested.

The city requested that any comments from all interested parties regarding these rough drafts be submitted to the Building Division for review within ninety (90) days of January 14, 2020 or by April 13, 2020. As part of this memo these public comments will be shared with the City Administrator and City Council for possible inclusion into the revised final drafts.

For past code adoption processes, the City Council has adopted these codes as written in accordance with the International Code Council's (ICC) model code development process. The City Council has also ensured that any amendments proposed by the Building Division or other interested parties are not less restrictive than the minimum requirements that are in these published International Codes. The Chief Building Official is recommending that the City Council have the same approach when adopting the proposed 2015 Building Codes.

2015 International Residential Code for One- and Two-Family Dwellings (IRC)

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 2015 International Building Code.

Approximately 101 amendments to this code were proposed by the Home Builders Association of St. Louis (**See Exhibits A, B and C**). During the city's 3/5/2020 meeting with the HBA, the city noted that it issues approximately 20 new custom home building permits per year. Based on this fact, it was decided by the HBA and city to discuss only 3 of the proposed amendments that were considered to be the most relevant to the City of Creve Coeur. (**See Exhibits D, E and F**)

These 3 proposed HBA amendments were further discussed at the 3/19/2020 meeting (per a telephone conference) between members of the Building Code Board of Appeals and the Chief Building Official. After much discussion, the Building Code Board of Appeals voted to approve 2 of these amendments (**Exhibits D and E**). These amendments have been incorporated into the final draft of the proposed ordinance to adopt the 2015 IRC. They voted to disapprove the third amendment (**Exhibit F**). Please see the attached 4/6/2020 letter of recommendation (**Exhibit G**) from the Building Code Board of Appeals to adopt the 2015 IRC and the other four (4) codes as proposed.

On 2/3/2020, the Chief Building Official met with members of the Energy and Environment Committee to discuss the rough drafts of the proposed ordinances to

amend and adopt the aforementioned five (5) codes. Please see the attached 2/4/2020 email of recommendation (**Exhibit H**) from the E & E Committee to adopt the 2015 IRC, the 2015 IECC and the other three (3) codes as proposed.

Residential Dumpsters

Some residents voiced concern about the city's present building code regulations as they apply to the duration of construction refuse dumpsters on residential jobsites. The city's present residential building code allows construction refuse dumpsters to be placed on a residential jobsite for up to 1 year, which is how long a residential building permit is valid. New Code Section R114.1.1.2 CONSTRUCTION REFUSE DUMPSTER, amends the 2015 IRC to allow construction refuse dumpsters to be placed on a residential jobsite only until the drywall inspection(s) have been approved by the city inspector. Failure to remove this dumpster once the drywall inspection(s) have been approved will result in a Stop Work Order being issued for this jobsite until said dumpster is removed from the premises. The Chief Building Official may allow this dumpster to remain on a residential jobsite longer if the applicant presents 'evidence of justifiable cause'. NOTE: The placement of construction refuse dumpsters for residential construction projects that do not require the issuance of a building permit (re-roofing, re-siding, etc.) are regulated by the issuance of a temporary use permit which allows this dumpster to be on site for ten (10) days.

There were no other public comments made proposing additional amendments to the ordinance to adopt this code.

2015 International Building Code (IBC)

This building code regulates the construction, alteration, movement, enlargement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every commercial-type building or structure. The buildings and structures regulated by this code include office buildings, temples, churches, theaters, restaurants, schools, hospitals, shopping centers, hotels and warehouses.

There were no public comments made proposing additional amendments to the ordinance to adopt this code.

2015 International Energy Conservation Code (IECC)

This code regulates the design and construction of residential and commercial buildings for the effective use and conservation of energy over the useful life of each building.

There were no public comments made proposing additional amendments to the ordinance to adopt this code.

2015 International Swimming Pool and Spa Code (ISPSC)

This code regulates the construction, alteration, removal, renovation, replacement, repair and maintenance of swimming pools and spas.

There were no public comments made proposing additional amendments to the ordinance to adopt this code.

2015 International Property Maintenance Code (IPMC)

This code regulates the occupancy and the interior and exterior maintenance of existing commercial and apartment buildings. It requires that property owners comply with minimum maintenance requirements and standards so as to ensure the safety, health and welfare of building occupants and to keep properties clean and neat in appearance.

Occupancy Limitations

This code, as amended, does not apply to detached single-family dwellings or owner-occupied dwelling units except for the provisions of SECTION 404 OCCUPANCY LIMITATIONS.

The City Attorney and the Director of Community Development stated that there is a need to establish a maximum occupant load for residential dwellings in order to resolve a potential discriminatory concern related to fair housing. As a result, the Exception to Section 101.2 SCOPE of the 2015 IPMC was amended to read as follows:

Exception: Existing detached single-family dwellings or owner-occupied dwelling units are subject only to the provisions of Section 404 OCCUPANCY LIMITATIONS. No other provisions of this code shall apply to existing detached single-family dwellings or owner-occupied dwelling units.

SECTION 404 OCCUPANCY LIMITATIONS regulates the maximum number of occupants allowed in a residential dwelling based on the number and size of the bedrooms provided. Section 404.4.1 states that “every bedroom shall contain not less than 50 square feet of floor area for each occupant thereof”.

EXAMPLE:

Sleeping Areas	Actual Area (sf)	Allowable No. of Occupants
Bedroom 1	151 sf	3
Bedroom 2	101 sf	2
Bedroom 3	101 sf	2
Bedroom 4	99 sf	1

Per the EXAMPLE, the maximum number of occupants allowed in this residential dwelling would be 8 persons.

There were no other public comments made proposing additional amendments to the ordinance to adopt this code.

OF NOTE

The adoption of these codes will not result in an increase in the type or number of inspections presently required to be made by city inspectors for the projects each of these codes regulates.

EXHIBIT A**Code Change Proposal Form**

Code: 2015 International Residential Code

Code Section: R106.3.1 Approval of construction documents

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R106.3.1 Approval of construction documents. Where the *building official* issues a *permit*, the *construction documents* shall be *approved* in writing or by a stamp that states “REVIEWED FOR CODE COMPLIANCE.” One set of *construction documents* so reviewed shall be retained by the *building official*. The other set ~~shall~~ may be kept at the site of work or made available at the time of inspection and shall be open to inspection by the *building official* or a duly authorized representative.

Reason:

Unfortunately, it is not always possible to maintain records on a construction site, especially in the beginning of the construction process when materials and other important documents are easily subject to theft. In fact, the HBA currently has knowledge of local litigation as a result of stolen construction documents. To protect the property of local business owners and to ensure there is no delay with inspections due to stolen documents, the HBA proposes records may be maintained offsite (at the builder’s discretion) but promptly made available to any building official or his/her representative at the time of inspection or if requested otherwise. The HBA seeks to be respectful of a building official’s valuable time, but hopes local municipalities recognize the severity of stolen plans and how such a violation can affect local home building businesses.

Cost Impact:

Copy costs may run approximately \$60 but will vary with the complexity of the project and/or other administrative costs. However, if documents are stolen, costs increase significantly, both to the builder and to the inspecting municipality. In the case of theft, documents will need to be redrawn and resealed by an architect. The builder will need to travel to the local jurisdictional offices for reapproval, which will result in hard travel costs, but also soft costs due to the time necessary for travel and the resulting loss in productivity on the building site. Additional fees from the jurisdictional authority will also result, yet the jurisdiction will expend additional soft costs for administrative purposes such as review and approvals. The HBA estimates builders may directly spend between \$500-\$1,000 as a result of stolen plans, and we can only guess the costs a local municipality will incur in such instances.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: R108.6 Work commencing before permit issuance

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R108.6 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.

Exceptions:

1. Earthwork
2. Stakeouts and other necessary planning procedures

Reason:

These exceptions allow for planning and other preliminary procedures that do not consist of the erection of a building to commence while permits and other important paperwork are processed. Additionally, this will allow builders to install necessary construction Best Management Practices for local stormwater requirements.

Cost Impact:

Cost in delaying initial work is approximately \$100 per day.

Code Change Proposal Form

Code: 2015 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 *grade plane*, or in which the finished surface of the floor next above is ~~either of the following~~:

1. More than 6 feet (1829 mm) *above grade plane*, and
2. more than 6 feet (1829 mm) above the finished ground level for more than 50 percent of the total building perimeter, and
3. ~~M~~more than 12 feet (3658 mm) above the finished ground level at any point.

Reason:

As written, the definition will dramatically affect current building design requirements and raise concern that two-story homes with walkout basements may be deemed commercial structures in certain situations. If this happens, serious, unnecessary, and inappropriate design requirements may be imposed on residential structures.

Cost Impact:

If an additional story is added to a home, it is possible the structure may be deemed commercial due to height. If that occurs, the home will need to meet additional requirements in the *International Building Code*, such as installation of a fire suppression system, which will increase costs significantly. Costs may also be incurred due to the addition of retaining walls or other earth works. A reasonable cost estimate between the requirements in the *International Building Code* vs. the *International Residential Code* would be a \$20,000 cost increase for residential construction.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: Table R301.2(1) Climatic and Geographic Design Criteria
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Table R301.2(1)
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design				Seismic Design Category ^f	Subject to Damage From			Winter Design Temp ^e	Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
	Speed ^d (mph)	Topographic effects ^k	Speical wind region ^l	Wind- borne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
<u>20</u>	<u>115</u> <u>(51)</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>C</u>	<u>SEVERE</u>	<u>30</u>	<u>NO</u>	<u>6</u>	<u>NO</u>	<u>TBD</u>	<u>1000</u>	<u>55.2</u>

For SI: 1 pound per square foot = 0.0479kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or *grade* of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(3). The *grade* of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The *jurisdiction* shall fill in the frost line depth column with 30, the minimum depth of footing below finish *grade*.
- c. The *jurisdiction* shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The *jurisdiction* shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97½-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the *building official*.
- f. The *jurisdiction* shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The *jurisdiction* shall fill in this part of the table with (a) the date of the *jurisdiction’s* entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having *jurisdiction*, as amended.
- h. ~~In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, 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~~ *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.”
- i. The *jurisdiction* shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index—USA Method (Base 32°F).”
- j. The *jurisdiction* shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index—USA Method (Base 32°F).”
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the *jurisdiction* shall fill in this part of the table with “YES.” Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the *jurisdiction* shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the *jurisdiction* shall indicate “NO” in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the *jurisdiction* shall indicate the wind-borne debris wind zone(s). Otherwise the *jurisdiction* shall indicate “NO” in this part of the table.

Reason:

This table is completed in a way that is appropriate for the St. Louis region.

Cost Impact:

Estimated cost savings for this amendment range from \$350 to \$750 for ice barrier underlayment, depending on the size and design of the home.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R302.1 Exterior walls; Table R302.1(1) Exterior Walls
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 *dwelling*s and accessory buildings shall comply with Table R302.1(1) as amended; or *dwelling*s equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *dwelling*s 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.

**Table R302.1(1)
Exterior Walls**

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	Fire-resistance rated	1 hour – tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	<5 Feet <u>0 Feet to ≤ 3 Feet</u>
	Not fire-resistance rated	0 hours	≥ 5 Feet <u>≥ 3 Feet</u>
Projections	Not allowed	N/A	< 2 Feet
	Fire-resistance rated	1 hour on the underside ^{a, b}	≥ 2 Feet to < 5 Feet <u>2 Feet</u>
	Not fire-resistance rated	0 hours	≥ 5 Feet <u>3 Feet</u>
Openings in walls	Not allowed	N/A	< 3 Feet
	25% maximum of wall area	0 hours	3 Feet
	Unlimited	0 hours	5 Feet <u>3 Feet</u>
Penetrations	All	Comply with Section R302.4	< 3 Feet
		None required	3 Feet

For SI: 1 foot = 304.8 mm

N/A = Not Applicable.

- a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

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. Also, it is important to note that a roof eave overhang is not part of an exterior wall assembly.

Exception 8 includes a structure that poses no serious health or safety risk as the deck is not an exterior wall assembly.

The changes to the table are proposed to ensure flexibility so planning and zoning options available can be utilized.

Cost Impact:

Cost for the code change varies based on the plan design, such as the length of walls and height of the structure. However, if the proposed additions to the exceptions of R302.1 are not approved, drywall cost for fire protection would range from \$750 to \$3,700.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R302.2 Townhouses
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R302.2 Townhouses. Common walls separating *townhouses* shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two *townhouses* shall be constructed without 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 in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

1. Where a fire sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263.
2. Where a fire sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263, or the common wall shall be two independent 1-hour fire-resistance-rated wall assemblies.

Reason:

On a fee simple lot, this amendment will allow for clean separation between lots. Additionally, this amendment will allow for walls that are better constructed and more structurally sound because in the unfortunate event of a fire, if a wall is damaged or burned in one townhouse, the wall in the other townhouse is still structurally independent, and therefore, it will remain intact. Finally, this amendment will help with sound protection because it will result in a higher STC (Sound Transmission Classification) rating, leading to a better quality of life for residents in each townhouse.

Cost Impact:

Cost impact is not necessarily significant, but by providing the wall options, homeowners are getting the benefit of flexibility in choosing the design that works for them. While building two walls may add expense, the HBA believes it is a better building practice for the St. Louis region.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R302.5.1 Opening protection
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, ~~equipped with a self-closing device.~~

Reason:

A self-closing device on a garage door will be an unnecessary nuisance to homeowners. These devices may result in injuries to small children or the elderly, and contribute to the escaping of family pets. Additionally, for homeowners using wheelchairs or other mobility-assistance devices, entering or exiting through these doors may prove difficult because the self-closing function may not allow for the doors to stay open for the amount of time necessary.

Previously, the reasoning provided for this code provision was that fires that originate in the garage could pass through openings into the house. However, no reliable data or statistics exists on the number of fires that originated in the garage and resulted in the fire spreading into the interior of the dwelling. Additionally, it has been argued nationally, that these devices prevent the spread of carbon monoxide from vehicles and the byproducts produced by the burning thermoplastics. However, there is no link to statistical substantiation to need for closures on garage openings. To this day, there are no reports that support that the addition of door closures on doors between the dwelling and the garage will reduce the number of fires spreading into the dwelling, prohibit the flow of carbon monoxide into the dwelling, or reduce the number of false carbon monoxide alarms.

Cost Impact:

Materials alone for this code provision may increase costs by \$150, if this amendment is not incorporated into the code.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R302.5.2 Duct penetration
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R302.5.2 Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the *dwelling* from the garage shall be constructed of a minimum No. ~~26~~ 28 gage (~~0.48~~ 0.378 mm) sheet steel or other *approved* material and shall not have openings into the garage.

Reason:

This provision allows for the option of using round ducts or rectangular ducts. However, round ducts are not manufactured at a 26 gage. This code change will maintain the option of using either type of duct.

Cost Impact:

Depending on number of penetrations, costs will likely range between \$50 and \$250. However, depending on energy provisions, costs could increase as high as \$1,000.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R302.13 Fire protection of floors
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted. Fire blocking, draft stopping, fire taping, and/or additional framing is not required.

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 shall be permitted to be unprotected where complying with the following:
 - 3.1 The aggregate area of the unprotected ~~portions~~ floor assembly does not exceed ~~80 (7.4 m²) per story~~ 100 square feet per HVAC zone.
 - 3.2 ~~Fireblocking in accordance with Section 302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.~~ Areas of the floor assembly covered by HVAC metal plenum, trunk lines, and steel structural beams shall be considered protected. Gypsum wallboard membrane shall be within 2 inches of all previously listed items.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

Reason:

Changing the existing code to allow a marginal amount of additional space will provide needed flexibility during home construction and design. This change to allow the exempted floor space per HVAC zone will also provide needed space for those floor plans with increased footprints or supply needs. Additionally, fireblocking is a vague term interpreted differently by different municipalities, so the HBA wants to clearly outline what is and is not expected. Finally, as HVAC systems use metal and provide a barrier to the glued structural membranes of the manufactured joists, any space where the HVAC system exists should not be considered unprotected. The distance suggested will provide adequate space for expansion and contraction of the HVAC system, access to dampers, assure there is no noise nuisance from the drywall vibrating against the metal, and prevent condensation and subsequent mold issues.

Cost Impact:

Estimated costs depend on the square footage of each home and its design. However, to drywall a basement, provide membrane protection on joists, use manufactured joists that provide a fire membrane on the rafters, or redesign plans to use dimensional lumber instead, costs would likely range between \$4,000 and \$20,000. It should also be noted that moving to dimensional lumber changes many other aspects of the building process, which will increase costs throughout the home and add to architectural costs.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: R303.3 Bathrooms

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:

The glazed areas shall not be required where artificial light and a local exhaust system are provided.

The minimum local exhaust rates shall be determined in accordance with Section M1507. Exhaust air from the space shall be exhausted directly to the outdoors, to a ventilated soffit, or a gabled end vent.

Reason:

This code amendment is offered to help builders maintain current building practices and to allow designers to design plans to best practices. If this provision is not amended, more penetrations will result in a dwelling which can increase opportunities for moisture and mold and costs because additional insulation will be needed.

Cost Impact:

Without this amendment, costs will increase by \$175-\$200 per bathroom.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: R303.4 Mechanical ventilation

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R303.4 Mechanical ventilation. Where the air infiltration rate of a *dwelling unit* is ~~5~~ 3 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the *dwelling unit* shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.

Reason:

This proposed amendment will be consistent with proposed changes to Chapter 11, and will provide that the home has appropriate systems in place to assure the safety of home occupants via exemplary air changes while providing far superior efficiency than ever required in the St. Louis region.

Cost Impact:

This code section has a significant cost impact. A blower door test costs \$1,000 on average, and a mechanical ventilation system costs between \$2,000 and \$4,000 depending on the complexity of the home.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: R303.5.2 Exhaust openings

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R303.5.2 Exhaust openings. Exhaust air shall not be directed below 6 feet and 8 inches onto public walkways.

Reason:

Keeping exhaust air above 6 feet and 8 inches protects the health and safety of the passerby, while maintaining design flexibility.

Cost Impact:

This proposed code change would save approximately \$400 per exhaust opening.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R303.8 Exterior stairway illumination
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R303.8 Exterior stairway illumination. Exterior stairways shall be provided with an artificial light source ~~located at the top landing of the stairway.~~ Exterior stairways providing access to a *basement* from the outdoor *grade* level shall be provided with an artificial light source located at the bottom landing of the stairway.

Reason:

Clarification. Many homeowners choose to add decks at a later date due to cost, so builders are unable to adequately add a light during construction because the top landing of a future stairway is unknown. However, builders will provide an artificial light source on the exterior of the home to ensure public safety.

Cost Impact:

Material costs will likely fall between \$600 and \$800 if this proposed change is not accepted.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R309.5 Fire sprinklers
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R309.5 Fire sprinklers. Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.

Reason:

This addition to R309.5 ensures the code complies with Missouri Revised Statutes §67.281.

Cost Impact:

This addition to R309.5 would be a significant cost savings. Estimates for fire suppression systems in the St. Louis region range from \$9,688.81 to \$22,725.42.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R311.3 Floors and landings at exterior doors
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 dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not to exceed 1/4 unit vertical in 12 units horizontal (2 percent).

Exception: Exterior balconies less than 60 square feet (5.6 m²) 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 exterior doors. This maintains the importance of safety while allowing for greater freedom with design.

Cost Impact:

This proposed amendment to the code would save approximately \$300 to \$2,000 per home. The cost savings varies based on home design and the number of exterior egress doors.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R311.3.2 Floor elevations for other exterior doors
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 landings or floors not more than 7 3/4 inches (196 mm) below the top of the threshold.

Exception: A top landing is not required where a stairway of ~~not more than two~~ four or fewer risers is located on the exterior side of the door, provided that 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 in the code. This code provision impacts the Midwest more than other regions of the country, as the Midwest is one of few areas that constructs basements versus building homes on slabs. Therefore, when decisions such as this arise in national negotiations, it is not uncommon to see these issues pass, as they do not affect a majority of the United States. So, this is an issue that needs to be vetted and addressed locally.

Cost Impact:

This code requirement would increase costs from \$400 to \$600.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R311.7.5 Stair treads and risers
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers. The riser height shall be not more than 7 3/4 inches (196 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 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:

1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 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 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads. Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 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 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 3/8 inch (9.5 mm) of the rectangular tread depth.

Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.

Exceptions:

1. For remodeling projects in existing homes, homes in urban, infill or high-density developments, or historical buildings or dwellings, riser height of not more than 8 1/4 inches (210 mm) and tread depth of not more than 9 inches (229 mm) will be allowed.
2. For remodeling projects in existing homes, stair tread and riser will be allowed to mimic previous or existing conditions.

Reason:

Because remodeling projects in existing homes, homes in urban, infill, or high-density developments, or historical buildings or dwellings must meet the existing footprint, the stair geometry requirements historically allowed under the *Building Officials and Code Administrators National Building Code* (BOCA) should be

acceptable. This amendment will allow for the continued use of the 8 1/4" x 9" geometry in certain situations, which is still the historically accepted requirement of many other state and local jurisdictions across the country.

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 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" versus 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 in the situations proposed to be added above.

Cost Impact:

Without the additions of the exceptions above, the cost impact would be at least \$6,400 for new single-family construction (for townhomes) and between \$10,000 and \$20,000 for residential remodeling projects.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R311.7.6 Landings for stairways
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall not be less than 36 inches (914 mm).

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 that a door does not swing over the stairs.

Reason:

Direction of travel does not require a landing to safely open a door. As with previous amendments proposed by the HBA, this is primarily a concern for homes that are constructed with basements, i.e. the Midwestern minority.

Cost Impact:

This proposed amendment would save approximately \$1,000 to \$1,400 per home (the cost will vary with the price of the landing and the value of the home per square foot.)

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R312.1.1 Guards
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R312.1.1 Where required. *Guards* shall be located along open-sided walking surfaces, including stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically at the edge of the walking surface to the floor or *grade* below ~~at any point within 36 inches (914 mm) horizontally to the edge of the open side.~~ Insect screening shall not be considered as a *guard*.

Reason:

The purpose of this amendment is to retain the provisions of the *2006 International Residential Code (IRC)*, where guardrails were required when the elevation difference between the walking surfaces was greater than 30 inches to the floor or grade directly below. The *2015 IRC* now requires a guardrail where the elevation difference is greater than 30 inches from the walking surface to a horizontal point 36 inches adjacent to the leading edge of the walking surface to the grade or floor below. This change will now require the building official to carry a 4' level to conduct inspections.

During the 2007/2008 Code Development Cycle, the proponents referred to work conducted and reports written by the International Code Council's Code Technology Committee (CTC). Though, at no time during the Public Hearing, nor the Final Action Hearing, was any technical justification presented to substantiate the change requiring the building official to measure 36 inches away from the leading edge of the walking surface or tread to determine when a guardrail should or should not be required. After reviewing the many reports from the CTC website, it is still unclear from where the 36 inch requirement was derived. Currently, there are no studies that can support the claims made that this will have an effect on reducing possible injuries. While the proponents promote this as a means for consistent enforcement of the guard requirements, there is no evidence that shows an increased risk to the safety of the occupant if the current method of measuring from the edge of the walking surface to grade below is used.

Furthermore, the new language now requires a guardrail to be applied to any open-sided walking surface. This could very well be interpreted by building officials to include driveways, landscaped walkways, retaining walls, and other elevated surfaces used for the purpose of walking. This change substantially expands the areas needing to be equipped with guards beyond the previous editions of the code.

Cost Impact:

Cost increase would be \$40-\$50 per foot of rail required for materials. Once labor cost is added in, the total could reach between \$500 and \$800, if this code amendment is not adopted.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R312.2 Window fall protection
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**R312.2 Window fall protection.** Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.~~

~~**R312.2.1 Window sills.** In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished *grade* or other surface below on the exterior of the building, the operable window shall comply with one of the following:~~

~~- 1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest open position.
- 2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
- 3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.~~

~~**R312.2.2 Window opening control devices.** Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the new clear opening area of the window unit to less than the area required by Section R310.2.1.~~

Reason:

This amendment is offered as the language above conflicts with egress requirements. Additionally, these requirements will not allow for double hung windows and other features requested by potential homeowners. This section is also counterintuitive because making an egress window is not possible.

Cost Impact:

The cost increase will vary depending on design and layout.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R313 Automatic fire sprinkler systems
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhouses*, in accordance with §67.281 of the Missouri Revised Statutes.

Exception: An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for *townhouses* shall be designed and installed in accordance with Section P2904 or NFPA 13D.

R313.2 One- and two-family dwellings automatic fire systems. ~~An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings. A builder of a single-family dwelling or residence 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.

R313.2.1 Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

Reason:

The amendment above brings the current code into compliance with §67.281 of the Missouri Revised Statutes.

Cost Impact:

The estimated cost increase ranges from \$9,688.81 to \$22,725.42 if sprinklers are mandatory in every new home.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R323 Storm shelters
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R323.1 General. This section applies to storm shelters where constructed as separate detached buildings or where constructed as safe rooms within buildings for the purpose of providing refuge from storms that produce high winds, such as tornadoes and hurricanes. In addition to other applicable requirements in this code, storm shelters shall be constructed in accordance with ICC/NSSA-500, except when located below grade or if basement walls are fully constructed with concrete.

Reason:

Very infrequently, a homeowner will ask their builder or remodeler to install a room to help protect their family from tornadoes or other severe wind storms. The builder will add reinforced walls to a bathroom, walk-in closet, or utility room using building techniques recommended by the Federal Emergency Management Agency (FEMA). These added safety features significantly increase the likelihood that family members will survive a severe weather event if they have enough warning to be in the reinforced room when the storm hits.

However, rooms currently built to protect Minnesotans from severe weather would not be considered “safe rooms” because they do not meet all the ICC/NSSA 500 standards by R323.1, only some of them. This is because a vast majority of homeowners are unwilling to pay for the following upgrades required by the ICC/NSSA 500 standard:

- Three Grade 1 commercial deadbolts with 1 inch bolt throws
- A 12-gauge welded steel door frame with welded mitered corners and 7-gauge lock reinforcements
- Five anchor points at each jamb and three points of attachment to frame stiffeners in the door head
- A steel door with 14-gauge skin and a honeycomb core or equivalent
- Between 2-4 square inches of natural ventilation per occupant
- A minimum of 3 square feet of area for each occupant

In fact, this code amendment would require a building code official to enforce every provision of ICC/NSSA 500 if it looks like a homebuilder or remodeler’s plans include reinforced walls in even one room of a house. As a result, the HBA believes homeowners may never ask to include such a room in their homes because they are unwilling to upgrade to an ICC/NSSA 500 certified “safe room.” This code section should be amended to allow Missourians to choose safer construction plans without requiring the absolute safest room that could be constructed within an already safer area of the home, such as the basement.

This proposal is necessary because it allows a homeowner to install certain elements in basements (as we have in the Midwest for many years) to make homes safer without the need to upgrade the home to a standard that is not required in the first place. This proposal is reasonable because it still permits safer elements and encourages uniformity.

Cost Impact:

Storm shelters can range in cost from \$5,000-\$10,000.

EXHIBIT B**Code Change Proposal Form**

Code: 2015 International Residential Code

Code Section: R403.1.1 Minimum Size (Footings)

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R403.1.1 Minimum size. The minimum width, W, and thickness, T, for concrete footings shall be in accordance with Tables R403.1(1) through R403.1(3) ~~(3)~~ (4) and Figure R403.1(1) or R403.1.3, as applicable. The footing width shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Footing projections, P, shall be not less than 2 inches (51 mm) and shall not exceed the thickness of the footing. Footing thickness and projection for fireplaces shall be in accordance with Section R1001.2. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

Table R403.1(1)
Minimum Width and Thickness for Concrete Footings for Light-Frame Construction (inches)^{a,b}

Snow Load or Roof Live Load	Story and Type of Structure with Light Frame	Load-Bearing Value of Soil (psf)					
		1500	2000	2500	3000	3500	4000
20 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	22 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – plus basement	25 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
30 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	23 x 6	17 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – plus basement	26 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
50 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	21 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	25 x 7	19 x 6	15 x 6	12 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	22 x 6	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	3 story – plus basement	28 x 9	21 x 6	17 x 6	14 x 6	12 x 6	12 x 6
70 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	18 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	24 x 7	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	21 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	27 x 9	20 x 6	16 x 6	14 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	25 x 7	18 x 6	15 x 6	12 x 6	12 x 6	12 x 6
	3 story – plus basement	30 x 10	23 x 6	18 x 6	15 x 6	13 x 6	12 x 6

For SI: 1 inch = 25.4 mm, 1 plf = 14.6N/m, 1 pound per square foot = 47.9 N/m².

- Interpolation allowed. Extrapolation is not allowed.
- Based on 32-foot-wide house with load-bearing center wall that carries half of the tributary attic, and floor framing. For every 2 feet of adjustment to the width of the house, add or subtract 2 inches of footing width and 1 inch of footing thickness (but not less than 6 inches thick).

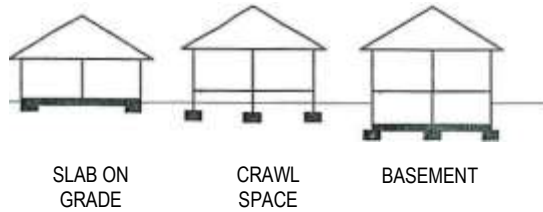


Table R403.1(2)
Minimum Width and Thickness **for Concrete Footings for Light-**
Frame Construction with Brick Veneer (inches)^{a,b}

Snow Load or Roof Live Load	Story and Type of Structure with Brick Veneer	Load-Bearing Value of Soil (psf)					
		1500	2000	2500	3000	3500	4000
20 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	21 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	26 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	26 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
	3 story – plus basement	32 x 11	24 x 7	19 x 6	16 x 6	14 x 6	12 x 6
30 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	22 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	22 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	27 x 9	21 x 6	16 x 6	14 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	21 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	27 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	3 story – plus basement	33 x 11	24 x 7	20 x 6	16 x 6	14 x 6	12 x 6
50 psf	1 story – slab-on-grade	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	24 x 7	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	24 x 7	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	29 x 10	22 x 6	18 x 6	15 x 6	13 x 6	12 x 6
	3 story – slab-on-grade	27 x 7	18 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	29 x 9	22 x 6	17 x 6	14 x 6	12 x 6	12 x 6
	3 story – plus basement	35 x 12	26 x 8	21 x 6	17 x 6	15 x 6	13 x 6
70 psf	1 story – slab-on-grade	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	26 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	26 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
	2 story – plus basement	32 x 11	24 x 7	19 x 6	16 x 6	14 x 6	12 x 6
	3 story – slab-on-grade	26 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
	3 story – with crawl space	31 x 11	23 x 7	19 x 6	16 x 6	13 x 6	12 x 6
	3 story – plus basement	37 x 13	28 x 9	22 x 6	18 x 6	16 x 6	14 x 6

For SI: 1 inch = 25.4 mm, 1 plf = 14.6N/m, 1 pound per square foot = 47.9 N/m².

a. Interpolation allowed. Extrapolation is not allowed.

- b. Based on 32-foot-wide house with load-bearing center wall that carries half of the tributary attic, and floor framing. For every 2 feet of adjustment to the width of the house, add or subtract 2 inches of footing width and 1 inch of footing thickness (but not less than 6 inches thick).

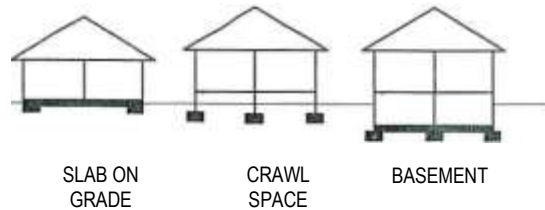


Table R403.1(3)
Minimum Width and

Thickness for Concrete

Footings

With Cast-in-Place Concrete or Fully Grouted Masonry Wall Construction (inches)^{a,b}

Snow Load or Roof Live Load	Story and Type of Structure with CMU	Load-Bearing Value of Soil (psf)					
		1500	2000	2500	3000	3500	4000
20 psf	1 story – slab-on-grade	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	25 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	23 x 7	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	29 x 9	22 x 6	17 x 6	14 x 6	12 x 6	12 x 6
	2 story – plus basement	35 x 12	26 x 8	21 x 6	17 x 6	15 x 6	13 x 6
	3 story – slab-on-grade	32 x 11	24 x 7	19 x 6	16 x 6	14 x 6	12 x 6
	3 story – with crawl space	38 x 14	28 x 9	23 x 6	19 x 6	16 x 8	14 x 6
	3 story – plus basement	43 x 17	33 x 11	26 x 8	22 x 6	19 x 6	16 x 6
30 psf	1 story – slab-on-grade	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	26 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	24 x 7	18 x 6	15 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	30 x 10	22 x 6	18 x 6	15 x 6	13 x 6	12 x 6
	2 story – plus basement	36 x 13	27 x 8	21 x 6	18 x 6	15 x 6	13 x 6
	3 story – slab-on-grade	33 x 12	25 x 7	20 x 6	17 x 6	14 x 6	12 x 6
	3 story – with crawl space	39 x 14	29 x 9	23 x 7	19 x 6	17 x 6	14 x 6
	3 story – plus basement	44 x 17	33 x 12	27 x 8	22 x 6	19 x 6	17 x 6
50 psf	1 story – slab-on-grade	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	22 x 6	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	28 x 9	21 x 6	17 x 6	14 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	27 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	2 story – with crawl space	32 x 11	24 x 7	19 x 6	16 x 6	14 x 6	12 x 6
	2 story – plus basement	38 x 14	28 x 9	23 x 6	19 x 6	16 x 6	14 x 6
	3 story – slab-on-grade	35 x 13	27 x 8	21 x 6	18 x 6	15 x 6	13 x 6
	3 story – with crawl space	41 x 15	31 x 10	24 x 7	20 x 6	17 x 6	15 x 6
	3 story – plus basement	47 x 18	35 x 12	28 x 9	23 x 7	20 x 6	17 x 6
70 psf	1 story – slab-on-grade	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	25 x 7	18 x 6	15 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	30 x 10	23 x 6	18 x 6	15 x 6	13 x 6	12 x 6
	2 story – slab-on-grade	29 x 9	22 x 6	17 x 6	14 x 6	12 x 6	12 x 6
	2 story – with crawl space	34 x 12	26 x 8	21 x 6	17 x 6	15 x 6	13 x 6
	2 story – plus basement	40 x 15	30 x 10	24 x 7	20 x 6	17 x 6	15 x 6
	3 story – slab-on-grade	38 x 14	28 x 9	23 x 6	19 x 6	16 x 6	14 x 6
	3 story – with crawl space	43 x 16	32 x 11	26 x 8	21 x 6	18 x 6	16 x 6
	3 story – plus basement	49 x 19	37 x 13	29 x 10	24 x 7	21 x 6	18 x 6

For SI: 1 inch = 25.4 mm, 1 plf = 14.6N/m, 1 pound per square foot = 47.9 N/m².

- Interpolation allowed. Extrapolation is not allowed.
- Based on 32-foot-wide house with load-bearing center wall that carries half of the tributary attic, and floor framing. For every 2 feet of adjustment to the width of the house, add or subtract 2 inches of footing width and 1 inch of footing thickness (but not less than 6 inches thick).

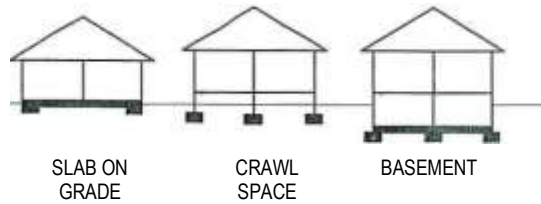


Table R403.1(4)
Minimum Width of Concrete,
(inches)

Precast, or Masonry Footings

for Light-Frame Construction with Pre-Fabricated Roof Trusses^{a,b,c}

	Load-Bearing Value of Soil (psf)			
	1500	2000	3000	>4000
Conventional light-frame construction with pre-fabricated trusses				
<u>1 story</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2 story</u>	<u>15</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>3 story</u>	<u>23</u>	<u>17</u>	<u>12</u>	<u>12</u>
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
<u>1 story</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2 story</u>	<u>21</u>	<u>16</u>	<u>12</u>	<u>12</u>
<u>3 story</u>	<u>32</u>	<u>24</u>	<u>16</u>	<u>12</u>
8-inch solid or fully grouted masonry				
<u>1 story</u>	<u>16</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2 story</u>	<u>29</u>	<u>21</u>	<u>14</u>	<u>12</u>
<u>3 story</u>	<u>42</u>	<u>32</u>	<u>21</u>	<u>16</u>

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa

- Spread footings shall be same thickness as the wall (minimum of 8 inches).
- Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.
- Snow Load or Roof Live Load shall not exceed 20 psf. If load exceeds 20 psf, designs must be completed by a licensed design professional.

Reason:

The 2015 IRC does not include guidance for light-frame construction with pre-fabricated roof trusses. As such, the HBA proposes adding Table R403.1(4) to Section R403.1.1 of the 2015 IRC. This new table is nearly identical to the table included in the 2009 IRC and currently in use. Slight modifications have been made in the footnote section.

Cost Impact:

Varies.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R403.1.7 Footings on or adjacent to slopes
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R403.1.7 Footings on or adjacent to slopes. The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3-percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4 or plans as signed and sealed by a registered engineer.

Reason:

This proposed code change will provide for more flexibility in development planning.

Cost Impact:

If approved, this amendment would present significant cost savings because it will allow for a lot to be developed when it would not be allowed otherwise.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: Table R404.1.2(10) Concrete Foundation Walls
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R404.1.3.2 Reinforcement for foundation walls. Concrete foundation walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be provided in accordance with Table R404.1.2(1). Vertical reinforcement shall be provided in accordance with Table R404.1.2(2), R404.1.2(3), R404.1.2(4), R404.1.2(5), R404.1.2(6), R404.1.2(7) or R404.1.2(8). Vertical reinforcement for flat *basement* walls retaining 4 feet (1219 mm) or more of unbalanced backfill is permitted to be determined in accordance with Table R404.1.2(9). For *basement* walls supporting above-grade concrete walls, vertical reinforcement shall be the greater of that required by Tables R404.1.2(2) through R404.1.2(8) or by Section R608.6 for the above-grade wall. In buildings assigned to Seismic Design Category D₀, D₁ or D₂, concrete foundation walls shall also comply with Section R404.1.4.2.

Exception: Where unstable soil or ground water conditions do not exist, concrete foundation walls may be constructed in accordance with Table R404.1.2(10).

Table R404.1.2(10) Concrete Foundation Walls

<u>Maximum Wall Height</u>	<u>Maximum Depth of Unbalanced Backfill</u>	<u>Minimum Nominal Wall Thickness</u>
<u>8'-0"</u>	<u>7'-6" or less</u>	<u>8" (Note a)</u>
<u>9'-0"</u>	<u>8'-6" or less</u>	<u>10" (Note b)</u>
<u>10'-0"</u>	<u>9'-6" or less</u>	<u>12" (Note c)</u>

Note a: Concrete foundation walls may be constructed a minimum of nominal 8 inches thick where the wall height from the top of the footing to the top of the wall does not exceed 8 feet. A minimum of two #4 reinforcing bars shall be placed horizontally in the top and bottom of the foundation wall. A minimum of two #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 inches beyond the corners of the openings.

Note b: Concrete foundation walls may be constructed a minimum of nominal 10 inches thick. A minimum of two #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two #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 inches beyond the corners of the openings.

Note c: Concrete foundation walls may be constructed a minimum of nominal 12 inches thick. A minimum of three #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two #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 inches beyond the corners of the openings.

Note d: The concrete minimum wall thickness shall be 8 inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when maximum wall height is 8 feet.

Note e: 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.

Note f: 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. 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:

This proposed code change would yield a potential cost savings of \$2,000 to \$6,000, depending on the size of the foundation.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R405.1 Concrete or masonry foundations
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

405.1 Concrete or masonry foundations. Drains shall be provided around concrete or masonry foundation that retain earth and enclose habitable or usable spaces located below *grade*. Drainages 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 not less than 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. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an *approved* filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock not less than 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 where the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I 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 groundwater 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 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 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 inches minimum of gravel or crushed stone and have 6 inches of minimum cover.

R405.1.2.4 Drainage system. A drainage system shall discharge by gravity to daylight or be connected to an approved sump (15 inches in diameter x 18 inches deep with fitted cover). A sump pump shall be provided if the basement is finished or partially finished with pump discharge by an approved method.

Reason:

This proposed code change is an alternative approved in the past and is an effective draining method for foundations.

Cost Impact:

If approved, this proposed code change will save approximately \$600 to \$800 per home.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R507.2.4 Deck lateral load connection
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~R507.2.4 Deck lateral load connection.~~ ~~The lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507.2.3(1) or R507.2.3(2). Where the lateral load connection is provided in accordance with Figure R507.2.3(1), hold-down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds (6672 N). Where the lateral load connections are provided in accordance with Figure R507.2.3(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds (3336 N).~~

Reason:

The type of lateral connection required in this code creates potential for more problems than it alleviates. Oftentimes, compliance with this code provision is impossible due to the direction in which the floor joists run with the home. Therefore, if this code provision is adopted as published and a homeowner wants to add a deck to their home, then that homeowner may be unable to do so.

Additionally, the traditional method of attaching decks, via carriage bolt, has been a consistently reliable and appropriate manner of deck lateral load connection for residential dwellings. Therefore, it is recommended that current building practices remain and this provision be removed from the code.

Cost Impact:

For two deck connections, this code requirement would increase costs by \$250 to \$350 for new construction and \$500 to \$1,000 for remodeling or later deck additions. However, prices can vary depending on the size of the deck and number of connections required.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R602.7.5 Supports for Headers
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R602.7.5 Supports for headers. Headers shall be supported on each end with one or more jack studs or with approved framing anchors in accordance with Table R602.7(1) or R602.7.(2). The full-height stud adjacent to each end of the header shall be end nailed to each end of the header with four-16d nails (3.5 inches x 0.135 inches). The minimum number of full-height studs at each end of a header shall be in accordance with Table R602.7.5.

Table R602.7.5
Minimum Number of Full Height Studs at Each End of Headers in Exterior Walls^a

Header Span (feet)	Maximum Stud Spacing (Inches) [per Table R602.3(5)]	
	16	24
≤3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

Maximum Header Span (feet)	Ultimate Design Wind Speed and Exposure Category	
	<140mph, Exposure B or <130mph, Exposure C	≤115mph, Exposure B ^b
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

- a. For header spans between those given above, use the minimum number of full-height studs associated with the larger header span.
- b. The tabulated minimum number of full-height studs is applicable where jack studs are provided to support the header at each end in accordance with Table R602.7.(1). Where a framing anchor is used to support the header in lieu of a jack stud in accordance with footnote “d” of Table R602.7.(1), the minimum number of full-height studs at each end of a header shall be in accordance with requirements for wind speed <140mph, Exposure B.

Reason:

The HBA recommends replacing Table R602.7.5 from the 2015 International Residential Code with Table R602.7.5 from the 2018 International Residential Code. At the April 2016 International Code Council hearings, the proposal to replace the table was presented by the American Wood Council and approved unanimously.

Nationally, the original Table R602.7.5 has been a source of much controversy. In fact, the original table is actually more conservative than the *International Building Code's* requirements. As of May 2016, Oklahoma, Texas, Michigan, and Minnesota have deleted the table from their statewide building codes and more states will follow.

The HBA believes the replacement table above is in line with current building practices in the St. Louis region and provides more than adequate protection from shifting and twisting of headers.

Additional reasoning provided by American Wood Council in its ICC proposal:

This change simplifies the full-height stud (e.g. king stud) table while also removing conservatism and limited applicability of the 16" maximum stud spacing case. The number of full-height studs is based on out-of-plane wind resistance provided by the stud-to-plate nailing. Wind loads are based on an assumption that full-height studs on either side of an opening carry 100 percent of the out-of-plane wind loads. Reference conditions for the calculations assume a 9' wall height and wall Zone 4 pressures for header spans greater than 6 feet and wall Zone 5 pressures for header spans less than 6 feet. The number of full-height studs required by calculations is limited to the maximum number displaced by the opening. Footnote "a" clarifies that the number of full-height studs for intermediate header spans is based on the next larger header span. Footnote "b" provides a basic assumption of the tabulated requirements – that headers are supported at each end by jack studs. When jack stud support is not provided, such as when an approved anchor is used in lieu of a jack stud, the full-height stud on either side of the opening is carrying both out-of-plane wind loads and gravity loads. For that case, footnote "b" indicates that the <140mph, Exposure B column associated with the number of studs displaced by the opening is applicable. The reduced number of full-height studs associated with ≤ 115 mph, Exposure B applies only in those lower wind pressure areas where jack stud support is provided to the header at each end.

Cost Impact:

Varies based on number of openings.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: R602.12 Simplified wall bracing

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R602.12 Simplified wall bracing. Buildings meeting all of the conditions listed below shall be permitted to be braced in accordance with this section as an alternate to the requirements of Section R602.10. The entire building shall be braced in accordance with this section; the use of other bracing provisions of Section R602.10, except as specified herein, shall not be permitted.

1. There shall be not more than three stories above the top of a concrete or masonry foundation or basement wall. Permanent wood foundations shall not be permitted.
2. Floors shall not cantilever more than 24 inches (607 mm) beyond the foundation or bearing wall below.
3. Wall height shall not be greater than ~~10 feet (3048 mm)~~, a nominal 12 feet when using the minimum required bracing lengths specified in Table 602.12.4.

Exception: Structural calculations and details are not required when there are no braced wall panels in that portion of a wall where the height exceeds a nominal 12 feet and that greater wall height segment is part of a prescriptive braced wall line on each of the adjacent stories.

4. The building shall have a roof eave-to-ridge height of 15 feet (4572 mm) or less.
5. Exterior walls shall have gypsum board with a minimum thickness of ½ inch (12.7 mm) installed on the interior side fastened in accordance with Table R702.3.5.

Exception: Gypsum board is not required for wall bracing on exterior walls in garages.

6. The structure shall be located where the ultimate design wind speed is less than or equal to 130 mph (58 m/s), and the exposure category is B or C.
7. The structure shall be located in Seismic Design Category A, B or C for detached one- and two-family dwellings or Seismic Design Category A, ~~or B or C~~ for townhouses.
8. Cripple walls shall not be permitted in three-story buildings.

602.12.1 Circumscribed rectangle. The bracing required for each building shall be determined by circumscribing a rectangle around the entire building on each floor as shown in Figure 602.12.1. The rectangle shall surround all enclosed offsets and projections such as sunrooms and attached garages. Open structures, such as carports and decks, shall be permitted to be excluded. The rectangle shall not have a side greater than 60 feet (18,288 mm), and the ratio between the long side and short side shall not be greater than 3:1.

R602.12.2 Sheathing materials. The following sheathing materials installed on the exterior side of exterior walls shall be used to construct a bracing unit as defined in Section R602.12.3. Mixing materials is prohibited.

1. Wood structural panels with a minimum thickness of ~~3/8 inch (9.5 mm)~~ 7/16 inch fastened in accordance with Table R602.3(3).
2. Structural fiberboard sheathing with a minimum thickness of 1/2 inch (12.7 mm) fastened in accordance with Table R602.3(1).

R602.12.3 Bracing unit. A bracing unit shall be a full-height sheathed segment of the exterior wall without openings or vertical or horizontal offsets and a minimum length as specified herein. Interior walls shall not contribute toward the amount of required bracing. Mixing of Items 1 and 2 is prohibited on the same story.

1. Where all framed portions of all exterior walls are sheathed in accordance with Section R602.12.2, including wall areas between bracing units, above and below openings and on gable end walls, the minimum length of a bracing unit shall be 3 feet (914 mm). For walls with heights greater than a nominal 10 feet, the minimum length of a bracing unit shall be 4 feet (1219 mm).
2. Where the exterior walls are braced with sheathing panels in accordance with Section R602.12.2 and areas between bracing units are covered with other materials, the minimum length of a bracing unit shall be 4 feet (1219 mm).

Reason:

This amendment will maintain current building practices in the St. Louis area.

Cost Impact:

Cost will vary depending on specific house plans.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R602.13 Alternate simplified bracing method
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R602.13 Alternate 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.

R602.13.1 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.

R602.13.2 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 R602.13.3 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 mm) 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).

R602.13.3 Braced wall panel widths. Braced wall panel locations shall be shown on the floor plans or elevation views and meet the widths established in Table R602.13.3.

Table 602.13.3
Simplified Bracing Panel Widths

		<u>Width of Solid Panel</u> ^{a, b}			
		<u>8' wall height</u>	<u>9' wall height</u>	<u>10' wall height</u>	<u>12' wall height</u>
<u>Plywood/OSB Panel</u>	<u>3:1</u>	<u>32"</u>	<u>36"</u>	<u>40"</u>	<u>48"</u>
<u>Simplified Portal Wall</u> ^c	<u>6:1</u>	<u>16"</u> ^d	<u>18"</u> ^d	<u>20"</u> ^d	<u>24"</u> ^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 R602.13.3. 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.

R602.13.4 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 R602.13.2.

R602.13.5 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: The interior and exterior wall configuration braces for 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.

R602.13.6 Maximum wall height. Walls greater than 12 feet (3658 mm) (12 feet 2 inches (3708 mm) actual) in height and 12 feet (3658 mm) in width shall be designed and detailed by the registered design professional to resist wind loads in both the longitudinal and transverse directions.

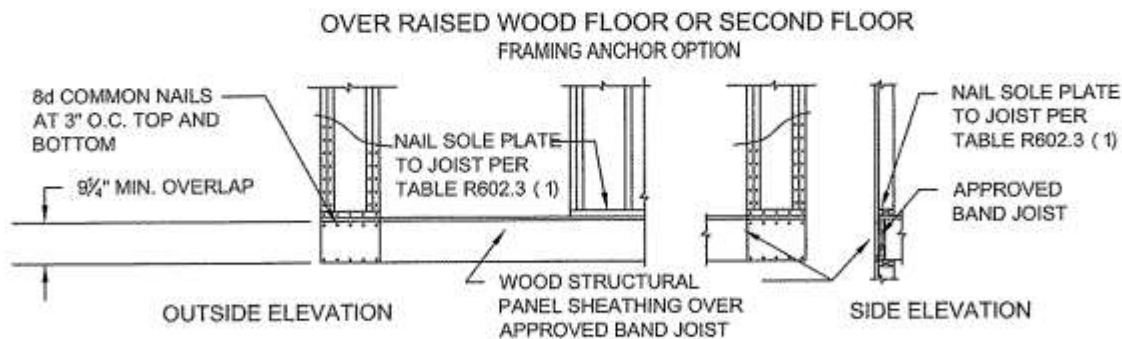
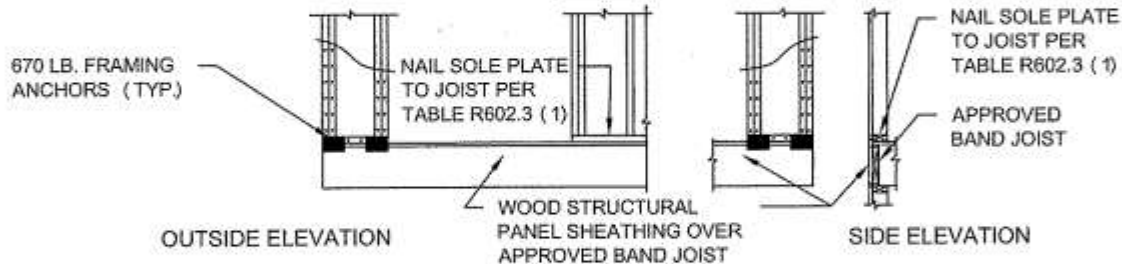
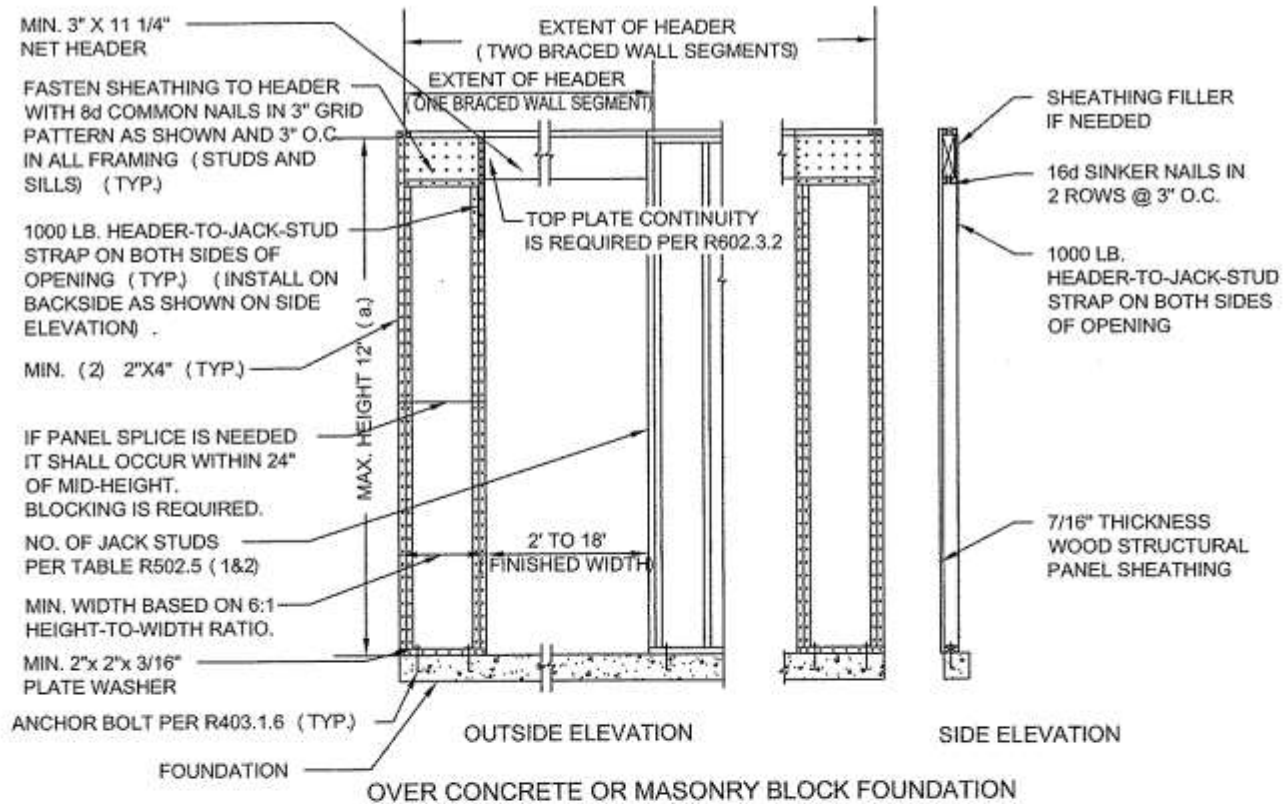
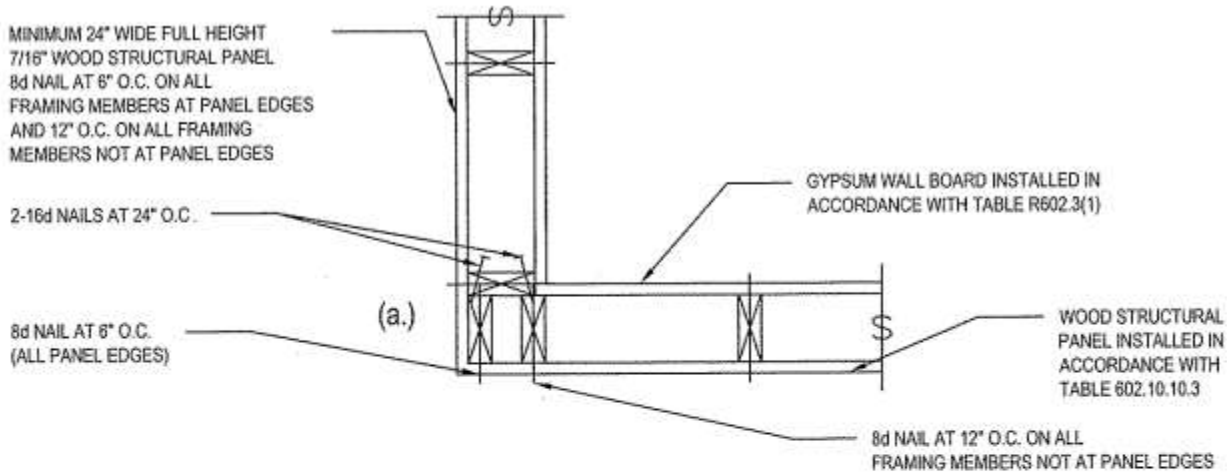
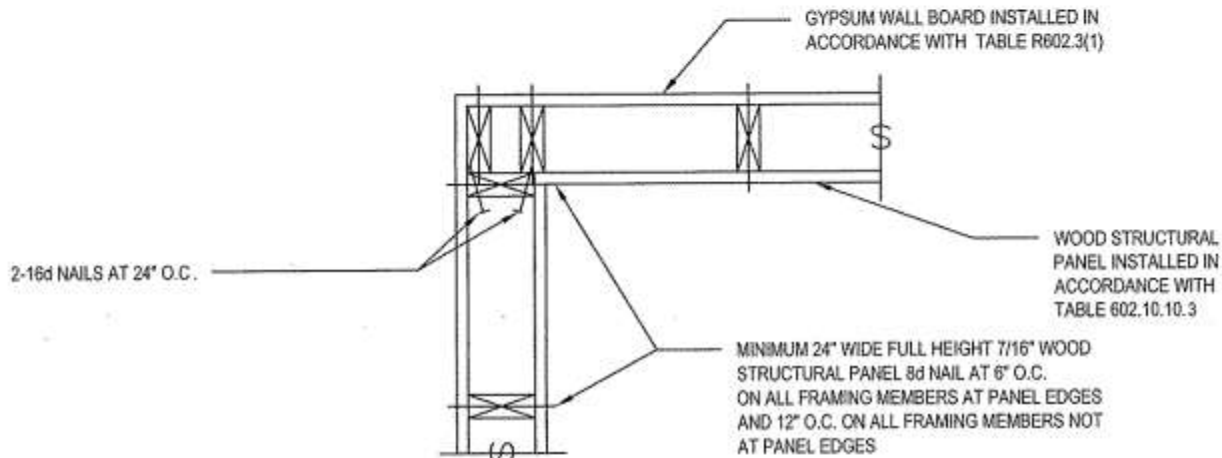


FIGURE R602.13.3
SIMPLIFIED PORTAL WALL

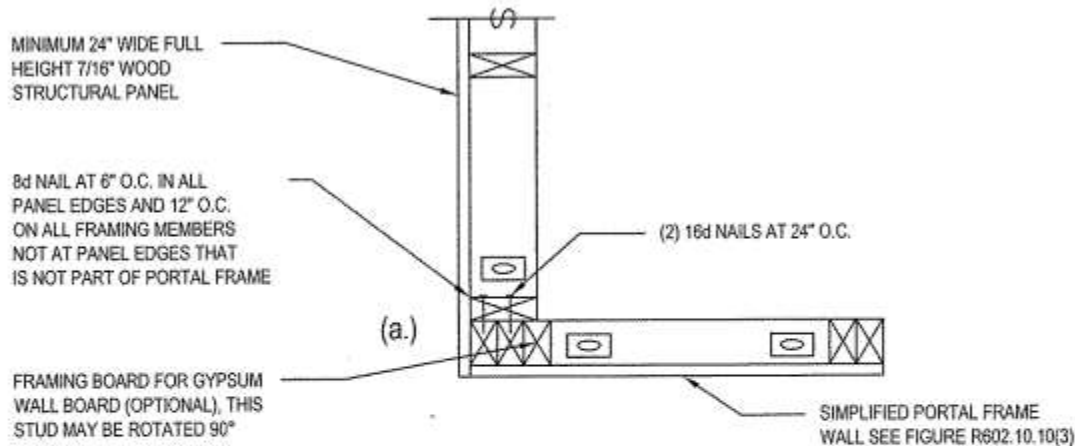
- a. CRIPPLE WALL FRAMING CONSISTING OF STUD FRAMING, SINGLE BOTTOM PLATE, AND DOUBLE TOP PLATE MAY BE ADDED TO THE TOP OF THE NARROW PORTAL WALL AS LONG AS THE COMBINED HEIGHT OF THE TWO WALLS IS LESS THAN OR EQUAL TO 12 FEET AND THE TWO WALLS ARE STRAPPED TOGETHER ON THE INTERIOR SIDE WITH A 16 GAUGE 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.



OUTSIDE CORNER DETAIL



INSIDE CORNER DETAIL



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.

Reason:

This code amendment is the current building practice in the St. Louis region.

Cost Impact:

This amendment would create a significant cost difference, but costs vary widely.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: R905.2.8.2 Valleys

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 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 not less than 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 not less than 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of ~~one~~ two ply of ~~smooth roll roofing~~ No.15 felt complying with ASTM D 6380 and not less than 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 Item 1 and 2 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 existing construction practices and preserves the esthetic integrity of the roof.

Cost Impact:

Estimated cost impact is minimal.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R905.2.8.5 Drip Edge
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**R905.2.8.5 Drip Edge.** A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment along rake edges.~~

Reason:

This amendment is proposed because standard installation practices in the St. Louis region preclude the necessity of a drip edge.

Cost Impact:

The estimated cost is \$385 per home.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R1005.7 Factory-built chimney offsets
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R1005.7 Factory-built chimney offsets. Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Exception: When chimneys are installed per manufacturer's installation instructions.

Reason:

Chimneys and other factory-built products should be allowed to be installed per manufacturer's installation instructions. Without this amendment, consumer choice would be unnecessarily limited because certain manufactured fireplaces may not be allowed if they do not meet the requirement outlined in this code provision, even if they are installed per manufacturer specifications.

Cost Impact:

None.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: R1006.1.1 Factory-built fireplaces

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:

This proposed amendment provides options for purchasers, but it maintains that all fireplace duct work is properly suited and installed. Manufacturers do not supply a means for exterior air but require its availability. Therefore, this proposed change is intended to help with any problems this scenario creates.

Cost Impact:

The estimated cost impact is minimal.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: R1006.2 Exterior air intake
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 outdoor air such as nonmechanically ventilated crawl or *attic* spaces. The exterior air intake shall not be located within the garage or basement of the dwelling. The exterior air intake, for other than listed factory-built fireplaces, shall not be located at an elevation higher than the firebox. The exterior air intake shall be covered with a corrosion-resistant screen of 1/4-inch (6.4 mm) mesh.

Reason:

This amendment is proposed to provide clarification. Additionally, the HBA proposes removing ‘all’ because it is impossible to determine how all combustible air is supplied.

Cost Impact:

There is no cost impact.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1101.4 Above code programs
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1101.4 (R102.1.1) Above code programs. The *building official* or other authority having jurisdiction shall be permitted to deem a national, state or local energy-efficiency program to exceed the energy efficiency required by this code. Buildings *approved* in writing by such an energy-efficiency program shall be considered in compliance with this code. ~~The requirements identified as “mandatory” in this chapter, as applicable, shall be met.~~

Reason:

The key element of an above code program is that it must meet or exceed the energy efficiency requirements of Chapter 11 of the 2015 IRC. If builders choose to exercise the option of building to a performance-based above code program, requiring that program to also meet the detailed prescriptive requirements labeled as “mandatory” throughout the chapter defeats the purpose. This amendment will allow flexibility in the methodology used for any above code program to meet or exceed the minimum energy efficiency requirements. This will also be a benefit to consumers, as owning a home built above code will be a special distinction and will result in a higher appraisal (which is a benefit for the local municipality).

Cost Impact:

The cost will vary according to the program used.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1101.5 Information on construction documents
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**N1101.5 (R103.2) Information on construction documents.**~~ Construction documents shall be drawn to scale upon suitable material. Electronic media documents are permitted to be submitted when *approved* by the *building official*. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in sufficient detail pertinent data and features of the building, systems and equipment as herein governed. Details shall include, but are not limited to, as applicable:

- ~~1. Insulation materials and their *R* values.~~
- ~~2. Fenestration, *U* factors and SHGCs.~~
- ~~3. Area-weighted *U* factor and SHGC calculations.~~
- ~~4. Mechanical system design criteria.~~
- ~~5. Mechanical and service water heating system and equipment types, sizes and efficiencies.~~
- ~~6. Equipment and system controls.~~
- ~~7. Duct sealing, duct and pipe insulation and location.~~
- ~~8. Air sealing details.~~

~~**N1101.5.1 (R103.2.1) Thermal envelope depiction.**~~ The building's thermal envelope shall be represented on the construction drawings.

Reason:

This section is redundant because all information is already provided to the building official with plan submittals for permits, per the requirements of the administrative chapters.

Cost Impact:

The minimum cost of administrative time is approximately \$67.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1101.6 Defined terms
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1101.6 (R202) Defined terms.

PROJECTION FACTOR. The ratio of the horizontal depth of an overhang, eave, or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave, or permanently attached shading device.

Reason:

The concept of using shading to reduce heat gain is integral, and in modern construction, offers many possibilities. This proposed code change ties to an alternative method for glazed fenestration SHGC exception proposed in N1102.1.5. These two proposed code changes allow for the use of overhangs to meet the solar heat gain coefficient requirements within this chapter. Permanent exterior shading features, such as overhangs, are allowed in other code provisions as a prescriptive trade-off to meeting SHGC requirements within the code. The calculation for determining the projection factor for overhangs has been proposed by the ICC for commercial buildings and is simple to calculate, fitting well into a prescriptive approach. Allowing flexibility in meeting the solar heat gain coefficient through the use of proven shading alternatives will increase the usability of the code for the building and design community while ensuring that the new fenestration is energy efficient. When credit for shading is permitting in the code, it encourages an integrated approach to building design, energy use, construction materials, and renewable resources as part of urban infrastructure. It also creates the opportunity for aesthetically pleasing and ingenious designs that might not otherwise be permitted.

The HBA realizes this option, if implemented, may not be exercised often in new home construction as very few homes in our region are built without an attic space. However, this option would likely be used in home remodeling, especially with new room additions.

Cost Impact:

Not applicable.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: N1101.13 Compliance

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1101.13 (R401.2) Compliance. Projects shall comply with one of the following:

1. Sections N1101.14 through N1104 as amended.
2. Section N1105 and the provisions of Sections N1101.14 through N1104 labeled “Mandatory.”
3. An energy rating index (ERI) approach in Section N1106.

Reason:

Clarification.

Cost Impact:

The cost impact is related to other energy amendments in the 2015 IRC.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1101.14 Certificate
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~N1101.14 (R401.3) Certificate (Mandatory).~~ ~~A permanent certificate shall be completed by the builder or registered design professional and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant *R* values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawl space wall and/or floor) and ducts outside conditioned spaces; *U* factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. 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 and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, 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, whether on design sheets or with warranty packages, and several products already contain labels, so requiring a mandatory certificate is redundant. If labels do not already exist, they can be requested and added as appropriate on a per case basis. Additionally, information on insulation is already required and provided otherwise. Finally, how is permanence defined and assured, and what entity certifies the structure? Because there are not readily apparent answers to these questions, a permanent certificate should not be mandatory.

Cost Impact:

This code requirement, if not amended above, would increase costs by \$133.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: Table N1102.1.2 Insulation and Fenestration Requirements by Component

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Table N1102.1.2 (R402.1.2)
Insulation and Fenestration Requirements by Component^a

Climate Zone	Fenestration <i>U</i> -Factor ^b	Skylight ^b <i>U</i> -Factor	Glazed Fenestration SHGC ^{b,e}	Ceiling <i>R</i> -Value	Wood Frame Wall <i>R</i> -Value	Mass Wall <i>R</i> -Value ⁱ	Floor <i>R</i> -Value	Basement ^c Wall <i>R</i> -Value	Slab ^d <i>R</i> -Value & Depth	Crawl Space ^e Wall <i>R</i> -Value
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13 + 5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.35 0.40	0.40 0.55	0.40 NR	49 38	20 or 13 + 5^h 13	8/13	19	10/13 0 ^j	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13 + 5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20 + 5 or 13 + 10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20 + 5 or 13 + 10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8mm.

- a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table.
- b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- c. “15/19” means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. “15/19” shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. “10/13” means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. 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.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.10 or Table N1101.10.
- g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- h. The first value is cavity insulation, the second value is continuous insulation, so “13+5” means R-13 cavity insulation plus R-5 continuous insulation.
- i. The second *R*-value applies when more than half of the insulation is on the interior of the mass wall.
- j. Exception: Unfinished basements may have up to a maximum of 20 percent 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 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]. 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 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, the table amends the code to meet the current building requirements, and therefore, support of this code still allows for remarkable energy efficiency in requiring the status quo.

Regarding Glazed Fenestration SHGC, this is not a requirement that saves energy. In Climate Zone 4, heating degree days outnumber cooling degree days by about 2 to 3 times. Therefore, for most of the year, the sun “is our friend” and solar heat gain is beneficial and reduces heating loads. The majority of homes will not benefit from this restriction. In fact, the Department of Energy made this proposal in their EC13 proposal from last cycle.

Changing the Ceiling *R*-Value is not cost-effective, and a national energy and cost analysis has been performed to show that simple paybacks are actually in the 80-130 year range. In Richmond, VA (Climate Zone 4), increasing the *R*-value from 38 to 49 amounts to energy savings of \$15/year. To meet the incremental cost of \$1,379 (from ASHRAE RP-1481), it will take 92 years.

If Wood Frame *R*-Value is not amended to keep with status quo, many building plans already in use will need to be revised, and in many cases, houses built from these plans will no longer fit on currently platted lots. To reduce the size will result in buyers making difficult compromises on amount of usable space.

Please note: Footnote “j” is from the current St. Louis County Building Code, N1102.1 Thermal Performance Criteria – Minimum *R*-Values.

Finally, it is important to remember that consumers can always choose to increase the energy efficiency in their homes based on individual desires and budgets.

Cost Impact:

The code requirement would increase home costs from approximately \$8,471 (for a median-sized ranch home) to \$9,731 (for a median-sized two-story home), depending on how this table is filled in and the other energy provisions in Chapter 11 of the 2015 IRC.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: N1102.1.3 R-value computation

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.1.3 (R402.1.3) R-value computation. Insulation material used in layers, such as framing cavity insulation, or continuous insulation shall be summed to compute the corresponding component *R*-value. The manufacturer's settled *R*-value shall be used for blown insulation. Computed *R*-values ~~shall not~~ may include an *R*-value for other building materials or air films. Where insulated siding is used for the purpose of complying with the continuous insulation requirements of Table N1102.1.2, the manufacturer's labeled *R*-Value for insulated siding shall be reduced by R-0.6.

Reason:

This amendment will allow all components of the wall to be considered when determining the true *R*-value of the wall, per industry practices. This is appropriate as the entire wall comprises a complete system that should be credited during construction. Also, this will allow for flexibility in the code with new emerging technologies in green construction. Finally, this amendment will make this code section consistent with Manual J criteria.

Cost Impact:

The cost impact will be negligible.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1102.1.5 Total UA alternative
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.1.5 (R402.1.5) Total UA alternative. If the total *building envelope* UA (sum of *U*-factor times assembly area) is less than or equal to the total UA resulting from using the *U*-factors in Table N1102.1.4 (multiplied by the same assembly rea as in the proposed building), the building shall be considered in compliance with Table N1102.1.2. The UA calculation shall be done using a method consistent with the ASHRAE *Handbook of Fundamentals* and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance.

Exception: Glazed fenestration SHGC. In Climate Zone 4, permanently shaded vertical fenestration shall be permitted to satisfy SHGC requirements. The projection factor of an overhang, eave, or permanently attached shading device shall be greater than or equal to the value listed in Table N1102.2.2.1 for the appropriate orientation. The minimum projection shall extend beyond each side of the glazing a minimum of 12 inches. Each orientation shall be rounded to the nearest cardinal orientation (+/- 45 degrees or 0.79 rad) for purposes of calculations and demonstrating compliance.

Table N1102.1.5
Minimum Projection Factor Required by Orientation for SHGC Exception

<u>Orientation</u>	<u>Projection Factor</u>
<u>North</u>	<u>$\geq 0.40^a$</u>
<u>South</u>	<u>≥ 0.20</u>
<u>East</u>	<u>≥ 0.50</u>
<u>West</u>	<u>≥ 0.50</u>

- a. For the north orientation, a vertical projection located on the west-edge of the fenestration with the equivalent of $PF \geq 0.15$ shall also satisfy the minimum projection factor requirement.

Reason:

The concept of using shading to reduce heat gain is integral, and in modern construction, offers many possibilities. This proposed code change ties to the Projection Factor definition proposed in Section N1101.6. Coupled together, these proposed code changes allow for the use of overhangs to meet the solar heat gain coefficient requirements within this chapter. Permanent exterior shading features, such as overhangs, are allowed in other code provisions as a prescriptive trade-off to meeting SHGC requirements within the code. The calculation for determining the projection factor for overhangs has been proposed by the ICC for commercial buildings and is simple to calculate, fitting well into a prescriptive approach. Allowing flexibility in meeting the solar heat gain coefficient through the use of proven shading alternatives will increase the usability of the code for the building and design community while ensuring that the new fenestration is energy efficient. When credit for shading is permitting in the code, it encourages an integrated approach to building design, energy use, construction materials, and renewable resources as part of urban infrastructure. It also creates the opportunity for aesthetically pleasing and ingenious designs that might not otherwise be permitted.

The HBA realizes this option, if implemented, may not be exercised often in new home construction as very few homes in our region are built without an attic space. However, this option would likely be used in home remodeling, especially with new room additions.

Cost Impact:

Not applicable.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1102.2.4 Access hatches and doors
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.2.4 (R402.2.4) Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be ~~weatherstripped and~~ insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that 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.

Exception: Vertical doors that provide access from the conditioned to unconditioned spaces shall be permitted to meet the fenestration requirements of Table R1102.1.2 based on the applicable climate zone specified in Chapter 3.

Reason:

Requiring weather access doors to be weatherstripped will create technical problems and impede door function. Insulation should provide adequate protection to meet the regulation's intent.

Cost Impact:

This code requirement will increase costs by approximately \$33, if not amended as above, depending on the design and location of access doors.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1102.4 Air leakage
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.4 (R402.4) Air leakage (Mandatory). The *building thermal envelope* ~~shall~~ may be designed and constructed to limit air leakage in accordance with the requirements of Sections R1102.4.1 through R1102.4.4.

N1102.4.1 (R402.4.1) Building thermal envelope. The *building thermal envelope* shall comply with Sections N1102.4.1.1 and N1102.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

N1102.4.1.1 (R402.4.1.1) Installation. The components of the *building thermal envelope* as listed in Table N1102.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table N1102.4.1.1, as applicable to the method of construction. Where required by the *building official*, an approved third party shall inspect all components and verify compliance.

N1102.4.1.2 (R402.4.1.2) Testing. The Any building or dwelling unit ~~shall~~ may be tested and verified as having an air leakage rate of not exceeding five air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8 Zone 4. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the *code official*, testing shall be conducted by an *approved* third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope*.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

Reason:

First, removing the mandatory requirement for this section will allow flexibility for meeting energy code requirements while maintaining energy performance. This change will also provide a true, unrestricted performance path that will allow for cost-optimized construction of an energy-equivalent home. The proposed change encourages innovation and the use of materials and equipment which will result in a home which is at least equivalent of that prescribed in the energy code.

Second, amending the testing requirements of this section will adhere to previous amendments to *IRC* Chapter 11 which provide that the home has appropriate systems in place to assure the safety of home occupants via

exemplary air changes while providing far superior efficiency that ever required in the St. Louis region. However, the need to test air exchanges is no longer necessary. For homes that are built to further green standards, the required testing would be appropriate and recommended.

Finally, these modifications will also reinstate changes made since the *2006 IRC* Chapter 11 which restricted the flexibility of the builder/designer to construct an energy-efficient, code-compliant home while still meeting the energy performance levels of the current code. Proposed changes will allow for homes to be less tight provided other energy efficiency changes are made to the house which offset energy lost due to the change in air infiltration.

Cost Impact:

The minimum cost would be \$800 for a third party inspection.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: Table N1102.4.1.1 Air Barrier and Insulation Installation
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Table N1102.4.1.1 (402.4.1.1)
Air Barrier and Insulation Installation

Component	Air Barrier Criteria	Insulation Installation Criteria
General Requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of the exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with Class I vapor retarder with overlapping joists taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.

Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. ~~In addition, inspection of log walls shall be in accordance with the provisions of ICC 400.~~

Reason:

Creating a “continuous” air barrier opens the door to a number of serious health risks when included as part of the minimum requirements for home construction. “Green” residential home construction is a growing industry in the St. Louis area, and the HBA is proud of its members that are in the forefront of new building science. However, the requirements provided in Table N1102.4.1.1 require construction techniques that could be potentially harmful and create risk for “sick home syndrome.” These mold and other debilitating outcomes were experienced in the 1980s when similar pushes toward energy efficiency were rushed and forced upon those without the technical expertise or skills to assume homeowner safety. In order to assure the health and safety of all home occupants, it is the recommendation of the HBA that these air barrier requirements be removed from the code. If a homeowner would like this type of efficiency in their home, there are plenty of “green” builders in the St. Louis region to accommodate their needs.

Cost Impact:

The cost to comply with this table as written is approximately \$467. Deleting it will result in a cost savings.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1102.4.4 Rooms containing fuel-burning appliances
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.4.4 (R402.4.4) Rooms containing fuel-burning appliances. In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.2, where the walls, floors and ceilings shall meet a minimum of the basement wall *R*-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section N1103. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Sections N1102.4.2 and R1006.
3. Mechanical equipment in an unfinished space.

Reason:

Clarification.

Cost Impact:

This proposed change will result in a cost savings of approximately \$2,000.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1102.4.5 Recessed lighting
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1102.4.5 (R402.4.5) Recessed lighting. Recessed luminaires installed in the *building thermal envelope* ~~shall~~ may be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires ~~shall~~ may be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires ~~shall~~ may be sealed with a gasket or caulk between the housing and interior wall or ceiling covering.

Reason:

The HBA proposed this code amendment to create an option for recessed lighting.

Cost Impact:

The cost impact would be \$200, at a minimum.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1103.1.1 Programmable thermostat
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~N1103.1.1 (R403.1.1) Programmable thermostat.~~ ~~The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed by the manufacturer with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).~~

Reason:

The HBA believes there is a customer base, particularly those who may be elderly or disabled, which does not want programmable thermostats. In some cases, programmable thermostats impair the ability of the owner to control the temperature.

Cost Impact:

This proposed amendment will decrease the cost of construction by approximately \$200.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: N1103.3.2 Sealing

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1103.3.2 (R403.3.2) Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the *International Mechanical Code* or Section M1601.4.1 of this code, as applicable.

Exceptions:

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. ~~For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.~~
Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressure less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.

Reason:

Assuring that duct work is properly sealed is the responsibility of the HVAC contractor and general contractor charged with the home construction. Deleting “mandatory” from this section will allow for flexibility.

Cost Impact:

Varies.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1103.3.3 Duct testing
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~N1103.3.3 (R403.3.3) Duct testing (Mandatory).~~ ~~Ducts shall be pressure tested to determine air leakage by one of the following methods:~~

- ~~1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.~~
- ~~2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.~~

~~Exception:~~ ~~A duct air leakage test shall not be required where ducts and air handlers are located entirely within the building thermal envelope.~~

~~A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.~~

Reason:

Assuring that duct work is properly installed is the responsibility of the HVAC contractor and general contractor charged with the home construction. Prescriptive requirements on how to conduct testing and proof of results to the code official is inappropriate and unnecessary. Duct systems are an important part of the home but air leakage is not a health or safety issue that should require additional red-table or slow home construction.

Cost Impact:

This proposed amendment would have a cost impact of approximately \$333.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: N1103.3.5 Building cavities

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~N1103.3.5 (R403.3.5) Building cavities (Mandatory). Building framing cavities shall not be used as ducts or plenums.~~

Reason:

If this code amendment is not approved, ducted returns will be required in a home. This will require builders to completely redesign plans to add interior framed walls to ensure there is adequate return. Additionally, this will affect basement height and require plan redesign to ensure duct placement is correct based on the necessary return.

Cost Impact:

This proposed amendment would have a cost impact between \$800 (for a median-sized ranch home) and \$1,867 (for a median-sized two-story home). Costs would be incurred due to plan redesign and increases in labor and material, if this code section is not deleted.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1103.4.1 Protection of piping insulation
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**N1103.4.1 (R403.4.1) Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.~~

Reason:

Typical residential line set insulation will last at least ten years without this extra protection and the amount exposed to the exterior is a small percentage of the entire system.

Cost Impact:

This proposed amendment will reduce construction costs from \$30-\$100.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: N1103.5.3 Hot water pipe insulation (Prescriptive)

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1103.5.3 (R405.5.3) Hot water pipe insulation (Prescriptive). Insulation for hot water pipe with a minimum thermal resistance (*R*-value) of *R*-3 shall be applied to the following:

1. Piping larger than $\frac{3}{4}$ inch (19 mm) ~~and larger~~ in nominal diameter.
2. Piping serving more than one dwelling unit.
3. Piping located outside the conditioned space.
4. Piping from the water heater to a distribution manifold.
5. Piping located under a floor slab.
6. Buried in piping.
7. Supply and return piping in recirculation systems other than demand recirculation systems.

Reason:

The HBA does not believe hot water pipes $\frac{3}{4}$ inch or smaller need insulation. In fact, research has been performed by a two different sources that indicate insulating hot water piping in a residential home is not cost effective.

The National Association of Home Builders (NAHB) Research Center performed a study in 2010 that concluded, based on a low cost estimate, that the simple payback for insulating hot water piping was in the 60-100 year range based on the piping material. Additionally, a 2009 study presented by the National Renewable Energy Lab (NREL) at the ASME 3rd International Conference of Energy Sustainability estimated paybacks between 72 and 183 years for various insulation configurations.

These simulations demonstrate that the benefit of insulation is greatest when all of the hot water uses are spaced apart from 10 to 30 minutes; however, this is not typically how hot water is consumed in a home. The benefit of insulation is diminished with shorter and longer time between uses. It was shown in the studies that pipes located in colder locations, such as an unconditioned crawl space, benefit more from pipe insulation than pipes located in more conditioned spaces. Plastic pipe was shown to have less loss than copper pipe, and insulation is more beneficial on metal pipe than on plastic pipe. However, copper pipe is losing market share and currently is only being installed in 14 percent of new homes.

Cost Impact:

The cost of this code provision is between \$200 and \$667.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1103.6 Mechanical ventilation
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~N1103.6 (R403.6) Mechanical ventilation (Mandatory).~~ The building shall be provided with ventilation that meets the requirements of Section M1507 of this code or the *International Mechanical Code*, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

~~N1103.6.1 (R403.6.1) Whole house mechanical ventilation system fan efficacy.~~ Mechanical ventilation system fans shall meet the efficacy requirements of Table N1103.6.1.

~~Exception:~~ Where mechanical ventilation fans are integral to tested and listed HVAC equipment, they shall be powered by an electronically commutated motor.

Table N1103.6.1 (R403.6.1)
Mechanical Ventilation System Fan Efficacy

Fan Location	Air Flow Rate Minimum (cfm)	Minimum Efficacy (cfm/watt)	Air Flow Rate Maximum (cfm)
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	< 90
Bathroom, utility room	90	2.8 cfm/watt	Any

For SI: 1 cubic foot per minute = 28.3 L/min.

Reason:

Previous amendments to Chapter 11 provide that the home has appropriate systems in place to assure the safety of all home occupants via exemplary air exchanges while providing far superior efficiency than ever required in the St. Louis region. However, the need to test air exchanges is no longer necessary. For homes that are built to further “green” standards, the required testing would be appropriate and recommended.

Cost Impact:

The cost savings would range from \$300 to \$3733, depending on the type of ventilation installed.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1103.7 Equipment sizing and efficiency rating
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

N1103.7 (R403.7) Equipment sizing and efficiency rating (Mandatory). 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. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

Reason:

These standards are already accounted for by manufacturers in producing equipment. Therefore, this requirement creates an unnecessary redundancy.

Cost Impact:

If this section is not deleted, the impact would be a minimum approximate cost of \$667.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: N1104 Electrical Power and Lighting Systems
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~N1104 (R404) Electrical Power and Lighting Systems (Mandatory)~~

~~N1104.1 (R404.1) Lighting equipment (Mandatory).~~ Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

~~Exception:~~ Low-voltage lighting.

~~N1104.1.1 (R404.1.1) Lighting equipment (Mandatory).~~ Fuel gas lighting systems shall not have continuously burning pilot lights.

Reason:

It is rare that builders provide light bulbs for homeowners; most prefer to purchase their own bulbs based on personal preference or to save costs. Therefore, this requirement is really inappropriate for the building industry in St. Louis.

Cost Impact:

If this section is not deleted, the cost impact would be an approximate \$400 (for a median-sized ranch home) to \$600 (for a median-sized two-story home).

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: Table N1105.5.2(1) Specifications for the Standard Reference and Proposed Designs

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Table N1105.5.2(1) [R405.5.2(1)]
Specifications for the Standard Reference and Proposed Designs

Building Component	Standard Reference Design	Proposed Design
Above-grade walls	Type: mass wall if proposed wall is mass; otherwise wood frame	As proposed
	Gross area: same as proposed	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
	Solar absorptance = 0.75	As proposed
	Emittance = 0.90	As proposed
Basement and crawl space walls	Type: same as proposed	As proposed
	Gross area: same as proposed	As proposed
	U-factor: from Table N1102.1.4, with insulation layer on interior side of walls	As proposed
Above-grade floors	Type: wood frame	As proposed
	Gross area: same as proposed	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
Ceilings	Type: wood frame	As proposed
	Gross area: same as proposed	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
Roofs	Type: composition shingle on wood sheathing	As proposed
	Gross area: same as proposed	As proposed
	Solar absorptance = 0.75	As proposed
	Emittance = 0.90	As proposed
Attics	Type: vented with aperture = 1 ft ² per 300 ft ² ceiling area	As proposed
Foundations	Type: same as proposed	As proposed
	Foundation wall area above and below grade and soil characteristics: same as proposed	As proposed
Opaque doors	Area: 40 ft ²	As proposed
	Orientation: North	As proposed
	U-factor: same as fenestration from Table N1102.1.4	As proposed
Vertical fenestration other than opaque doors	Total area ^b = a) The proposed glazing area, where the proposed glazing area is less than 15 percent of the conditioned floor area b) 15 percent of the conditioned floor area, where the proposed glazing area is 15 percent or more of the conditioned floor area	As proposed
	Orientation: equally distributed to four cardinal compass orientations (N, E, S & W)	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
	SHGC: as specified in Table N1102.1.2 except that for climates with no requirement (NR) SHGC = 0.40 shall be used	As proposed
	Interior shade fraction: 0.92 – (0.21 x SHGC for the standard reference design)	0.92 – (0.21 x SHGC as proposed)
	External shading: none	As proposed
Skylights	None	As proposed
Thermally isolated sunrooms	None	As proposed

Air exchange rate	Air leakage rate of 5 air changes per hour in Climate Zones 4 1 and 2, and 3 air changes per hour in Climate Zones 3 through 8 at a pressure of 0.2 inches w.g. (50 Pa). The mechanical ventilation rate shall be in addition to the air leakage rate and the same as in the proposed design, but no greater than $0.01 \times CFA + 7.5 \times (N_{br} + 1)$ where: CFA = conditioned floor area N_{br} = number of bedrooms Energy recovery shall not be assumed for mechanical ventilation	For residences that are not tested, the same air leakage rate as the standard reference design. For tested residences, the measured air exchange rate^a. The mechanical ventilation rate^b shall be in addition to the air leakage rate and shall be proposed.
Mechanical ventilation	None, except where mechanical ventilation is specified by the proposed design, in which case: Annual vent fan energy use: $kWh/yr = 0.03942 \times CFA + 29.565 \times (N_{br} + 1)$ where: CFA = conditioned floor area N_{br} = number of bedrooms	As proposed
Internal gains	$IGain = 17,900 + 23.8 \times CFA + 4104 \times N_{br}$ (Btu/day per dwelling unit)	Same as standard reference design.
Internal mass	An internal mass for furniture and contents of 8 pounds per square foot of floor area	Same as standard reference design, plus any additional mass specifically designed as a thermal storage element ^c but not integral to the building envelope or structure.
Structural mass	For masonry floor slabs, 80 percent of floor area covered by R-2 carpet and pad, and 20 percent of floor directly exposed to room air	As proposed
	For masonry basement walls, as proposed, but with insulation required by Table R402.1.4 located on the interior side of the walls	As proposed
	For other walls, for ceilings, floors, and interior walls, wood frame construction	As proposed
Heating systems ^{d, e}	As proposed for other than electric heating without a heat pump, where the proposed design utilizes electric heating without a heat pump the standard reference design shall be an air source heat pump meeting the requirements of Section C403 of the IECC-Commercial Provisions. <u>Fuel type: same as the proposed design</u> <u>Efficiencies:</u> <u>Electric: air-source heat pump with prevailing federal minimum standards</u> <u>Nonelectric Furnaces: natural gas furnace with prevailing federal minimum standards</u> <u>Nonelectric boilers: natural gas boiler with prevailing federal minimum standards</u> Capacity: sized in accordance with Section N1103.7	As proposed

Cooling systems ^{d, f}	<u>As proposed</u> <u>Fuel type: electric</u> <u>Efficiency: in accordance with prevailing federal minimum standards</u> <u>Capacity: sized in accordance with Section N1103.7</u>	As proposed
Service water heating ^{d, e, f}	<u>As proposed</u> <u>Use: same as proposed design</u> <u>Fuel type: same as proposed design</u> <u>Efficiency: in accordance with prevailing federal minimum standards</u> <u>Use: gal/day = 30 + 10 x N_{br}</u> <u>Tank temperature: 120°F</u>	As proposed $\text{gal/day} = 30 + (10 \times N_{br})$ <u>Same as standard reference</u>
Thermal distribution systems	Duct insulation: from Section N1103.2.1 A thermal distribution system efficiency (DSE) of 0.88 shall be applied to both the heating and cooling system efficiencies for all systems other than tested duct systems. For tested duct systems, the leakage rate shall be 4 cfm (113.3 L/min) per 100 ft ² (9.29 m ²) of conditioned floor area at a pressure of differential of 0.1 inches w.g. (25 Pa)	As tested or specified in Table R405.5.2(2) if not tested. Duct insulation shall be as proposed.
Thermostat	Type: Manual, cooling temperature setpoint = 75°F; Heating temperature setpoint = 72°F	Same as standard reference

For SI: 1 square foot = 0.93 m², 1 British thermal unit = 1055 J, 1 pound per square foot = 4.88 kg/m², 1 gallon (US) = 3.785 L, °C = (°F-32)/1.8, 1 degree = 0.79 rad

- Where required by the *code official*, testing shall be conducted by an *approved* party. Hourly calculations as specified in the ASHRAE *Handbook of Fundamentals*, or the equivalent shall be used to determine the energy loads resulting from infiltration.
- The combined air exchange rate for infiltration and mechanical ventilation shall be determined in accordance with Equation 43 of 2001 ASHRAE *Handbook of Fundamentals*, page 26.24 and the “Whole-house Ventilation” provisions of 2001 ASHRAE *Handbook of Fundamentals*, page 26.19 for intermittent mechanical ventilation.
- Thermal storage element shall mean a component not part of the floors, walls or ceilings that is part of a passive solar system, and that provides thermal storage such as enclosed water columns, rock beds, or phase-change containers. A thermal storage element must be in the same room as fenestration that faces within 15 degrees (0.26 rad) of true south, or must be connected to such a room with pipes or ducts that allow the element to be actively charged.
- For a proposed design with multiple heating, cooling or water heating systems using different fuel types, the applicable standard reference design system capacities and fuel types shall be weighted in accordance with their respective loads as calculated by accepted engineering practice for each equipment and fuel type present.
- For a proposed design without a proposed heating system, a heating system with the prevailing federal minimum efficiency shall be assumed for both the standard reference design and proposed design.
- For a proposed design home without a proposed cooling system, an electric air conditioner with the prevailing federal minimum efficiency shall be assumed for both the standard reference design and the proposed design.
- For a proposed design with a nonstorage-type water heater, a 40-gallon storage-type water heater with the prevailing federal minimum energy factor for the same fuel as the predominant heating fuel type shall be assumed. For the case of a proposed design without a proposed water heater, a 40-gallon storage-type water heater with the prevailing federal minimum efficiency for the same fuel as the predominant heating fuel type shall be assumed for both the proposed design and standard reference design.

Reason:

Walls generally perform better thermally than windows. Currently in the code, there is no incentive in the performance path for the building designer to optimize the window area in order to save energy and provide daylighting, egress and views that makes for a safe and comfortable house. These modifications will provide the building designer the ability to reduce window area and get credit for the energy saved. As this section is currently written, the house is penalized for having more than 15% window area yet receives no credit toward code compliance when the window area is reduced below 15%. This change rectifies this disparity and makes the performance path more representative of actual energy use.

Currently, when conducting a performance analysis, a building glazing area greater than 15% of the conditioned floor area (CFA) is penalized for using more energy. However, a building with less than 15% window to CFA does not get credit for saving energy. This amendment allows the builder/designer to optimize window area that is both energy efficient and pleasing to the customer.

Additionally, this amendment serves to retain energy neutral equipment trade-off provisions from the *2006 IRC* Chapter 11 for the heating systems, cooling systems, and service water heating. By retaining these, builders have an opportunity to optimize a code-compliant house design by using energy efficient equipment. Quite often, the use of this high efficiency equipment provides a more cost-effective solution to achieve code compliance. Eliminating this ability discourages the concept of the “house as a system” approach which is a cornerstone of building science.

Rejecting this amendment will create a negative impact on the installation of state-of-the-art, energy efficient equipment. It will increase the cost of construction by driving builders to often use less efficient equipment while increasing the cost of construction.

Significant improvements in the efficiency of HVAC and water heating equipment have been made in the last 20 years. With the increased emphasis on new and improved technologies, this trend is expected to continue and will result in even higher energy savings in future years. If builders are forced to comply with the energy code by installing requirements which are not cost-effective, there will be a resistance to install higher efficiency equipment. This could end up hurting energy efficiency in the long term, and consumers with non-condensing furnaces will be less likely to install a higher efficiency condensing replacement furnace because of the additional cost to run an exhaust vent.

Cost Impact:

The impact would be negligible.

EXHIBIT C**Code Change Proposal Form**

Code: 2015 International Residential Code

Code Section: M1301.2, M1301.3, M1301.4, M1301.5 General Mechanical System Requirements

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1301.2 Identification. Each length of pipe and tubing and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.

M1301.3 Installation of materials. Materials shall be installed in strict accordance with the standards under which the materials are accepted and approved. In the absence of such installation procedures, the manufacturer's instructions shall be followed. Where the requirements of referenced standards or manufacturer's instructions do not conform to minimum provisions of this code, the provisions of this code shall apply.

M1301.4 Plastic pipe, fittings and components. Plastic pipe, fittings and components shall be third-party certified as conforming to NSF 14.

M1301.5 Third-party testing and certification. Piping, tubing and fittings shall comply with the applicable referenced standards, specifications and performance criteria of this code and shall be identified in accordance with Section M1301.2. Piping, tubing and fittings shall either be tested by an approved third-party testing agency or certified by an approved third-party certification agency.

Reason:

Requiring materials to be identified and third party approved is impossible in the current building climate. In most instances, a contractor's current stock does not include materials that meet the specifications requested in these sections. Additionally, the identification requirements will be impossible to achieve for small connection materials. Therefore, as this is not a provision related to the health or safety of a home occupant, these requirements should be deleted from the code.

Cost Impact:

Cost increase is unknown as materials required are currently unavailable.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1305.1.4.1 Ground clearance
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 manufacturer'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 increase the cost of air conditioning systems because current concrete lifts do not meet this provision of the code and would require stacking and other expensive manipulations to achieve three inches above grade. As such, the HBA recommends this section be amended to two inches.

Cost Impact:

If this amendment is approved, the cost savings would be calculated with the following prices:

- An extra slab of concrete costs approximately \$75 per inch/per unit
- A custom concrete slab would cost between \$150 and \$450 per unit

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1305.1.4.3 Electrical requirements
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1305.1.4.3 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the *appliance* location in accordance with Chapter 39. Exposed lamps shall be protected from damage by location or lamp guards.

Exception: Basements

Reason:

Clarification. The intent of this code section is to protect lights near appliances in crawl spaces or other restricted areas, not basements. Basements can be quite large in size, and it would be unfeasible and unnecessary to protect every light in a basement.

Cost Impact:

Guards run approximately \$65 each for each exposed lamp.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1307.2 Anchorage of appliances
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1307.2 Anchorage of appliances. *Appliances* designed to be fixed in position shall be fastened or anchored in an *approved* manner. In Seismic Design Categories D₀, D₁ and D₂, ~~and in townhouses in Seismic Design Category C,~~ water heaters and thermal storage units shall be anchored or strapped to resist horizontal displacement caused by earthquake motion in accordance with one of the following:

1. Anchorage and strapping shall be designed to resist a horizontal force equal to one-third of the operating weight of the water heater storage tank, acting in any horizontal direction. Strapping shall be at points within the upper one-third and lower one-third of the *appliance's* vertical dimensions. At the lower point, the strapping shall maintain a minimum distance of 4 inches (102 mm) above the controls.
2. The anchorage strapping shall be in accordance with the appliance manufacturer's recommendations.

Reason:

Typical construction in the St. Louis region finds water heaters in basements where there is usually not a wall to which the appliance can be secured.

Cost Impact:

At a minimum, the cost impact would be \$150 if angled steel is added to anchor an appliance. Costs could run \$500 or more if a wall needs to be constructed so an appliance can be secured.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1401.3 Equipment and appliance sizing
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1401.3 Equipment and appliance sizing. Heating and cooling *equipment and appliances* shall be sized in accordance ~~with ACCA Manual S or other approved sizing methodologies based on building loads calculated in accordance with ACCA Manual J or other approved~~ heating and cooling calculation methodologies.

Exception: Heating and cooling equipment and appliance sizing shall not be limited to the capacities determined in accordance with Manual S where either of the following conditions applies:

1. The specified equipment or appliance utilizes multistage technology or variable refrigerant flow technology and the loads calculated in accordance with the approved heating and cooling calculation methodology are within the range of the manufacturer's published capacities for that equipment or appliance.
2. The specified equipment or appliance manufacturer's published capacities cannot satisfy both the total and sensible heat gains calculated in accordance with the approved heating and cooling calculation methodology and the next larger standard size unit is specified.

Reason:

These standards are already accounted for by manufacturers in producing equipment. Therefore, this requirement creates unnecessary redundancy.

Cost Impact:

The cost impact would be a minimum approximate cost of \$250.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1411.3.1 Auxiliary and secondary drain systems
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1411.3.1 Auxiliary and secondary drain systems. In addition to the requirements of Section M1411.3, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the *equipment* drain pan or stoppage in the condensate drain piping. Such piping shall maintain a minimum horizontal slope in the direction of discharge or not less than 1/8 unit vertical in 12 units horizontal (1-percent slope). Drain piping shall be not less than 3/4-inch (19 mm) nominal pipe size. One of the following methods shall be used:

1. An auxiliary drain pan with a separate drain shall be installed under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1.5 inches (38 mm), shall be not less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than ~~0.0236 inch (0.6010 mm)~~ (No. 24 26 Gage). Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).

...

Reason:

26 Gage galvanized steel is adequate thickness for an auxiliary drain pan. These are back-up pans, typically in attics, and are rarely used. Most residential contractors only have equipment capable of making 26 Gage pans.

Cost Impact:

The cost savings would be approximately \$5 to \$50.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M1501.1 Outdoor discharge

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1501.1 Outdoor discharge. The air removed by every mechanical exhaust system shall be discharged to the outdoors in accordance with Section M1506.2. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

Exceptions:

1. Whole-house *ventilation*-type *attic* fans that discharge into the *attic* space of *dwelling units* having private *attics* shall be permitted.
2. Bathroom exhaust may discharge to an attic gable vent or ventilated soffit.

Reason:

The added exception will help keep consistency between differing sections of the IRC. The HBA proposed a similar change to Section R303.3 Bathrooms.

Cost Impact:

The code requirement would increase costs by \$175 to \$200 per bathroom, if the amendment above is not accepted.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M1502.4.1 Material and size

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1502.4.1 Material and size. Exhaust ducts shall ~~have a smooth interior finish and~~ be constructed of metal having a minimum thickness of 0.0157 inch (0.3950 mm) (No. ~~28~~ 30 gage). The duct shall be 4 inches (102 mm) nominal in diameter.

Reason:

The specifications written in the *2015 IRC* are for No. 30 gage, not No. 28 gage. The HBA proposes this change to correct an error in the code.

Cost Impact:

Not applicable.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1502.4.2 Duct installation
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1502.4.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed 12 feet (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 ~~and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners that protrude more than 1/8 inch (3.2 mm) into the inside of the duct.~~

Reason:

Standard industry practice does not require for the mechanical fastening of clothes dryer exhausts with screws because other fastening means provide a more efficient means of sealing. Additionally, if this amendment is not approved, public safety will be affected as this is a fire hazard.

Cost Impact:

This code requirement would increase costs by \$75 to \$100 per dryer, if the above amendment is not accepted.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1502.4.5.1 Specified length
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1502.4.5.1 Specified length. The maximum length of the exhaust duct shall be 35 feet (10 688 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 M1502.4.5.1. The maximum length of the exhaust duct does not include the transition duct.

Exception: The maximum developed length may be extended to 55 feet if clearly labeled cleanouts are provided within 12 inches of the second elbow, at every elbow thereafter, and at least every 15 feet of developed length thereafter.

Reason:

The exception is proposed to allow for continued use of an already accepted industry practice.

Cost Impact:

The cost impact would be \$480 to \$720.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1503.4 Makeup air required
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1503.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of ~~400~~ 600 cubic feet per minute (~~0.19 m³/s~~) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. ~~Such makeup air systems shall be equipped with not less than one damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced.~~ Such 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 provision increasing the requirement for makeup air would lower the threshold to the point that almost all kitchens would require a makeup air system. All of the provisions associated with installing such a system, including connections to the exhaust system, 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:

This code requirement would increase costs by \$2,500 to \$3,000, unless the above amendment is accepted.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M1506.3 Exhaust openings

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**M1506.3 Exhaust openings.** Air exhaust openings shall terminate not less than 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable and nonoperable openings into the building and 10 feet (3048 mm) from mechanical air intakes except where the opening is located 3 feet (914 mm) above the air intake. Openings shall comply with Sections R303.5.2 and R303.6.~~

Reason:

If kept, this addition to the code will force design for ducts to be extended beyond the functional operation limits, and therefore, this code provision is too restrictive.

Cost Impact:

This code requirement would cost approximately \$400 for materials and installation, unless the above deletion is accepted.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1507.2 Recirculation of air
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1507.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another *dwelling unit* and shall be exhausted ~~directly to the outdoors~~ in accordance with Section M1501.1. ~~Exhaust air from bathrooms and toilet rooms shall not discharge into an *attic*, crawl space or other areas inside the building.~~

Reason:

Clarification.

Cost Impact:

The code requirement would increase costs by \$175 to \$200 per bathroom, if the amendment above is not accepted.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M1601.1.1 Above-ground duct systems

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1601.1.1 Above-ground duct systems. Above-ground *duct systems* shall conform to the following:

1. Equipment connected to duct systems shall be designed to limit discharge air temperature to not greater than 250°F (121°C).
- ~~2. Factory made ducts shall be listed and labeled in accordance with UL 181 and installed in accordance with the manufacturer's instructions.~~
2. Fibrous glass duct construction shall conform to the SMACNA Fibrous Glass Duct Construction Standards or NAIMA Fibrous Glass Duct Construction Standards.
3. Field-fabricated and shop-fabricated metal and flexible duct constructions shall conform to the SMACNA HVAC Duct Construction Standards – Metal and Flexible except as allowed by Table M1601.1.1. Galvanized steel shall conform to ASTM A 653.
4. The use of gypsum products to construct return air ducts or plenums is permitted, provided that the air temperature does not exceed 125°F (52°C) and exposed surfaces are not subject to condensation.
5. Duct systems shall be constructed of materials having a flame spread index of not greater than 200.
6. Stud wall cavities and the spaces between solid floor joists to be used as non-ducted air plenums shall comply with the following conditions:
 - 6.1. These cavities or spaces shall not be used as a plenum for air supply.
 - 6.2. These cavities or spaces shall not be a part of required fire-resistance-rated assembly.
 - 6.3. Stud wall cavities shall not convey air from more than one floor level.
 - 6.4. Stud wall cavities and joist-space plenums shall be isolated from adjacent concealed spaces by tight-fitting fireblocking in accordance with Section R602.8.
 - 6.5. Stud wall cavities in the outside walls of building envelope assemblies shall not be utilized as air plenums.

Reason:

Clarification. Not all manufacturers list and label products. The HBA proposes the change above because it is not feasible to require this labeling. And, if only listed and labeled ducts may be used, it will significantly limit the supplies that can be used.

Cost Impact:

The cost impact will vary depending on the products used.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: Table M1601.1.1 Duct Construction Minimum Sheet Metal Thickness for Single Dwelling Units

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Table M1601.1.1
Duct Construction Minimum Sheet Metal Thickness for Single Dwelling Units^a

Round Duct Diameter (inches)	Static Pressure			
	½ inch water gage		1 inch water gage	
	Thickness (inches)		Thickness (inches)	
	Galvanized	Aluminum	Galvanized	Aluminum
≤ 12	0.013	0.018	0.013	0.018
12 to 14	0.013	0.018	0.016	0.023
15 to 17	0.016	0.023	0.019	0.027
18	0.016	0.023	0.024	0.034
19 to 20	0.019	0.027	0.024	0.034
Rectangular Duct Dimension (largest dimension)	Static Pressure			
	½ inch water gage		1 inch water gage	
	Thickness (inches)		Thickness (inches)	
	Galvanized	Aluminum	Galvanized	Aluminum
≤ 8	0.013	0.018	0.013	0.018
9 to 10	0.013	0.018	0.016	0.023
11 to 12	0.016	0.023	0.019	0.027
13 to 16	0.019 0.016	0.027	0.019	0.027
17 to 18	0.019	0.027	0.024	0.034
19 to 20	0.024 0.019	0.034	0.024	0.034

For SI: 1 inch = 25.4 mm, 1 inch water gage = 249 Pa.

- a. Ductwork that exceeds 20 inches by dimension or exceeds a pressure of 1 inch water gage (250 Pa) shall be constructed in accordance with *SMACNA HVAC Duct Construction Standards Metal and Flexible*.

Reason:

The HBA proposes this amendment to maintain industry standards.

Cost Impact:

Not applicable.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1601.4.1 Joints, seams and connections
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1601.4.1 Joints, seams and connections. 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 UL 181A and shall be marked 181A-P for pressure-sensitive tape, 181A-M for mastic or 181A-H 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 UL 181B and shall be marked 181B-C. Crimp joints for round metal ducts shall have a contact lap of at least 1 inch and shall be mechanically fastened with 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.

~~Longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in SMACNA HVAC Duct Construction Standards – Metal and Flexible and NAIMA Fibrous Glass Duct Construction Standards. Joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic plus embedded fabric systems, liquid sealants or tapes. Tapes and mastics used to seal fibrous glass ductwork shall be listed and labeled in accordance with UL 181A and shall be marked “181A-P” for pressure sensitive tape, “181A-M” for mastic or “181A-H” for heat sensitive tape.~~

~~Tapes and mastics used to seal metallic and 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 shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked 181B-C. Crimp joints for round metallic ducts shall have a contact lap of not less than 1 inch (25 mm) and shall be mechanically fastened by means of not less than three sheet metal screws or rivets equally spaced around the joint.~~

~~Closure systems used to seal all ductwork shall be installed in accordance with the manufacturer's instructions.~~

Exceptions:

1. Spray polyurethane foam shall be permitted to be applied without additional joint seals.
2. Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
3. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams and locking-type joints and seams of other than snap-lock and button-lock types. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressure less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.

Reason:

Efficiency mandated in language is not a health or safety issue for the dwelling's occupants. Instead, this provision addresses what should be consumer choice as homeowners should fully understand how system changes, such as these, will affect life in their homes.

Cost Impact:

If not amended, there would be an approximate cost increase of \$1,000 to \$2,000 depending on home size.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: M1602.2 Return air openings
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M1602.2 Return air openings. Return air openings for heating, ventilation and air conditioning systems shall comply with all of the following:

1. Openings shall not be located less than 10 feet (3048 mm) measured in any direction from an open combustion chamber or draft hood of another appliance located in the same room or space.
- ~~2. The amount of return air taken from any room or space shall be not greater than the flow rate of supply air delivered to such room or space.~~
2. Return and transfer openings shall be sized in accordance with the appliance or equipment manufacturers' installation instructions, Manual D or the design of the registered design professional.
3. Return air shall not be taken from a ~~closet~~, bathroom, toilet room, kitchen, garage, mechanical room, boiler room, furnace room or unconditioned attic.

Exceptions:

1. Taking return air from a kitchen is not prohibited where such return air openings serve the kitchen only, and are located not less than 10 feet (3048 mm) from the cooking appliances.
2. Dedicated forced-air systems serving only the garage shall not be prohibited from obtaining return air from the garage.
3. Taking return air from an unconditioned crawl space shall not be accomplished through a direct connection to the return side of a forced-air furnace. Transfer openings in the crawl space enclosure shall not be prohibited.
4. Return air from one dwelling unit shall not be discharged into another dwelling unit.

Reason:

The HBA proposes these changes because open floor plans very often allow for cold air returns that service multiple rooms. Additionally, the HBA proposes removing "closets" because there are larger walk-in closets that may have a return air duct.

Cost Impact:

The cost impact would be \$250, if this amendment is not approved.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M2105.4 Piping and tubing materials standards

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M2105.4 Piping and tubing materials standards. Ground-source heat-pump ground-loop pipe and tubing shall conform to the standards listed in Table M2105.4. However, polyvinyl chloride (PVC) and chlorinated polyvinyl chloride (CPVC) shall not be used on geothermal ground loops both inside and underground.

Reason:

The glue for PVC and CPVC cannot handle the expansion caused by variances in loop temperatures. Premature leakage will occur. Current industry practice is to use polyethylene pipe with heat-fused joints, along with special barbed or compression fittings provided by the manufacturer.

Cost Impact:

None.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M2105.9 CPVC plastic pipe

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**M2105.9 CPVC plastic pipe.** Joints between CPVC plastic pipe or fittings shall be solvent cemented in accordance with Section P2906.9.1.2. Threaded joints between fittings and CPVC plastic pipe shall be in accordance with Section M2105.9.1.~~

~~**M2105.9.1 Threaded joints.** Threads shall conform to ASME B1.20.1. The pipe shall be Schedule 80 or heavier plastic pipe and shall be threaded with dies specifically designed for plastic pipe. Thread lubricant, pipe joint compound or tape shall be applied on the male threads only and shall be approved for application on the piping material.~~

Reason:

The glue for PVC and CPVC cannot handle the expansion caused by variances in loop temperatures. Premature leakage will occur. Current industry practice is to use polyethylene pipe with heat-fused joints, along with special barbed or compression fittings provided by the manufacturer.

Cost Impact:

None.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M2105.14 PVC plastic pipe

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**M2105.14 PVC plastic pipe.** Joints between PVC plastic pipe or fittings shall be solvent cemented in accordance with Section P2906.9.1.4. Threaded joints between fittings and PVC plastic pipe shall be in accordance with Section M2105.9.1.~~

Reason:

The glue for PVC and CPVC cannot handle the expansion caused by variances in loop temperatures. Premature leakage will occur. Current industry practice is to use polyethylene pipe with heat-fused joints, along with special barbed or compression fittings provided by the manufacturer.

Cost Impact:

None.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M2105.15.6 Expansion tanks

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**M2105.15.6 Expansion tanks.** Shutoff valves shall be installed at connections to non-diaphragm type expansion tanks.~~

Reason:

This section requires a shutoff valve for a non-diaphragm expansion tank on a geothermal system. For residential systems, these tanks are typically made from polyethylene and connected with heat fusion. As such, the connections to these systems need to be open at all times. Installing a valve is not industry practice and would introduce a potential failure point.

Cost Impact:

The cost impact would be \$60 if this section is not deleted.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M2105.19 Pipe penetrations

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M2105.19 Pipe penetrations. Openings for pipe penetrations in walls, floors and ceilings shall be larger than the penetrating pipe. ~~Openings through concrete or masonry building elements shall be sleeved. The annular space surrounding pipe penetrations shall be protected in accordance with Section P2606.1.~~ Openings in the foundation wall underground shall be sealed to not allow groundwater into a building.

Reason:

Standard industry practice is to core drill two holes and run the pipes through these holes with no sleeve. These holes are then sealed with a rubber compression fitting or with a concrete-based product (such as Quick Plug). Installing a sleeve will create another location for a potential leak of groundwater into a basement.

Cost Impact:

The cost impact if this code section is not amended would be \$60.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: M2105.28 Testing

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

M2105.28 Testing. ~~Before connection header trenches are backfilled, t~~ The assembled loop system shall be pressure tested with water ~~or air~~ at ~~100-45~~ psi (~~689 kPa~~) for 15 minutes without observed leaks. Flow and pressure loss testing shall be performed and the actual flow rates and pressure drops shall be compared to the calculated design values. If actual flow rate or pressure drop values differ from calculated design values by more than 10 percent, the cause shall be identified and corrective action taken.

Reason:

Drilling is typically the first step taken, and connecting to the unit is the last. Open trenches cannot be left for a significant amount of time. As such, for safety reasons, trenches will need to be filled in a timely manner. If a leak is found, they must be promptly dug up. Typically contractors give the ground loop a preliminary pressure test before a trench is filled and the inside piping is finished.

A typical residential working pressure is less than 20 psi. Testing at 45 psi for 15 minutes with air or water is an IGSHPA (International Ground Source Heat Pump Association) standard. Testing at 100 psi can cause the pipe to explode or deform if it has been exposed to sun and/or heat.

Cost Impact:

Varies.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: G2408.4 Clearances from grade
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

G2408.4 (305.7) 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 increase the cost of equipment and appliances because current concrete lifts do not meet this provision of the code and would require stacking and other expensive manipulations to achieve three inches above grade. As such, the HBA recommends this section be amended to two inches.

Cost Impact:

If this amendment is approved, the cost savings would be calculated with the following prices:

- An extra slab of concrete costs approximately \$75 per inch/per unit
- A custom concrete slab would cost between \$150 and \$450 per unit

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: G2409.1 Scope
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

G2409.1 (308.1) Scope. This section shall govern the reduction in required clearances to *combustible materials*, ~~including gypsum board~~, and *combustible assemblies* for chimneys, vents, appliances, devices and equipment. Clearance requirements for air-conditioning equipment and central heating boilers and furnaces shall comply with Sections G2409.3 and G2409.4.

Reason:

This code provision maintains status quo for the building industry. Generally, this provision is nonsensical as it allows for a combustible assembly to be placed near wood cabinets and other flammable material yet it would not allow for a combustible assembly to be near similar material, such as gypsum board.

Cost Impact:

If the above amendment is not adopted, the materials required to comply would increase costs by \$150.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: G2412.9 Identification and G2412.10 Third-party testing and certification
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**G2412.9 (401.9) Identification.** Each length of pipe and tubing and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.~~

~~**G2412.10 (401.10) Third-party testing and certification.** Piping, tubing and fittings shall comply with the applicable referenced standards, specifications and performance criteria of this code and shall be identified in accordance with Section G2412.9. Piping, tubing and fittings shall either be tested by an approved third-party testing agency or certified by an approved *third-party certification agency*.~~

Reason:

Requiring materials to be identified and third-party approved is impossible in the current building climate. A contractor's current stock does not include materials that meet the specifications requested in these sections. Additionally, the identification requirements will be impossible to achieve for small connection materials, and therefore, as this is not a provision related to the health or safety of a home occupant, these requirements should be deleted from the code.

Cost Impact:

The cost impact is unknown because materials are not currently available.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: G2415.3 Prohibited locations
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

G2415.3 (404.3) Prohibited locations. *Piping* shall not be installed in or through a ducted supply, return or exhaust, or a clothes chute, *chimney* or gas vent, dumbwaiter or elevator shaft. *Piping* installed downstream of the *point of delivery* shall not extend through any townhouse unit other than the unit served by such *piping*.

Exception: Or installed as approved by the Authority Having Jurisdiction (AHJ), such as Ameren or Laclede Gas.

Reason:

This code requirement creates serious problems for townhomes as many of the supply lines are placed in an easement run through adjacent townhomes.

Cost Impact:

This code provision would require trenching, piping, and other intensive construction and tedious labor. Therefore, the minimum cost increase would be \$1,500, if the above amendment is not accepted.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: G2428.3.16 Chimney and vent locations
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

G2428.3.16 (504.3.20) Chimney and vent locations. Tables G2428.3(1), G2428.3(2), G2428.3(3) and G2428.3(4) shall be used only for chimneys and vents not exposed to the outdoors below the roof line. A Type B vent or *listed* chimney lining system passing through an unused masonry chimney flue shall not be considered to be exposed to the outdoors. ~~Where vents extend outdoors above the roof more than 5 feet (1524 mm) higher than required by Figure G2427.6.3 and where vents terminate in accordance with the Section G2427.6.3, Item 2, the outdoor portion of the vent shall be enclosed as required by this section for vents not considered to be exposed to the outdoors or such venting system shall be engineered.~~ A Type B vent shall not be considered to be exposed to the outdoors where it passes through an unventilated enclosure or chase insulated to a value of not less than R8.

Reason:

This code amendment maintains current building practices and does not add to the health or safety of the home occupant.

Cost Impact:

This requirement would increase costs by \$1,400 to \$1,500, at a minimum, for an additional chimney frame. Additionally, adding any sort of esthetic design element to the additional chimney would only escalate costs.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: G2439.7.4.1 Specified length
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

G2439.7.4.1 (614.8.4.1) Specified length. The maximum length of the exhaust duct shall be 35 feet (10 688 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 G2439.7.4.1. The maximum length of the exhaust duct does not include the transition duct.

Exception: The maximum developed length may be extended to 55 feet if clearly labeled cleanouts are provided within 12 inches of the second elbow, at every elbow thereafter, and at least every 15 feet of developed length thereafter.

Reason:

The proposed changes will allow for continued use of an already accepted industry practice and to ensure this provision in the code corresponds with other similar provisions.

Cost Impact:

The cost impact would be \$480 to \$720.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: G2442.4 Prohibited sources
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

G2442.4 (618.4) Prohibited sources. Outdoor or return air for forced-air heating and cooling systems shall not be taken from the following locations:

3. Closer than 10 feet (3048 mm) from an *appliance* vent outlet, a vent opening from a plumbing drainage system or the discharge outlet of an exhaust fan, unless the outlet is 3 feet (914 mm) above the outside air inlet.
4. Where there is the presence of objectionable odors, fumes or flammable vapors; or where located less than 10 feet (3048 mm) above the surface of any abutting public way or driveway; or where located at grade level by a sidewalk, street, alley or driveway.
5. A hazardous or insanitary location or a refrigeration machinery room as identified in the *International Mechanical Code*.
6. A room or space, the volume of which is less than 25 percent of the entire volume served by such system. Where connected by a permanent opening having an area sized in accordance with Section G2442.2, adjoining rooms or spaces shall be considered as a single room or space for the purpose of determining the volume of such rooms or spaces.

Exception: The minimum volume requirement shall not apply where the amount of return air taken from a room or space is less than or equal to the amount of supply air delivered to such room or space.

7. A room or space containing an *appliance* where such a room or space serves as the sole source of return air.

Exception: This shall not apply where:

1. The *appliance* is a direct-vent *appliance* or an *appliance* not requiring a vent in accordance with Section G2425.8.
2. The room or space complies with the following requirements:
 - 2.1. The return air shall be taken from a room or space having a volume exceeding 1 cubic foot for each 10 Btu/h (9.6L/W) of combined input rating of all fuel-burning appliances therein.
 - 2.2. The volume of supply air discharged back into the same space shall be approximately equal to the volume of return air taken from the space.
 - 2.3. Return-air inlets shall not be located within 10 feet (3048 mm) of a draft hood in the same room or space or the combustion chamber of any atmospheric burner *appliance* in the same room or space.
3. Rooms or spaces containing solid fuel-burning appliances, provided that return-air inlets are located not less than 10 feet (3048 mm) from the firebox of such appliances.
8. A closet, bathroom, toilet room, kitchen, garage, boiler room, furnace room or unconditioned attic.

Exceptions:

1. Where return air intakes are located not less than 10 feet (3048 mm) from cooking appliances and serve only the kitchen area, taking return air from a kitchen area shall not be prohibited.
2. Dedicated forced air systems serving only a garage shall not be prohibited from obtaining return air from the garage
3. Where a closet is provided with a supply register, taking return air from the closet shall not be prohibited.

9. A crawl space by means of direct connection to the return side of a forced-air system. Transfer openings in the crawl space enclosure shall not be prohibited.

Reason:

When a closet is designed as a dressing room facility or located along an outside wall, the owner may desire that it be usable without disturbing occupants in adjacent rooms. However, this will require the door to be closed despite the closet being in use, and in this case, the closet may become stuffy. Adding the exception proposed above will allow a designer to comply with an owner's wishes.

Cost Impact:

Not applicable.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: P2503.5.1 Rough plumbing
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

P2503.5.1 Rough plumbing. DWV systems shall be tested on completion of the rough piping installation by water or, ~~for piping systems other than plastic,~~ by air without evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than 5 feet (1524 mm) above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of 15 minutes.

Reason:

Water is not always available on the job site, and even when water is available, freezing conditions and other environmental factors can make a mandatory water test impractical, especially considering that an air test can produce and assure the same inspection results.

Additionally, using water for this rough plumbing test can cause damage to the plumbing systems or the existing home structure if leaks occur during the test.

Using water to test plumbing slows down the construction process because if the plumbing fails, then the system has to be drained and allowed to dry. The leak will then not be able to be repaired until the next day. When air tests are used, repairs can occur immediately.

Finally, a water test requires a plumber to climb onto the roof to fill the system with water. This presents an unnecessary work hazard. Fall protection and prevention is extremely important to members of the HBA of St. Louis and Eastern Missouri, and putting plumbers in a dangerous situation when an alternative testing means is available is a serious worker safety issue that should not be mandatory in the code ordinance.

Cost Impact:

The cost impact would be \$250 to \$500 in labor and necessary materials for water testing, including supplying water to the home

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: P2603.4 Pipes through foundation walls
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

P2603.4 Pipes through foundation walls. A pipe that passes through a foundation wall shall be provided with a relieving arch, or a pipe sleeve shall be built into the foundation wall. ~~The sleeve shall be two pipe sizes greater than the pipe passing through the wall.~~

Reason:

Creating a hole in the foundation that is twice the size of a pipe has serious potential to cause more problems than it would prevent.

Cost Impact:

The cost impact is estimated to be significant, but an exact cost is unknown due a plethora of variables.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: P2609.1, P2609.2, P2609.3, P2609.4 Materials Evaluation and Listing
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~P2690.1 Identification.~~ Each length of pipe and each pipe fitting, trap, fixture, material and device utilized in a plumbing system shall bear the identification of the manufacturer and any markings required by the applicable referenced standards. Nipples created from the cutting and threading of *approved* pipe shall not be required to be identified.

~~Exception:~~ Where the manufacturer identification cannot be marked on pipe fittings and pipe nipples because of the small size of such fittings, the identification shall be printed on the item packaging or on documentation provided with the item.

~~P2609.2 Installation of materials.~~ Materials used shall be installed in strict accordance with the standards under which the materials are accepted and *approved*. In the absence of such installation procedures, the manufacturer's instructions shall be followed. Where the requirements of referenced standards or manufacturer's instructions do not conform to minimum provisions of this code, the provisions of this code shall apply.

~~P2609.3 Plastic pipe, fittings and components.~~ Plastic pipe, fittings and components shall be third party certified as conforming to NSF 14.

~~P2609.4 Third party certification.~~ Plumbing products and materials required by the code to be in compliance with a referenced standard shall be *listed* by a third party certification agency as complying with the referenced standards. Products and materials shall be identified in accordance with Section P2609.1.

Reason:

Requiring materials to be identified and third-party approved is impossible in the current building climate. A contractor's current stock does not include materials that meet the specifications requested in these sections, and therefore, as this is not a provision related to the health or safety of a home occupant, these requirements should be deleted from the code.

Cost Impact:

The cost impact is unknown at this time as materials are currently not available.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: P2706.3 Prohibited waste receptors
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 drain or waste pipe above a trap is acceptable for use as a receptor for mechanical equipment condensate drains.

Reason:

Condensate lines running from mechanical equipment to receptors can be the most efficient and effective method for discharge.

Cost Impact:

The cost increase for this code requirement would be at least \$480. Of this \$480, \$180 would be spent in materials alone, and \$300 would be spent in labor, if this code amendment is not accepted.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: P2801.8 Water heater seismic bracing
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

P2801.8 Water heater seismic bracing. In Seismic Design Categories D₀, D₁ and D₂ ~~and townhouses in Seismic Design Category C,~~ water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations.

Reason:

Typical construction in the St. Louis region finds water heaters in basements where there is usually not a wall to which the appliance can be secured.

Cost Impact:

At a minimum, the cost impact would be \$150 if angled steel is added to anchor the appliance. Costs could run \$500 or more if a wall needs to be constructed so the appliance can be secured.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: P2903.5 Water hammer
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

P2903.5 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 a 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

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: P2904.1 General
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

P2904.1 General. When installed, ~~the~~ design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D or Section 2904, which shall be considered equivalent to NFPA 13D. Partial residential sprinkler systems shall be permitted to be installed only in buildings not required to be equipped with a residential sprinkler system. Section P2904 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate a stand-alone system from the water distribution system.

Reason:

This amendment is offered to ensure the 2015 IRC is in compliance with Missouri Revised Statutes §67.281.

Cost Impact:

If sprinklers had been mandatory in every new home, it is estimated home costs would increase between \$9,688.81 and \$22,725.42.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: P3201.2.1 Trap seal protection
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

R3201.2.1 Trap seal protection. Traps seals of emergency floor drain traps and traps subject to evaporation shall be protected by one of the methods in Sections P3201.2.1.1 through P3201.2.1.4.

Exception: Basement floor drains with a condensate line draining to it.

Reason:

Water within the trap is unlikely to evaporate during the winter months.

Cost Impact:

The cost impact would be \$100, at a minimum.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: E3609.3 Bonding for Other Systems
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**E3609.3 Bonding for other systems.** An intersystem bonding termination for connecting intersystem bonding conductors required for other systems shall be provided external to enclosures at the service equipment or metering equipment enclosure and at the disconnecting means for any additional buildings or structures. The intersystem bonding termination shall comply with the following:~~

~~- 1. It shall be accessible for connection and inspection.
- 2. It shall consist of a set of terminals with the capacity for connection of not less than three intersystem bonding conductors.
- 3. It shall not interfere with opening of the enclosure for a service, building or structure disconnecting means, or metering equipment.
- 4. Where located at the service equipment, it shall be securely mounted and electrically connected to an enclosure for the service equipment, to the meter enclosure, or to an exposed nonflexible metallic service raceway, or shall be mounted at one of these enclosures and connected to the enclosure or to the grounding electrode conductor with a 6 AWG or larger copper conductor.
- 5. Where located at the disconnecting means for a building or structure, it shall be securely mounted and electrically connected to the metallic enclosure for the building or structure disconnecting means, or shall be mounted at the disconnecting means and connected to the metallic enclosure or to the grounding electrode conductor with a 6 AWG or larger copper conductor.
- 6. It shall be listed as grounding and bonding equipment. (250.94)~~

Reason:

The current practice of the utility companies using split bolt connectors and connecting directly to the ground wire is as sound practice and better for the St. Louis area than what is being proposed. The split bolt system provides a very strong and secure connection. Ground bars are susceptible to weather and the connection could corrode over time.

Cost Impact:

This would result in an estimated cost savings of \$20.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: E3701.5.1 Disconnecting means
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

E3701.5.1 Disconnecting means. Each multiwire branch circuit ~~shall~~ may be provided with a means that will simultaneously disconnect all ungrounded conductors at the point where the branch circuit originates. [210.4(B)]

Reason:

Trained personnel are familiar with the multiwire branch circuit wiring method and know to look for additional ungrounded conductors. Proper training reduces the hazards that may be present. The code has no restrictions on multiple circuits in a junction box, so untrained personnel can still come in contact with ungrounded conductors even with a simultaneous trip system. Trying to keep an untrained person safe when that person is determined to work on an electrical system is impossible. If an untrained person works on an electrical system, the chances of that person coming in contact with ungrounded conductors is inevitable no matter what safeguards are in place.

With other provisions in the 2015 IRC (as well as the 2014 NEC) mandating either GFCI or AFCI on outlets, there are serious concerns about nuisance tripping, and this provision will literally double the problems the HBA anticipates. When additional circuits trip that otherwise would not, homeowners can literally be put in the dark unnecessarily. This would also extend the amount of time required to identify and repair any problem in the electrical system.

Cost Impact:

Estimated costs savings range from \$100 to \$300, and this price includes the cost of additional labor but does not include the cost of repairs on “nuisance trips.”

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: E3902 Ground-Fault and Arc-Fault Circuit-Interrupter Protection
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

E3902.2 Garage and accessory building receptacles. 125-volt, single-phase, 15- or 20-ampere receptacles installed in garage and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(2)]

Exception: Fastened in place appliances or outlets designated for refrigerators/freezers.

E3902.5 Unfinished basement receptacles. 125-volt, single-phase, 15- and 20-ampere receptacles installed in unfinished basements shall have ground-fault circuit-interrupter protection for personnel. For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and similar areas. [210.8(A)(5)]

Exceptions:

1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system. Receptacles installed in accordance with this exception shall not be considered as meeting the requirements of Section E3901.9.
2. Fastened in place appliances or outlets designated for refrigerators/freezers.

E3902.6 Kitchen receptacles. 125-volt, single-phase, 15- and 20-ampere receptacles that serve countertop surfaces shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(6)]

Exception: Fastened in place appliances or outlets designated for refrigerators/freezers.

~~**E3902.9 Laundry areas.** 125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(9)]~~

~~**E3902.10 Kitchen dishwasher branch circuit.** Ground-fault circuit-interrupter protection shall be provided for outlets that supply dishwashers in dwelling unit locations. [210.8(D)]~~

E3902.14 Location of ground-fault circuit interrupters. Ground-fault circuit interrupters shall be installed only in a readily accessible location. [210.8(A)]

Reason:

The HBA respectfully requests this code language be amended as above. The HBA believes it is imperative that receptacles in garages, unfinished basements, and similar areas be installed in such a way as to protect the health and safety of a homeowner. The HBA believes installing GFCIs on outlets in these areas poses a larger threat than allowing past practices to remain. For example, a GFCI outlet on a garage door opener poses a threat to the homeowner if he/she is forced to get out of their vehicle during significant weather event, such as rain, snow, and ice.

Additionally, an outlet with a heavy appliance in front of it poses a threat to the health and safety of a homeowner if he/she needs to move the appliance in order to reset a GFCI (assuming this homeowner is even able to move the appliance or has someone available to move it for them). The HBA questions what happens when a homeowner is unable to move the appliance or does not have someone else to move it. Further, a freezer full of food that is ruined due to a tripped GFCI outlet could be a financial disaster for a family.

Finally, the HBA believes laundry areas and kitchen dishwashers should be exempt from the code because there is typically not unprotected running water in these areas that requires the addition of a GFCI outlet.

Cost Impact:

If not amended, this code requirement would increase costs by \$100 per outlet.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: E3902.16 Arc-fault circuit-interrupter protection
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single phase, 15- and 20-ampere outlets installed in ~~kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas~~ shall be protected by any of following: [210.12(A)]

1. A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]
2. A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]
3. A listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
 - 3.1 The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
 - 3.2 The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
 - 3.3 The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(3)]
4. A listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:
 - 4.1 The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
 - 4.2 The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
 - 4.3 The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet on the circuit.
 - 4.4 The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]
5. Where metal outlet boxes and junction boxes and RMC, IMC, EMT, Type MC or steel-armored Types AC cables meeting the requirements of Section E3908.8, metal wireways or metal auxiliary gutters are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)]
6. Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]

Exception: AFCI protection is not required for an individual branch circuit supplying only a fire alarm system where the branch circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT or steel-sheathed armored cable Type AC or Type MC meeting the requirements of Section E3908.8.

Reason:

Arc-fault technology, though advanced from previous years, is still evolving and not adequately reliable enough to supply power to the majority of outlets in a residence. The code attests to this inadequacy by specifically assuring that no fire alarm receive such a fluctuating power supply (please see the exception above).

During previous code revision cycles, there has been a lack of data used to support the expansion of arc-fault circuit-interrupters (AFCIs) to all receptacles in the dwelling. The HBA is in agreement with the installation of AFCIs in bedrooms, but we do not support the installation of AFCIs beyond that location as we do not believe there is sufficient reason to support this decision.

AFCIs do not result in any cost-benefit to society; rather the mandate of installation just needlessly increases the cost of housing. There is no justification for any jurisdiction to burden its citizens with this unneeded expense.

The HBA asks that the mandatory installation of AFCIs be reconsidered, as well as the expansion of requiring these devices for all 120-volt, single phase, 15- and 20-ampere branch circuits in dwelling units. Until true field test data on the efficacy of AFCIs can be directly related to saving society monetary loss, there is no cost benefit in this provision.

Cost Impact:

The cost impact would be \$300 to \$1,300.

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: E3902.17 Arc-fault circuit interrupter protection for branch circuit extensions or modifications

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

E3902.17 Arc-fault circuit interrupter protection for branch circuit extensions or modifications. Where branch-circuit wiring is modified, replaced, or extended in any of the areas specified in Section E3902.16, the branch circuit shall be protected by one of the following:

1. A combination-type AFCI located at the origin of the branch circuit.
2. An outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit.
[210.12(B)]

Exception: AFCI protection shall not be required where the extension of the existing conductors is not more than ~~6 feet (1.8 m)~~ 30 feet (9.5 m) in length and does not include any additional outlets or devices.
[210.12(B) Exception]

Reason:

The amended language in the exception will allow the grandfathering of receptacles within 30 feet of the original receptacle. The HBA believes the previous language of six feet is inadequate for most remodeling situations. We believe that if the decision to use six feet is included in the code, many homeowners many decide to forgo replacing broken receptacles in their homes, skip pulling a permit for electrical work, and/or hire an unlicensed electrician.

Cost Impact:

The cost impact would be \$1,500 to \$5,000 due to extensive ancillary costs associated with remodeling projects.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: E4002.8 Damp locations
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

E4002.8 Damp locations. A receptacle installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle cover(s) is closed and an attachment plug cap is not inserted. An installation suitable for wet locations shall also be considered suitable for damp locations. A receptacle shall be considered to be in a location protected from the weather where located under roofed open porches, canopies and similar structures and not subject to rain or water runoff. ~~Fifteen and 20 ampere, 125 and 250 volt nonlocking receptacles installed in damp locations shall be listed a weather-resistant type. [406.9(A)]~~

Reason:

Weatherproof covers installed under the current electrical code are already approved to be outdoors. When weatherproof covers are installed properly, the receptacle is never exposed to the weather. Therefore, this new regulation is unnecessary as listing them as weather-resistant only adds cost to the job. Further, this code section limits the type of device that may be used.

Cost Impact:

The estimated costs savings range from \$16 to \$50 per outlet.

Code Change Proposal Form

Code: 2015 International Residential Code
Code Section: E4002.14 Tamper-resistant receptacles
Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

~~**E4002.14 Tamper-resistant receptacles.** In areas specified in Section E3901.1, 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. [406.12(A)]~~

~~**Exception:** Receptacles in the following locations shall not be required to be tamper-resistant.~~

- ~~- 1. Receptacles located more than 5.5 feet (1676 mm) above the floor.
 - 2. Receptacles that are part of a luminaire or appliance.
 - 3. A single receptacle for a single appliance or a duplex receptacle for two appliances where such receptacles are located in spaces dedicated for the appliances served and, under conditions of normal use, the appliances are not easily moved from one place to another. The appliances shall be cord-and-plug connected to such receptacles in accordance with Section E3909.4.~~
- ~~[406.12(A) Exception]~~

Reason:

Requiring tamper-resistant outlets everywhere is excessive. Since tamper-resistant devices are still somewhat new to the market, serious concerns exist about tamper-resistant receptacles in high-traffic areas. If normal use wears out the device and homeowners begin to force the plug into the receptacle or to modify the receptacle in some way, the homeowner would be in serious danger.

Adequate safety devices to protect children from harm or injury are already available to parents (such as plastic plugs). Homes where children are not present would have no benefit from the use of tamper-resistant outlets, and requiring the use of these outlets would be unnecessary and invasive to people who do not need or want these special devices.

It would be preferred to offer tamper-resistant outlets as an option instead of mandating them on all outlets.

This requirement is not based on sound technical information that adequately substantiates that such a requirement will result in protecting small children from burns or injury. During previous code revision cycles, the supporting documentation for the proposal was based on the summarization of several National Electronic Injury Surveillance System (NEISS) reports from 1991-2001. The NEISS system gathers its data by sampling a group of monitored hospitals for the total number of injuries treated. They then take these figures and calculate the estimated national average. The NEISS reports do not provide any supporting information of where the child was located at the time the injury occurred, much less that that all incidents occurred in dwelling units or if any child safety devices were present at the time the injury occurred. There is no scientific research available which has proven tamper-resistant receptacles are more effective than other safety devices that are currently available on the market.

Based on the supporting information given at the time of the proposal, it is still unclear why dwellings were singled out among all other related occupancies where children are found and often left unattended. In the substantiation, it was noted that these devices are designed to protect children when their parents or guardians turn away for that split moment when a tragedy could occur. This type of tragedy could occur in any number of occupancies that children are present, not just in one- and two-family dwellings. As written, the proposal is too broad in scope and requires tamper-resistant receptacles in areas of the home that should not pose a threat to unattended children. Receptacles that are not readily accessible or that are dedicated for equipment should not be

required to be tamper-resistant. Examples of these areas that tamper-resistant receptacles should not be required are those found in attics, crawlspaces, mechanical rooms, above countertops, and/or behind equipment such as dishwasher, stoves, refrigerators, etc. To require tamper-resistant receptacles in these and other areas, not accessible to children under the age 4, shows a complete lack of forethought of the code requirement and a lack of common sense on the part of the committee that approved the proposal. To arbitrarily require without any supporting statistics or data linking these areas to any recorded instance of an injury, shows a complete lack of due process.

Another concern that was shared by many on the technical review committee was the amount of force that must be applied to insert cords into the tamper-resistant device and how it will affect the elderly community. The devices are designed in a way that the springs will not open unless the prongs are properly aligned with the shutters and are receiving equal amounts of pressure. Many on the panel voiced their opinions that there was a lack of product testing showing whether there will be an impact to the aging community's ability to use the new devices.

Notes/additional background:

During the 2008 code revision cycle, the National Electrical Manufacturers Association submitted the proposal to require tamper-resistant receptacles in all areas of a dwelling. Over 29 negative comments were submitted in response to the proposal and all 29 comments were rejected by the technical committee. The negative comments were submitted by electrical contractors, electrical inspectors, and some manufactures. Below is a list concerns that were raised:

1. The required force to insert cords into the device may prove too much for the elderly or disabled.
2. There is no scientific data directly comparing current available safety devices to tamper-resistant receptacles to support the claim that tamper-resistant receptacles are more effective and will reduce the number of accidents.
3. It was suggested that the National Electrical Manufacturers Association should provide data listing the areas of the dwelling where injuries have occurred, thereby disproving the need for tamper-resistant receptacle in areas such as attics, crawlspaces, mechanical rooms, countertops, and other areas where the receptacles are normally out of reach of children.
4. At the time the proposal was approved, it was unknown whether any manufacturers were producing tamper-resistant devices that were compatible or integrated with arc-fault and ground-fault circuit-interrupters.
5. The supporting documentation submitted by the National Electrical Manufacturers Association clearly stated "the results of these incidents are rarely fatal," and that further research should be conducted along with more product development before any such mandate should be implemented.
6. That the technical committee should remember the code is not able to protect each person, in every situation, from every conceivable harm, and should not be used as a tool to deflect the responsibilities of the parent or caregiver who should be monitoring the children.
7. That the substantiation lacked any credible justification for disallowing the use of plastic safety caps other than claiming that they could be lost or become a choking hazard.
8. It was questioned why limit tamper-resistant receptacles to dwellings. There are several other occupancies that do not require these devices, yet children are present and the receptacles are accessible.
9. Tamper-resistant receptacles should be an option for dwellings that children occupy and not mandatory for dwellings where children are not present.

The HBA does not believe the installation of these receptacles should be mandated in dwelling units. A homeowner will certainly maintain the option to install tamper-resistant receptacles by choice, but the HBA respectfully requests residential dwelling units be removed from this code provision.

Cost Impact:

Estimated costs savings range from \$60 to \$300.

EXHIBIT D**Code Change Proposal Form**

Code: 2015 International Residential Code

Code Section: R403.1.1 Minimum Size (Footings)

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

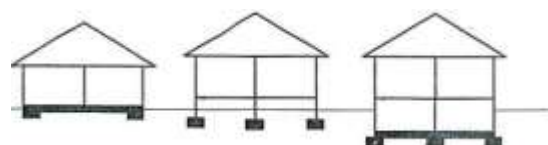
R403.1.1 Minimum size. The minimum width, W, and thickness, T, for concrete footings shall be in accordance with Tables R403.1(1) through R403.1(3)(4) and Figure R403.1(1) or R403.1.3, as applicable. The footing width shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Footing projections, P, shall be not less than 2 inches (51 mm) and shall not exceed the thickness of the footing. Footing thickness and projection for fireplaces shall be in accordance with Section R1001.2. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

Table R403.1(1)
Minimum Width and Thickness for Concrete Footings for Light-Frame Construction (inches)^{a,b}

Snow Load or Roof Live Load	Story and Type of Structure with Light Frame	Load-Bearing Value of Soil (psf)					
		1500	2000	2500	3000	3500	4000
20 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	22 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – plus basement	25 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
30 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	23 x 6	17 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – plus basement	26 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
50 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	21 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	25 x 7	19 x 6	15 x 6	12 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	22 x 6	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	3 story – plus basement	28 x 9	21 x 6	17 x 6	14 x 6	12 x 6	12 x 6
70 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	18 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	24 x 7	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	21 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	27 x 9	20 x 6	16 x 6	14 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	25 x 7	18 x 6	15 x 6	12 x 6	12 x 6	12 x 6
	3 story – plus basement	30 x 10	23 x 6	18 x 6	15 x 6	13 x 6	12 x 6

For SI: 1 inch = 25.4 mm, 1 plf = 14.6N/m, 1 pound per square foot = 47.9 N/m².

- Interpolation allowed. Extrapolation is not allowed.
- Based on 32-foot-wide house with load-bearing center wall that carries half of the tributary attic, and floor framing. For every 2 feet of adjustment to the width of the house, add or subtract 2 inches of footing width and 1 inch of footing thickness (but not less than 6 inches thick).

SLAB ON
GRADECRAWL
SPACE

BASEMENT

Table R403.1(2)
Minimum Width and Thickness
Frame Construction with Brick

for Concrete Footings for Light-
Veneer (inches)^{a,b}

Snow Load or Roof Live Load	Story and Type of Structure with Brick Veneer	Load-Bearing Value of Soil (psf)					
		1500	2000	2500	3000	3500	4000
20 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	21 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	26 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	26 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
	3 story – plus basement	32 x 11	24 x 7	19 x 6	16 x 6	14 x 6	12 x 6
30 psf	1 story – slab-on-grade	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	22 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	16 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	22 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	27 x 9	21 x 6	16 x 6	14 x 6	12 x 6	12 x 6
	3 story – slab-on-grade	21 x 6	16 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	27 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	3 story – plus basement	33 x 11	24 x 7	20 x 6	16 x 6	14 x 6	12 x 6
50 psf	1 story – slab-on-grade	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	24 x 7	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	24 x 7	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	2 story – plus basement	29 x 10	22 x 6	18 x 6	15 x 6	13 x 6	12 x 6
	3 story – slab-on-grade	27 x 7	18 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	3 story – with crawl space	29 x 9	22 x 6	17 x 6	14 x 6	12 x 6	12 x 6
	3 story – plus basement	35 x 12	26 x 8	21 x 6	17 x 6	15 x 6	13 x 6
70 psf	1 story – slab-on-grade	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	26 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	26 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
	2 story – plus basement	32 x 11	24 x 7	19 x 6	16 x 6	14 x 6	12 x 6
	3 story – slab-on-grade	26 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
	3 story – with crawl space	31 x 11	23 x 7	19 x 6	16 x 6	13 x 6	12 x 6
	3 story – plus basement	37 x 13	28 x 9	22 x 6	18 x 6	16 x 6	14 x 6

For SI: 1 inch = 25.4 mm, 1 plf = 14.6N/m, 1 pound per square foot = 47.9 N/m².

a. Interpolation allowed. Extrapolation is not allowed.

- b. Based on 32-foot-wide house with load-bearing center wall that carries half of the tributary attic, and floor framing. For every 2 feet of adjustment to the width of the house, add or subtract 2 inches of footing width and 1 inch of footing thickness (but not less than 6 inches thick).

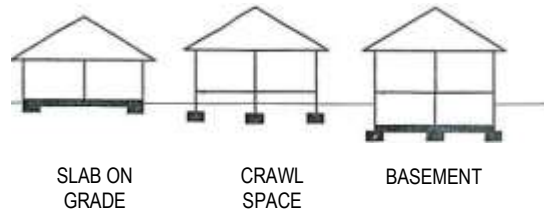


Table R403.1(3)
Minimum Width and
Footings

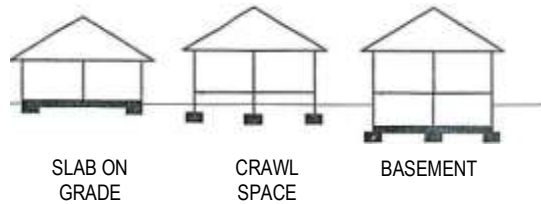
Thickness for Concrete

With Cast-in-Place Concrete or Fully Grouted Masonry Wall Construction (inches)^{a,b}

Snow Load or Roof Live Load	Story and Type of Structure with CMU	Load-Bearing Value of Soil (psf)					
		1500	2000	2500	3000	3500	4000
20 psf	1 story – slab-on-grade	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	25 x 8	19 x 6	15 x 6	13 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	23 x 7	18 x 6	14 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	29 x 9	22 x 6	17 x 6	14 x 6	12 x 6	12 x 6
	2 story – plus basement	35 x 12	26 x 8	21 x 6	17 x 6	15 x 6	13 x 6
	3 story – slab-on-grade	32 x 11	24 x 7	19 x 6	16 x 6	14 x 6	12 x 6
	3 story – with crawl space	38 x 14	28 x 9	23 x 6	19 x 6	16 x 8	14 x 6
	3 story – plus basement	43 x 17	33 x 11	26 x 8	22 x 6	19 x 6	16 x 6
30 psf	1 story – slab-on-grade	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	20 x 6	15 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	26 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	24 x 7	18 x 6	15 x 6	12 x 6	12 x 6	12 x 6
	2 story – with crawl space	30 x 10	22 x 6	18 x 6	15 x 6	13 x 6	12 x 6
	2 story – plus basement	36 x 13	27 x 8	21 x 6	18 x 6	15 x 6	13 x 6
	3 story – slab-on-grade	33 x 12	25 x 7	20 x 6	17 x 6	14 x 6	12 x 6
	3 story – with crawl space	39 x 14	29 x 9	23 x 7	19 x 6	17 x 6	14 x 6
	3 story – plus basement	44 x 17	33 x 12	27 x 8	22 x 6	19 x 6	17 x 6
50 psf	1 story – slab-on-grade	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	22 x 6	17 x 6	13 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	28 x 9	21 x 6	17 x 6	14 x 6	12 x 6	12 x 6
	2 story – slab-on-grade	27 x 8	20 x 6	16 x 6	13 x 6	12 x 6	12 x 6
	2 story – with crawl space	32 x 11	24 x 7	19 x 6	16 x 6	14 x 6	12 x 6
	2 story – plus basement	38 x 14	28 x 9	23 x 6	19 x 6	16 x 6	14 x 6
	3 story – slab-on-grade	35 x 13	27 x 8	21 x 6	18 x 6	15 x 6	13 x 6
	3 story – with crawl space	41 x 15	31 x 10	24 x 7	20 x 6	17 x 6	15 x 6
	3 story – plus basement	47 x 18	35 x 12	28 x 9	23 x 7	20 x 6	17 x 6
70 psf	1 story – slab-on-grade	19 x 6	14 x 6	12 x 6	12 x 6	12 x 6	12 x 6
	1 story – with crawl space	25 x 7	18 x 6	15 x 6	12 x 6	12 x 6	12 x 6
	1 story – plus basement	30 x 10	23 x 6	18 x 6	15 x 6	13 x 6	12 x 6
	2 story – slab-on-grade	29 x 9	22 x 6	17 x 6	14 x 6	12 x 6	12 x 6
	2 story – with crawl space	34 x 12	26 x 8	21 x 6	17 x 6	15 x 6	13 x 6
	2 story – plus basement	40 x 15	30 x 10	24 x 7	20 x 6	17 x 6	15 x 6
	3 story – slab-on-grade	38 x 14	28 x 9	23 x 6	19 x 6	16 x 6	14 x 6
	3 story – with crawl space	43 x 16	32 x 11	26 x 8	21 x 6	18 x 6	16 x 6
	3 story – plus basement	49 x 19	37 x 13	29 x 10	24 x 7	21 x 6	18 x 6

For SI: 1 inch = 25.4 mm, 1 plf = 14.6N/m, 1 pound per square foot = 47.9 N/m².

- Interpolation allowed. Extrapolation is not allowed.
- Based on 32-foot-wide house with load-bearing center wall that carries half of the tributary attic, and floor framing. For every 2 feet of adjustment to the width of the house, add or subtract 2 inches of footing width and 1 inch of footing thickness (but not less than 6 inches thick).



**Minimum Width of Concrete,
(inches)
for Light-Frame Construction**

**Precast, or Masonry Footings
with Pre-Fabricated Roof**

Trusses^{a,b,c}

	<u>Load-Bearing Value of Soil (psf)</u>			
	<u>1500</u>	<u>2000</u>	<u>3000</u>	<u>>4000</u>
<u>Conventional light-frame construction with pre-fabricated trusses</u>				
<u>1 story</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2 story</u>	<u>15</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>3 story</u>	<u>23</u>	<u>17</u>	<u>12</u>	<u>12</u>
<u>4-inch brick veneer over light frame or 8-inch hollow concrete masonry</u>				
<u>1 story</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2 story</u>	<u>21</u>	<u>16</u>	<u>12</u>	<u>12</u>
<u>3 story</u>	<u>32</u>	<u>24</u>	<u>16</u>	<u>12</u>
<u>8-inch solid or fully grouted masonry</u>				
<u>1 story</u>	<u>16</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2 story</u>	<u>29</u>	<u>21</u>	<u>14</u>	<u>12</u>
<u>3 story</u>	<u>42</u>	<u>32</u>	<u>21</u>	<u>16</u>

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa

- Spread footings shall be same thickness as the wall (minimum of 8 inches).
- Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.
- Snow Load or Roof Live Load shall not exceed 20 psf. If load exceeds 20 psf, designs must be completed by a licensed design professional.

Reason:

The 2015 IRC does not include guidance for light-frame construction with pre-fabricated roof trusses. As such, the HBA proposes adding Table R403.1(4) to Section R403.1.1 of the 2015 IRC. This new table is nearly identical to the table included in the 2009 IRC and currently in use. Slight modifications have been made in the footnote section.

Cost Impact:

Varies.

EXHIBIT E**Code Change Proposal Form****Code:** 2015 International Residential Code**Code Section:** R602.7.5 Supports for Headers**Proponent:** Home Builders Association of St. Louis and Eastern Missouri**Revise as follows:**

R602.7.5 Supports for headers. Headers shall be supported on each end with one or more jack studs or with approved framing anchors in accordance with Table R602.7(1) or R602.7.(2). The full-height stud adjacent to each end of the header shall be end nailed to each end of the header with four-16d nails (3.5 inches x 0.135 inches). The minimum number of full-height studs at each end of a header shall be in accordance with Table R602.7.5.

Table R602.7.5
Minimum Number of Full Height Studs at Each End of Headers in Exterior Walls^a

Header Span (feet)	Maximum Stud Spacing (Inches) [per Table R602.3(5)]	
	16	24
≤3'	4	4
4'	2	4
8'	3	2
12'	5	3
16'	6	4

Maximum Header Span (feet)	Ultimate Design Wind Speed and Exposure Category	
	<140mph, Exposure B or <130mph, Exposure C	≤115mph, Exposure B ^b
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

- For header spans between those given above, use the minimum number of full-height studs associated with the larger header span.
- The tabulated minimum number of full-height studs is applicable where jack studs are provided to support the header at each end in accordance with Table R602.7.(1). Where a framing anchor is used to support the header in lieu of a jack stud in accordance with footnote "d" of Table R602.7.(1), the minimum number of full-height studs at each end of a header shall be in accordance with requirements for wind speed <140mph, Exposure B.

Reason:

The HBA recommends replacing Table R602.7.5 from the *2015 International Residential Code* with Table R602.7.5 from the *2018 International Residential Code*. At the April 2016 International Code Council hearings, the proposal to replace the table was presented by the American Wood Council and approved unanimously.

Nationally, the original Table R602.7.5 has been a source of much controversy. In fact, the original table is actually more conservative than the *International Building Code's* requirements. As of May 2016, Oklahoma, Texas, Michigan, and Minnesota have deleted the table from their statewide building codes and more states will follow.

The HBA believes the replacement table above is in line with current building practices in the St. Louis region and provides more than adequate protection from shifting and twisting of headers.

Additional reasoning provided by American Wood Council in its ICC proposal:

This change simplifies the full-height stud (e.g. king stud) table while also removing conservatism and limited applicability of the 16" maximum stud spacing case. The number of full-height studs is based on out-of-plane wind resistance provided by the stud-to-plate nailing. Wind loads are based on an assumption that full-height studs on either side of an opening carry 100 percent of the out-of-plane wind loads. Reference conditions for the calculations assume a 9' wall height and wall Zone 4 pressures for header spans greater than 6 feet and wall Zone 5 pressures for header spans less than 6 feet. The number of full-height studs required by calculations is limited to the maximum number displaced by the opening. Footnote "a" clarifies that the number of full-height studs for intermediate header spans is based on the next larger header span. Footnote "b" provides a basic assumption of the tabulated requirements – that headers are supported at each end by jack studs. When jack stud support is not provided, such as when an approved anchor is used in lieu of a jack stud, the full-height stud on either side of the opening is carrying both out-of-plane wind loads and gravity loads. For that case, footnote "b" indicates that the <140mph, Exposure B column associated with the number of studs displaced by the opening is applicable. The reduced number of full-height studs associated with ≤115mph, Exposure B applies only in those lower wind pressure areas where jack stud support is provided to the header at each end.

Cost Impact:

Varies based on number of openings.

EXHIBIT F

Code Change Proposal Form

Code: 2015 International Residential Code

Code Section: Table N1102.1.2 Insulation and Fenestration Requirements by Component

Proponent: Home Builders Association of St. Louis and Eastern Missouri

Revise as follows:

Table N1102.1.2 (R402.1.2)
Insulation and Fenestration Requirements by Component^a

Climate Zone	Fenestration U-Factor ^b	Skylight ^b U-Factor	Glazed Fenestration SHGC ^{b,e}	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value ⁱ	Floor R-Value	Basement ^c Wall R-Value	Slab ^d R-Value & Depth	Crawl Space ^c Wall R-Value
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13 + 5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.35 0.40	0.55	0.40 NR	49 38	20 or 13 + 5^h 13	8/13	19	10/13 0 ^j	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13 + 5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20 + 5 or 13 + 10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20 + 5 or 13 + 10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8mm.

- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. 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.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.10 or Table N1101.10.
- g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. The second R-value applies when more than half of the insulation is on the interior of the mass wall.
- j. Exception: Unfinished basements may have up to a maximum of 20 percent 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 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]. 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.



city
of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539
www.crevecoeurmo.gov

April 6, 2020

Mayor and Council Members
Creve Coeur Government Center
300 N. New Ballas Road.
Creve Coeur, MO 63141

EXHIBIT G

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, Energy Conservation Code and Property Maintenance Code.

Dear Mayor and Council Members;

The Building Code Board of Appeals was asked by the Chief Building Official on January 15, 2020, to review the aforementioned rough drafts of ordinances that will amend and adopt the:

- 2015 edition of the International Residential Code as our city's new building code for one- and two-family dwellings.
- 2015 edition of the International Building Code as our city's new building code for commercial buildings.
- 2015 edition of the International Swimming Pool & Spa Code as our city's new building code for swimming pools and spas.
- 2015 edition of the International Energy Conservation Code as our city's new energy conservation code for residential and commercial buildings.
- 2015 edition of the International Property Maintenance Code as our city's property maintenance code for existing commercial and apartment buildings.

Upon review of the aforementioned proposed ordinances and after our public meeting held on March 19, 2020, to further discuss these ordinances with each other and the Chief Building Official, the Building Code Board of Appeals recommends adoption of all five (5) of these proposed ordinances as written.

Thank you for your consideration of this recommendation.

Sincerely,

Building Code Board of Appeals
Don Perrin, Chairperson



Steve Unser <sunser@crevecoeurmo.gov>

EXHIBIT H

Thank you and some info

1 message

Martinich, Joseph S. <Joseph.Martinich@umsl.edu>

Tue, Feb 4, 2020 at 12:59 PM

To: "sunser@crevecoeurmo.gov" <sunser@crevecoeurmo.gov>

Cc: "Melissa Orscheln (morscheln@crevecoeurmo.gov)" <morscheln@crevecoeurmo.gov>, "Mark Perkins (mperkins@crevecoeurmo.gov)" <mperkins@crevecoeurmo.gov>

Steve,

2/3/2020

I want to thank you again for attending the Energy and Environment Committee meeting yesterday; it was very helpful to all of us. You may have received a copy of the resolutions that were passed yesterday (there were three on a handout – we discussed and passed the first two), but just in case you didn't, I have pasted copies of the two resolutions below, which indicate the unanimous support of the EEC for the draft version of the City's code update.

Joe

Resolutions passed unanimously by the EEC - 2/3/2020**1. The Energy and Environment Committee (EEC) recommends:**

- Council adopt City Bill Number 5810: City Ordinance Amending and Adopting the 2015 International Energy Conservation Code (IECC) as the City's New Energy Conservation Code.
- Specifically, the EEC recommends Council adopt the 2015 IECC WITHOUT AMENDMENT, other than those amendments specified in the Bill's draft version regarding Chapter 1 of the Commercial (C109) and Residential (R109) provisions.

2. The EEC also recommends that Council adopt the 2015 International Building Code (IBC), the 2015 International Residential Code (IRC), the 2015 International Swimming Pool and Spa Code (ISPSA), and the 2015 International Property Maintenance Code (IPMC) as the City's new codes for new commercial buildings; new one- and two-family dwellings; new swimming pools and spas; and existing apartment dwellings and commercial buildings, respectively, to replace the existing relevant codes. If amended, the amendments to these codes should be designed so as not to reduce energy efficiency.

Joseph S. Martinich, Ph.D.

Professor Emeritus

Supply Chain Management and Analytics

voice: +1 314.516.6145

University of Missouri - St. Louis

fax: +1 314.516.6827

One University Boulevard

email: joseph.martinich@umsl.edu

St. Louis, MO 63121-4400 U.S.A.

url: <http://www.umsl.edu/~martinichj>

This message is for the designated recipient(s) only and may contain privileged or confidential information. If you received it in error, please notify the sender immediately and delete the original.

CITY OF CREVE COEUR
Department of Community Development
BUILDING DIVISION

MEMORANDUM

TO: Mark Perkins, City Administrator

FROM: Steve Unser, Chief Building Official

CC: Jason Jaggi, Director of Community Development

DATE: January 8, 2020

RE: Building Division's Drafts of City Ordinances to Amend and Adopt the following Codes:

- + 2015 International Residential Code (IRC) as the City's New Building Code for One-and Two-Family Dwellings.
- + 2015 International Building Code (IBC) as the City's New Building Code for Commercial Buildings.
- + 2015 International Energy Conservation Code (IECC) as the City's New Energy Conservation Code for Residential and Commercial Buildings.
- + 2015 International Swimming Pool and Spa Code (ISPSC) as the City's New Building Code for Swimming Pools and Spas.
- + 2015 International Property Maintenance Code (IPMC) as the City's New Property Maintenance Code for Apartment Dwelling Units and Commercial Buildings.

Please find attached the aforementioned drafts for review and comments. St. Louis County and the majority of municipalities within St. Louis County have adopted or are in the process of adopting these codes as their new building codes, energy conservation code, swimming pool code and property maintenance code. (See attached **Exhibit A**) In the interest of code enforcement consistency throughout our region, the building division is recommending that the City of Creve Coeur do the same.

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

On January 14, 2020, the drafts of these proposed ordinances will be filed with the City Clerk's office and made available for ninety (90) days of public inspection and examination pursuant to Section 67.280 RSMo. Also, on January 14, 2020, these drafts will be:

- Posted on the city's website for public review.
- Made available to the public at the building division counter.

- E-mailed to members of the city's Building Code Board of Appeals and to members of the city's Energy and Environment Committee.
- E-mailed to the Homebuilder's Association of Greater St. Louis, the Associated General Contractors of St. Louis, the National Association of the Remodeling Industry, the Creve Coeur – Olivette Chamber of Commerce and the city's Apartment Community Managers.
- E-mailed to any other interested parties as requested.

The city requests that any comments from all interested parties regarding these drafts be submitted to the building division for review within ninety (90) days of January 14, 2020 or by April 13, 2020. These public comments will be shared with the city administrator and city council for possible inclusions into revised drafts.

THE CODE CHANGE PROCESS

Every 3 years new codes are published by the International Code Council. These International Codes are 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 these codes 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 requirements that are in the published International Codes.

OF NOTE

The adoption of these codes will not result in an increase in the type or number of inspections required to be made by city inspectors for the projects each of these codes regulates.

2015 International Residential Code for One- and Two-Family Dwellings (IRC)

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 2015 International Building Code.

The most significant changes between the proposed 2015 IRC and the city's present residential building code (2009 IRC) are found in Chapter 11 - Energy Efficiency.

Please see attached **Exhibit B** for a summary of those significant changes.

2015 International Building Code (IBC)

This building code regulates the construction, alteration, movement, enlargement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every commercial-type building or structure. The buildings and structures regulated by this code include office buildings, temples, churches, theaters, restaurants, schools, hospitals, shopping centers, hotels and warehouses.

There are no significant changes between the proposed 2015 IBC and the city's present commercial building code (2009 IBC)

2015 International Energy Conservation Code (IECC)

This code regulates the design and construction of residential and commercial buildings for the effective use and conservation of energy over the useful life of each building.

There are also provisions of this code that apply to the effective use and conservation of energy as that pertains to additions, alterations and repairs made to existing buildings.

The most significant changes between the proposed 2015 IECC and the city's present energy conservation code (2009 IECC) are found in the Residential Provisions.

Please see attached **Exhibit B** for a summary of those significant changes.

2015 International Swimming Pool and Spa Code (ISPSC)

This code regulates the construction, alteration, removal, renovation, replacement, repair and maintenance of swimming pools and spas.

This is a new code published by the ICC. Presently, requirements for residential (one- and two-family dwellings and townhomes) swimming pools and spas are located in Appendix G of the 2009 IRC. The ISPSC has incorporated these requirements into this code along with requirements for public swimming pools and spas that serve the city's hotels and apartment communities. Otherwise, there are no other significant changes being made to the city's present swimming pool and spa regulations.

2015 International Property Maintenance Code (IPMC)

This code regulates the occupancy and the interior and exterior maintenance of existing commercial and apartment buildings. It requires that property owners comply with minimum maintenance requirements and standards so as to ensure the safety, health and welfare of building occupants and to keep properties clean and neat in appearance.

When the city adopted the 2009 IPMC on 6/27/2011, it amended *Section 101.2 Scope* to read as follows: *“Exception: Detached single-family dwellings or owner-occupied dwelling units are not subject to the provisions of this code”*.

This exception was made because the city does not have a residential re-occupancy program that would require an interior and exterior re-occupancy inspection be made and a certificate of occupancy be issued when existing homes and condominiums are sold. Presently, the city regulates only the exterior maintenance of existing homes and condominiums per the city’s *Minimum Standards For The Exterior Maintenance of Residential Structures*.

This same exception is being proposed for the 2015 IPMC. Otherwise, there are no other significant changes being made to the city’s present property maintenance code.

EXHIBIT A**COMPARISON OF CODES ADOPTED BY COMPARATOR JURISDICTIONS**

Footnote (1)

Jurisdiction	IRC	Amend Chp. 11 of IRC (2)	IBC	IECC	IPMC	ISPSC	IEBC
Ballwin	2006	NO	2006	NO	NO	NO	NO
Brentwood	2018	NO	2018	2018	2018	NO	2018
Clayton	2015	NO	2015	2015	2015	2015	2015
Creve Coeur	2015	---	2015	2015	2015	2015	NO
Frontenac	2015	YES	2015	2015	2015	2015	2015
Kirkwood	2015	YES	2015	2015	2009	2015	2015
Ladue	2015	YES	2015	NO	2015	2015	NO
Maryland Heights	2015	YES	2015	2015	2015	2015	2015
Olivette	2015	NO	2015	NO	2015	NO	2015
Richmond Heights	2012	NO	2012	NO	2009	NO	NO
St. Peters	2015	YES	2015	2015	2015	2015	2015
Town & Country	2015	NO	2015	NO	2015	NO	2015
St. Louis County	2015	YES	2015	2009	2015	2015	2015

Footnotes:

- (1) Based on information provided by each jurisdiction's website.
 (2) Chapter 11 is the ENERGY EFFICIENCY chapter of the International Residential Code.

EXHIBIT B

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

NOTE: The Building Division will recommend that the 2015 International Energy Conservation Code and Chapter 11- Energy Efficiency- of the 2015 International Residential Code be adopted as written.

Building Element	Present Requirements 2009 IRC , Chapter 11 Or 2009 IECC, Chapter 4	Proposed Requirements 2015 IRC, Chapter 11 Or 2015 IECC, Residential Provisions	What St. Louis County Did
Attic R-Value	38	49	38
Wall R-Value	13	20 or 13 + 5(b)	15
Floor R-Value	19	19	19
Crawl Space Wall R-Value(c)	10/13	10/13	5
Basement Wall R-Value(c)	10/13	10/13	13
Exposed Duct R-Value	8	8 for ducts = or > 3" diameter 6 for ducts < 3" diameter	8 for ducts = or > 3" diameter 6 for ducts < 3" in diameter
Fenestration U-Factor	0.35	0.35	0.35
Fenestration SHGC	Not Required	0.40	Not Required
Skylight U-Factor	0.65	0.55	0.55
Programmable Thermostats	Required	Required	Required
High- Efficacy Light Bulbs (like CFLs or LEDs)	Required for 50% of permanent light fixtures	Required for 75% of permanent light fixtures	Deleted
Thermal Envelope Sealing/Testing (Door Blower Test)	Required, Air Leakage Not To Exceed 7 ACH	Required, Air Leakage Not To Exceed 3 ACH	Required, Air Leakage Not To Exceed 4 ACH
Mechanical Ventilation (Outdoor Air Required)	Whole-House Ventilation System Not Required	Whole-House Ventilation System Required If Air Leakage Is 5 ACH Or Less	Whole-House Ventilation System Required If Air Leakage Is 5 ACH Or Less
Permanent Energy Conservation Certificate Posted	Required	Required	Deleted
Duct Sealing / Testing	Sealing and Testing Required	Sealing and Testing Required	Sealing and Testing Required
Building Framing Cavities	Shall Not Be Used As Supply Ducts.	Shall Not Be Used As Supply Or Return Air Ducts	Shall Not Be Used As Supply Ducts.
Hot Water Pipe Insulation	Not Required	R-3 Insulation Applied to 3/4" piping or larger	R-3 Insulation Applied To Piping Larger Than 3/4"
Wood-Burning Fireplaces	Shall Have Gasketed Doors	Shall Have UL Listed Tight-Fitting Doors Or Dampers	Deleted
Thermal Cover for Heated Swimming Pools	Required	Required	Required
Insulating & Weatherstripping Attic Access Panels	Required	Required	Insulating Required Weatherstripping Not Required

(a) R-values are minimum. U-Factors and SHGC are maximums.

(b) The first value is cavity insulation, the second value is continuous insulation, so "13 + 5" means R-13 cavity insulation plus R-5 continuous insulation.

(c) "10/13" means R-10 continuous insulation on the interior of the basement/crawl space wall or R-13 cavity insulation at the interior of the basement/crawl space wall.



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Jason Jaggi
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5809 - 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. Final Reading and Passage

The Building Division is recommending the adoption of the 2015 International Residential Code with local amendments to replace the 2009 International Residential Code. A substitute bill has been prepared, as discussed in staff memo.

Ordinance

Meeting of April 13, 2020

BILL No. 5809

ORDINANCE No. _____

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 2015 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, 2015", SIXTH 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 F – PASSIVE RADON GAS CONTROLS"; 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, 2015, SIXTH 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, 2015, SIXTH 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, 2015, SIXTH 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, Sixth 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 1: Deleted in its entirety.

Exception 2: 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. Exception 1 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 25 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. Exception 2 was deleted because the city zoning code does not allow newly constructed lodging houses to be built in Creve Coeur.

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.

R105.7 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 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 105.10 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.

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 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.

R108.6 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.

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.

R109.1.3 Floodplain inspections. Deleted in its entirety. See Section R109.3.1.1.

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 R109.3.14 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 R322.1.10 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 and/or exterior wall finishes 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 tile substrate inspections. The following ceiling and wall gypsum board and tile substrate inspections shall be performed as specified:

- A) A tile substrate inspection shall be made after all tile substrate is in place and properly fastened and before any tile 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 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.

R110.1.2 Use and occupancy for existing residential occupancy. The requirements of Section R110.1 shall not be applicable to existing one- and two-family residential buildings and residential structures that were previously issued certificates of occupancy

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.

SECTION 112 BOARD OF APPEALS

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.

R112.4.1 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by members of the Building Code Board of Appeals.

R112.4.2 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.

R112.4.3 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.

R112.4.4 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.

R112.8 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.

R112.8.1 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.

R112.9 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 R112.1 through R112.10 to reflect the city's present requirements.

R113.4 Violation, penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than \$400. 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.

R114.1.1.1 Housekeeping. All construction site rubbish, trash and/or debris shall be stored in a refuse dumpster or other approved refuse container placed out of the city's right-of-way and on the property where construction activity is occurring. The entire construction site shall be kept in a safe and sanitary condition and free of accumulations of rubbish, trash and/or debris. Failure to do so shall result in the building official issuing a stop work order until said rubbish, trash and/or debris is disposed of to the satisfaction of the building official.

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 R114.2 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, 2015, Sixth 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, 2015, Sixth 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)	Wind Speed (d) (mph)	Topo-Graph-ical Effects (k)	Seismic Design Category (f)	Weathering (a)	Frost Line Depth (b)	Termite (c)	Winter Design Temp (e)	Ice Barrier Under-layment Required(h)	Flood Hazards (g)	Air Freezing Index (i)	Mean Annual Temp (j)
20	Vult= 115 Vasd= 89	NO	C	Severe	30 inches	Moderate to Heavy	2 Degrees F	YES	2/4/2015	1500 days	54 Degrees F

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.477 m/s.

Notes a. through m. 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. Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two townhouses shall be constructed without 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 in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls shall be in accordance with R302.4

1. Where a fire sprinkler system in accordance with ~~Section 2904~~ the St. Louis County Plumbing Code or NFPA 13D is provided, the common wall shall be not less than a 1-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263.
2. Where a fire sprinkler system in accordance with ~~Section 2904~~ the St. Louis County Plumbing Code or NFPA 13D is not provided, the common wall shall be not less than a 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263.

Items 1. And 2. were revised to be consistent with other plumbing code requirements that reference compliance with the St. Louis County Plumbing Code.

**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

BILL No. 5809

ORDINANCE No. _____

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.

R303.10 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.

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 R303.10, R306.5 and R306.6 were added to be consistent with St. Louis County's adopting ordinance.

R308.4.4 Glazing in guards and railings. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location. The minimum nominal thickness of this type of glazing shall be ¼ inch.

This amendment was made to add the ¼ inch thickness requirement which had been deleted.

R310.6 Alterations or repairs of existing basements. Delete this section in its entirety.

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

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 2015 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.

R311.7.5.1 Riser height. No change to the original section.

Exceptions:

1. No change in content.
2. No change in content.

Add Exception 3 to read as follows:

3. 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 a previous exception which had been deleted.

R312.1.1.1 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 2015 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 that 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

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system in such townhouse being purchased. The provisions of this section shall expire on December 31, 2024.

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, 2024.

Exception: No changes made.

The amendments were made to Sections R313.1 and R313.2 to be consistent with state law.

R314.6 Power source. No change to the content of this section.

Exceptions:

1. No change to this exception.
2. Hard wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.

Exception 2 was amended to be consistent with the requirements of the city's present building code.

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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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 R802.10.1, 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.

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, 2015, Sixth 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 Secondary (emergency overflow) drains or scuppers. Delete the reference to the "International Plumbing Code" and substitute the "St. Louis County Plumbing Code".

R908.7 Roof ventilation. Roof replacement requires roof ventilation to comply with Section R806. Roof replacement requires exhaust ducts terminating in enclosed attic or rafter spaces to be discharged directly to the exterior.

**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.

R1004.6 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.

R1005.8 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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 Equipment and appliance 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
	DB 95 degrees F	

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Summer	WB 76 degrees F	DB 75 degrees F
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Exception: No changes made to the exception.

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, 2015, Sixth 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.

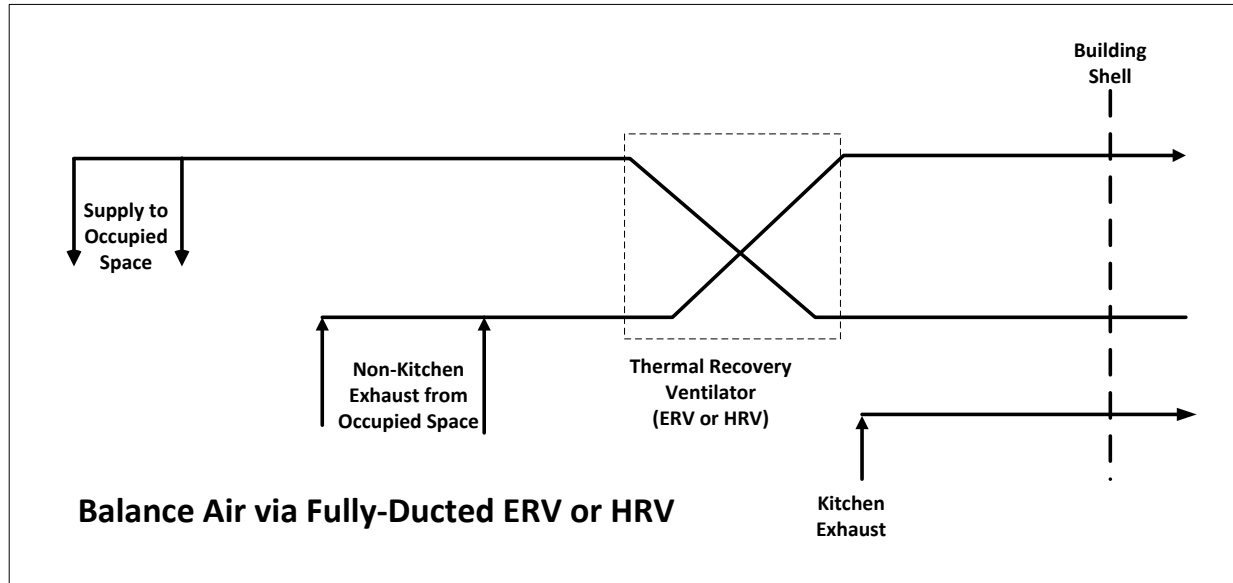
Exception: Where installed in accordance with the manufacturer's installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

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. Kitchen exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute or 15 cfm per 100 square feet of finished floor area that is open (without doors) to the kitchen area, whichever is greater, shall be provided with makeup air. The makeup air system shall supply tempered outside air at a rate equal to the exhaust air minus 400cfm. The makeup air system shall be equipped with a means of closure and shall be electrically interlocked with the kitchen exhaust fan to operate whenever the kitchen exhaust fan is operating. Makeup air shall be heated to 50 degrees Fahrenheit by an inline duct heater.

Makeup air shall not be required where there is no possibility of back-drafting carbon monoxide gas into the living area and at least one (1) of the following conditions is met:

1. There are no fossil fuel-fired heating appliances, other than cooking appliances, within the dwelling unit.
2. All fossil fuel-fired heating appliances have sealed combustion systems that are isolated from the dwelling unit.
3. An engineered, fully-ducted Energy Recovery Ventilator or Heat Recovery Ventilator is provided to admit and temper outside air in accordance with the following diagram or other substantially equivalent system.



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 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 50cfm/ft and a maximum of 150 cfm/ft for island installations. These are exhaust rates they say will satisfactorily capture and remove moisture, airborne contaminants and odors created during cooking. The continued operation of a kitchen exhaust system with an exhaust flow rate in excess of 400 cfm can “depressurize” an airtight home to the point that ‘backdrafting’ of carbon monoxide gases from fossil fuel-fired appliances back into the home can occur.

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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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 THERMAL ENERGY SYSTEMS:

Chapter 23 of the International Residential Code for One- and Two-Family dwellings, 2015, Sixth 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, 2015, Sixth 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.

SECTION 500.690 AMENDMENTS TO CHAPTER 25 OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS:

– CHAPTER 25 – PLUMBING ADMINISTRATION:

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Chapter 25 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth 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, 2015, Sixth 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 P2609.5. 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, 2015, Sixth 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 P2725.1. 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, 2015, Sixth 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.

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P2801.2 through P2804.7. 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, 2015, Sixth 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 P2913.4. 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, 2015, Sixth 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 P3010.8. 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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

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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, 2015, Sixth 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 E3611.6. 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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 luminaires.

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 luminaires 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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
500 New Jersey Ave., NW

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ORDINANCE No. _____

6th Floor
Washington, DC 20001

Standard reference number	Title	Referenced in code section number
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DELETE: IPC – 15 International Plumbing Code

ADD: Plumbing Code – St. Louis County Plumbing Code No changes made.
City Ordinance No. _____

No other changes to this referenced standard are proposed.

NFPA – National Fire Protection Association

1 Batterymarch Park
Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
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DELETE: 70-15 National Electrical Code

ADD: Electrical Code – St. Louis County Electrical Code No changes made.
City Ordinance No. _____

No other changes to this referenced standard are proposed.

These amendments were 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 Residential Code for One- and Two-Family Dwellings, 2015, 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 _____, 2020.

Ellen Lawrence, President of the City Council

APPROVED THIS ____ DAY OF _____, 2020.

Barry Glantz, Mayor

Attest:

Deborah Ryan, City Clerk

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SUBSTITUTE BILL NUMBER 5809
ORDINANCE NUMBER _____

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 2015 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, 2015", SIXTH 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 F – PASSIVE RADON GAS CONTROLS"; 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, 2015, SIXTH 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, 2015, SIXTH 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, 2015, SIXTH 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, Sixth 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 1: Deleted in its entirety.

Exception 2: Deleted in its entirety.

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.

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.

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.

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.

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 thirty inches (30 inches) 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, 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.

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.

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 a one or more thirty-day extensions to this permit if the applicant presents evidence of justifiable cause.

R105.5.2 Demolition Refuse Dumpster. A demolition refuse dumpster may be placed on a property that has been issued a demolition permit. A demolition refuse dumpster shall not be placed within any public right-of-way. Upon completion of the demolition work or upon the expiration date of the demolition permit, whichever comes first, the demolition refuse dumpster shall be removed from the property. Failure to do so shall result in the building official issuing a Notice of Violation to the person responsible for the demolition work. Such action shall subject the responsible party to a penalty as set forth in Section R113.4.

R105.7 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 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.

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.

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.

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 B, 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.

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 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.

R108.6 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.

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.

R109.1.3 Floodplain inspections. Deleted in its entirety. See Section R109.3.1.1.

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 R109.3.14 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 R322.1.10 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 and/or exterior wall finishes 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 tile substrate inspections. The following ceiling and wall gypsum board and tile substrate inspections shall be performed as specified:

- A) A tile substrate inspection shall be made after all tile substrate is in place and properly fastened and before any tile 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.

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.

R110.1.1 Required certificate of occupancy. Failure of the owner 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.

R110.1.2 Use and occupancy for existing residential occupancy. The requirements of Section R110.1 shall not be applicable to existing one- and two-family residential buildings and residential structures that were previously issued certificates of occupancy

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.

SECTION 112 BOARD OF APPEALS

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.

R112.4.1 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by members of the Building Code Board of Appeals.

R112.4.2 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.

R112.4.3 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.

R112.4.4 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.

R112.8 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.

R112.8.1 Notification of decision. The secretary of the board shall notify the appellant and the building official of the decision in writing.

R112.8.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

R112.9 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.

R113.4 Violation, penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than \$400. 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.

R114.1.1.1 Housekeeping. All construction site rubbish, trash and/or debris shall be stored in a refuse dumpster or other approved refuse container placed out of the city's right-of-way and on the property where construction activity is occurring. The entire construction site shall be kept in a

safe and sanitary condition and free of accumulations of rubbish, trash and/or debris. Failure to do so shall result in the building official issuing a stop work order until said rubbish, trash and/or debris is disposed of to the satisfaction of the building official.

R114.1.1.2 Construction refuse dumpster. A construction refuse dumpster may be placed on a property that has been issued a building permit. A construction refuse dumpster shall not be placed within any public right-of-way. Upon city approval of the gypsum board inspection(s) as required by Section R109.3.10 and made in conjunction with an approved building permit, the construction refuse dumpster shall be removed from the property. Failure to do so shall result in the building official issuing a stop work order until said construction refuse dumpster is removed from the property. The building official may grant one or more ten (10) day extensions to allow the construction refuse dumpster to remain on the property after the gypsum board inspection(s) have been approved if the applicant presents written evidence of justifiable cause.

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.

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.

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, 2015, Sixth 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, International 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.

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, 2015, Sixth 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)	Wind Speed (d) (mph)	Topo-Graph-ical Effects (k)	Seismic Design Category (f)	Weathering (a)	Frost Line Depth (b)	Termite (c)	Winter Design Temp (e)	Ice Barrier Under-layment Required(h)	Flood Hazards (g)	Air Freezing Index (i)	Mean Annual Temp (j)
20	Vult= 115 Vasd= 89	NO	C	Severe	30 inches	Moderate to Heavy	2 Degrees F	YES	2/4/2015	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 m. No changes proposed.

R302.2 Townhouses. Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two townhouses shall be constructed without 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 in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls shall be in accordance with R302.4

1. Where a fire sprinkler system in accordance with the St. Louis County Plumbing Code or NFPA 13D is provided, the common wall shall be not less than a 1-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263.
2. Where a fire sprinkler system in accordance with the St. Louis County Plumbing Code or NFPA 13D is not provided, the common wall shall be not less than a 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263.

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.

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.

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.

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.

R303.10 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.

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.

R308.4.4 Glazing in guards and railings. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location. The minimum nominal thickness of this type of glazing shall be ¼ inch.

R310.6 Alterations or repairs of existing basements. Delete this section in its entirety.

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 uninhabitable spaces shall not be limited by the minimum width.

R311.7.5.1 Riser height. No change to the original section.

Exceptions:

1. No change in content.
2. No change in content.

Add Exception 3 to read as follows:

3. 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.

R312.1.1.1 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.

R312.3 Guard opening limitations. Required guards shall not have openings from the walking surface to the required guard height that 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.

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.

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.

Exception: No changes made.

R314.6 Power source. No change to the content of this section.

Exceptions:

1. No change to this exception.
2. Hard wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.

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, 2015, Sixth 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.

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. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. 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.

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.

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, 2015, Sixth 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.

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.

**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, 2015, Sixth 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.

R602.7.5 Supports for headers. Headers shall be supported on each end with one or more jack studs or with approved framing anchors in accordance with Table R602.7(1) or R602.7.(2). The full-height stud adjacent to each end of the header shall be end nailed to each end of the header with four-16d nails (3.5 inches x 0.135 inches). The minimum number of full-height studs at each end of a header shall be in accordance with Table R602.7.5.

**Table R602.7.5
Minimum Number of Full Height Studs at Each End of Headers in Exterior Walls^a**

Maximum Header Span (feet)	Ultimate Design Wind Speed and Exposure Category	
	<140mph, Exposure B or <130mph, Exposure C	≤115mph, Exposure B ^b
4	1	1
6	2	1
8	2	1
10	3	2
12	3	2
14	3	2
16	4	2
18	4	2

- For header spans between those given above, use the minimum number of full-height studs associated with the larger header span.
- The tabulated minimum number of full-height studs is applicable where jack studs are provided to support the header at each end in accordance with Table R602.7.(1). Where a framing anchor is used to support the header in lieu of a jack stud in accordance with footnote “d” of Table R602.7.(1), the minimum number of full-height studs at each end of a header shall be in accordance with requirements for wind speed <140mph, Exposure B.

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, 2015, Sixth 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, 2015, Sixth 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 R802.10.1, 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.

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.

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, 2015, Sixth 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 Secondary (emergency overflow) drains or scuppers. Delete the reference to the “International Plumbing Code” and substitute the “St. Louis County Plumbing Code”.

R908.7 Roof ventilation. Roof replacement requires roof ventilation to comply with Section R806. Roof replacement requires exhaust ducts terminating in enclosed attic or rafter spaces to be discharged directly to the exterior.

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.

R1004.6 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.

R1005.8 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.

**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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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 Equipment and appliance 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 75 degrees F

Exception: No changes made to the exception.

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, 2015, Sixth 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.

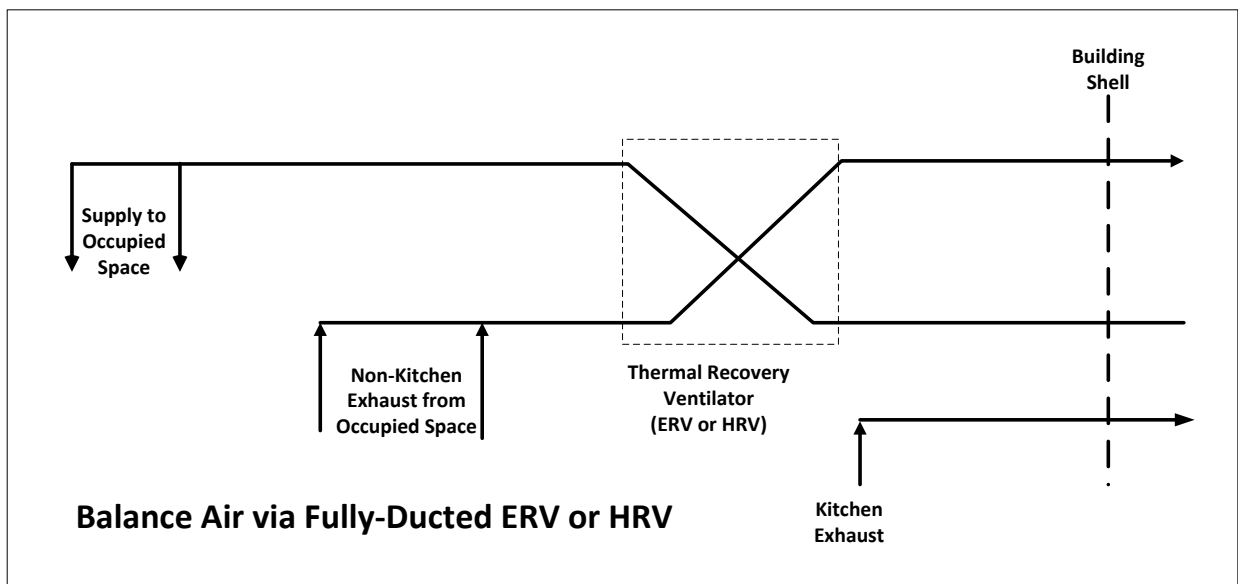
M1503.1 General. All kitchens shall be equipped with a means of mechanical exhaust directly over, or immediately adjacent to, a range or cook top. Range hoods shall discharge directly to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be 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.

M1503.4 Makeup air required. Kitchen exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute or 15 cfm per 100 square feet of finished floor area that is open (without doors) to the kitchen area, whichever is greater, shall be provided with makeup air. The makeup air system shall supply tempered outside air at a rate equal to the exhaust air minus 400cfm. The makeup air system shall be equipped with a means of closure and shall be electrically interlocked with the kitchen exhaust fan to operate whenever the kitchen exhaust fan is operating. Makeup air shall be heated to 50 degrees Fahrenheit by an inline duct heater.

Makeup air shall not be required where there is no possibility of back-drafting carbon monoxide gas into the living area and at least one (1) of the following conditions is met:

1. There are no fossil fuel-fired heating appliances, other than cooking appliances, within the dwelling unit.
2. All fossil fuel-fired heating appliances have sealed combustion systems that are isolated from the dwelling unit.
3. An engineered, fully-ducted Energy Recovery Ventilator or Heat Recovery Ventilator is provided to admit and temper outside air in accordance with the following diagram or other substantially equivalent 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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, 2015, Sixth 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.

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, 2015, Sixth 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 THERMAL ENERGY SYSTEMS:

Chapter 23 of the International Residential Code for One- and Two-Family dwellings, 2015, Sixth 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, 2015, Sixth 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, International Mechanical Code, International Energy Conservation Code or International Fire Code such terms shall have the meanings ascribed to them in those codes.

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, 2015, Sixth 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.

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, 2015, Sixth 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 P2609.5. Delete.

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, 2015, Sixth 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 P2725.1. Delete.

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, 2015, Sixth 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 P2804.7. Delete.

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, 2015, Sixth 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 P2913.4. Delete.

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, 2015, Sixth 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 P3010.8. Delete.

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, 2015, Sixth 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.

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, 2015, Sixth 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.

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, 2015, Sixth 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.

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, 2015, Sixth 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.

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, 2015, Sixth 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.

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, 2015, Sixth 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 E3611.6. Delete.

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, 2015, Sixth 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.

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, 2015, Sixth 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.

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, 2015, Sixth 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.

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, 2015, Sixth 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 luminaires.

E4001.2 through E4005.6. Delete.

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, 2015, Sixth 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.

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, 2015, Sixth 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.

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, 2015, Sixth 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.

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, 2015, Sixth 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

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

Standard reference number	Title	Referenced in code section number
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DELETE: IPC – 15 International Plumbing Code

ADD: Plumbing Code – St. Louis County Plumbing Code No changes made.

NFPA – National Fire Protection Association

1 Batterymarch Park
Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
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DELETE: 70-15 National Electrical Code

ADD: Electrical Code – St. Louis County Electrical Code No changes 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 Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, 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 May 1, 2020, pursuant to section 3.11(g) of the City Charter.

Adopted by the City Council this ___ day of _____, 2020.

Ellen Lawrence, President of the City Council

Approved this ___ day of _____, 2020.

Barry Glantz, Mayor

ATTEST:

Deborah Ryan, City Clerk



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Jason Jaggi
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5810 - an Ordinance Repealing Article X, Energy Conservation Code, of Chapter 500 of the City Code of Ordinances of the City of Creve Coeur, and Enacting in Lieu Thereof a New Article X, Energy Conservation Code. Final Reading and Passage

The Building Division is recommending the adoption of the 2015 International Energy Conservation Code with local amendments to replace the 2009 International energy Conservation Code. A substitute bill has been prepared, as discussed in staff memo.

Ordinance

Meeting of April 13, 2020

BILL No 5810

ORDINANCE No _____

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 2015 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, 2015", SEVENTH 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, 2015, SEVENTH 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, 2015, SEVENTH 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, 2015, SEVENTH EDITION as amended in this Article.

SECTION 500.1030. AMENDMENTS TO CHAPTER 1 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:

– CHAPTER 1 – SCOPE AND ADMINISTRATION:

Chapter 1 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh 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.

C101.1 Title. This code shall be known as the Energy Conservation Code of the City of Creve Coeur, and shall be cited as such. It is referred to herein as "this code".

This amendment was made to insert the name of the jurisdiction into this code.

SECTION C109 BOARD OF APPEALS

C109.1 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.

C109.2 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.

C109.3 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.

C109.3.1 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.

C109.4 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.

C109.4.2 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.

C109.4.3 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.

C109.4.4 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.

C109.4.5 Code of Ethics for members. All members shall be subject to the city's Code of Ethics.

C109.5 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.

C109.6 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.

C109.6.1 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.

C109.7 Quorum. Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.

C109.9 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.

C109.9.1 Notification of decision. The secretary of the board shall notify the appellant and the building official of the decision in writing.

C109.9.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

C109.10 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 regarding the Building Code Board Of Appeals process.

SECTION 500.1040. AMENDMENTS TO CHAPTER 2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:

– CHAPTER 2 – DEFINITIONS:

Chapter 2 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1050 AMENDMENTS TO CHAPTER 3 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:

– CHAPTER 3 – GENERAL REQUIREMENTS:

Chapter 3 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1060 AMENDMENTS TO CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:

– CHAPTER 4 – COMMERCIAL ENERGY EFFICIENCY:

Chapter 4 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1070 AMENDMENTS TO CHAPTER 5 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:

– CHAPTER 5 – EXISTING BUILDINGS:

Chapter 5 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1080 AMENDMENTS TO CHAPTER 6 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:

– CHAPTER 6 – REFERENCED STANDARDS:

Chapter 6 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1090. AMENDMENTS TO CHAPTER 1 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:

– CHAPTER 1 – Scope and Administration:

Chapter 1 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh 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.

R101.1 Title. This code shall be known as the Energy Conservation Code of the City of Creve Coeur, and shall be cited as such. It is referred to herein as “this code”.

This amendment was made to insert the name of the jurisdiction into this code.

**SECTION R109
BOARD OF APPEALS**

R109.1 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.

R109.2 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.

R109.3 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.

R109.3.1 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.

R109.4 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.

BILL No 5810

ORDINANCE No _____

R109.4.1 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.

R109.4.2 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.

R109.4.3 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.

R109.4.4 Code of Ethics for members. All members shall be subject to the city's Code of Ethics.

R109.5 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.

R109.6 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.

R109.6.1 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.

R109.7 Quorum. Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.

R109.8 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.

R109.8.1 Notification of decision. The secretary of the board shall notify the appellant and the building official of the decision in writing.

R109.8.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

R109.9 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 109.1 through 109.10 to reflect the city's present requirements regarding the Building Code Board Of Appeals process.

SECTION 500.1100. AMENDMENTS TO CHAPTER 2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:

– CHAPTER 2 – DEFINITIONS:

Chapter 2 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh Edition, is adopted without modification.

BILL No 5810

ORDINANCE No _____

SECTION 500.1120 AMENDMENTS TO CHAPTER 3 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:**– CHAPTER 3 – GENERAL REQUIREMENTS:**

Chapter 3 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1130 AMENDMENTS TO CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:**– CHAPTER 4 – RESIDENTIAL ENERGY EFFICIENCY:**

Chapter 4 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1140 AMENDMENTS TO CHAPTER 5 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:**– CHAPTER 5 – EXISTING BUILDINGS:**

Chapter 5 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1150 AMENDMENTS TO CHAPTER 6 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:**– CHAPTER 6 – REFERENCED STANDARDS:**

Chapter 6 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh 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, 2015, Seventh Edition, 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 _____, 2020.

Ellen Lawrence, President of the City Council

APPROVED THIS ____ DAY OF _____, 2020.

Barry Glantz, Mayor

Attest:

Deborah Ryan, City Clerk

SUBSTITUTE BILL NUMBER 5810
ORDINANCE NUMBER _____

An Ordinance repealing ARTICLE X, ENERGY CONSERVATION CODE, of Chapter 500 of the City Code of Ordinances of the City of Creve Coeur, and enacting in lieu thereof a new ARTICLE X, ENERGY CONSERVATION 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 2015 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 repealed and a new ARTICLE X of Chapter 500 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 is on file in the office of the City Clerk; such copy being marked and designated as the "INTERNATIONAL ENERGY CONSERVATION CODE, 2015", SEVENTH 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, 2015, SEVENTH 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, 2015, SEVENTH 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, 2015, SEVENTH EDITION as amended in this Article.

SECTION 500.1030. AMENDMENTS TO CHAPTER 1 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:

– CHAPTER 1 – SCOPE AND ADMINISTRATION:

Chapter 1 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh 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.

C101.1 Title. This code shall be known as the Energy Conservation Code of the City of Creve Coeur and shall be cited as such. It is referred to herein as “this code”.

SECTION C109 BOARD OF APPEALS

C109.1 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.

C109.2 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.

C109.3 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.

C109.3.1 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.

C109.4 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.

C109.4.1 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.

C109.4.2 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.

C109.4.3 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.

C109.4.4 Code of Ethics for members. All members shall be subject to the city's Code of Ethics.

C109.5 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.

C109.6 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.

C109.6.1 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.

C109.7 Quorum. Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.

C109.8 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.

C109.8.1 Notification of decision. The secretary of the board shall notify the appellant and the building official of the decision in writing.

C109.8.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

C109.9 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.

**SECTION 500.1040. AMENDMENTS TO CHAPTER 2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:
– CHAPTER 2 – DEFINITIONS:**

Chapter 2 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

**SECTION 500.1050 AMENDMENTS TO CHAPTER 3 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:
– CHAPTER 3 – GENERAL REQUIREMENTS:**

Chapter 3 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

**SECTION 500.1060 AMENDMENTS TO CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:
– CHAPTER 4 – COMMERCIAL ENERGY EFFICIENCY:**

Chapter 4 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

**SECTION 500.1070 AMENDMENTS TO CHAPTER 5 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:
– CHAPTER 5 – EXISTING BUILDINGS:**

Chapter 5 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh Edition, is adopted without modification.

**SECTION 500.1080 AMENDMENTS TO CHAPTER 6 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – COMMERCIAL PROVISIONS:
– CHAPTER 6 – REFERENCED STANDARDS:**

Chapter 6 of the International Energy Conservation Code – Commercial Provisions, 2015, Seventh 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 C106.

ICC – International Code Council

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

Standard reference number	Title	Referenced in code section number
Delete: IMC-15 Add: Mechanical Code	International Mechanical Code St. Louis County Mechanical Code	No changes made.
Delete: IPC-15 Add: Plumbing Code	International Plumbing Code St. Louis County Plumbing Code	No changes made.

NFPA – National Fire Protection Association

1 Batterymarch Park
Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
Delete: 70-14 Add: Electrical Code	National Electrical Code St. Louis County Electrical Code	No changes made.

SECTION 500.1090. AMENDMENTS TO CHAPTER 1 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:

– CHAPTER 1 – Scope and Administration:

Chapter 1 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh 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.

R101.1 Title. This code shall be known as the Energy Conservation Code of the City of Creve Coeur and shall be cited as such. It is referred to herein as “this code”.

SECTION R109 BOARD OF APPEALS

R109.1 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.

R109.2 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.

R109.3 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.

R109.3.1 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.

R109.4 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.

R109.4.1 Chair. The Chair of the Building Code Board of Appeals shall be elected annually by the members of the Building Code Board of Appeals.

R109.4.2 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.

R109.4.3 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.

R109.4.4 Code of Ethics for members. All members shall be subject to the city's Code of Ethics.

R109.5 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.

R109.6 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.

R109.6.1 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.

R109.7 Quorum. Three members of the Building Code Board of Appeals shall constitute a quorum for the purpose of hearing appeals.

R109.8 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.

R109.8.1 Notification of decision. The secretary of the board shall notify the appellant and the building official of the decision in writing.

R109.8.2 Administration. The building official shall take immediate action in accordance with the decision of the board.

R109.9 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.

SECTION 500.1100. AMENDMENTS TO CHAPTER 2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:

– CHAPTER 2 – DEFINITIONS:

Chapter 2 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1120 AMENDMENTS TO CHAPTER 3 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:

– CHAPTER 3 – GENERAL REQUIREMENTS:

Chapter 3 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1130 AMENDMENTS TO CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:

– CHAPTER 4 – RESIDENTIAL ENERGY EFFICIENCY:

Chapter 4 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1140 AMENDMENTS TO CHAPTER 5 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:

– CHAPTER 5 – EXISTING BUILDINGS:

Chapter 5 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh Edition, is adopted without modification.

SECTION 500.1150 AMENDMENTS TO CHAPTER 6 OF THE INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL PROVISIONS:

– CHAPTER 6 – REFERENCED STANDARDS:

Chapter 6 of the International Energy Conservation Code – Residential Provisions, 2015, Seventh 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 R106.

ICC – International Code Council

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

Standard reference number	Title	Referenced in code section number
DELETE: IPC – 15	International Plumbing Code	
ADD: Plumbing Code –	St. Louis County Plumbing Code	No changes made.

NFPA – National Fire Protection Association

1 Batterymarch Park
Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
DELETE: 70-14	National Electrical Code	
ADD: Electrical Code –	St. Louis County Electrical Code	No changes made.

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, 2015, Seventh Edition, 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 May 1, 2020 pursuant to section 3.11(g) of the City Charter.

Adopted by the City Council this ___ day of _____, 2020.

Ellen Lawrence, President of the City Council

Approved this __ day of _____, 2020.

Barry Glantz, Mayor

ATTEST:

Deborah Ryan, City Clerk



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Jason Jaggi
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5811 - an Ordinance Repealing Article IX, Property Maintenance Code, of Chapter 500 of the City Code of Ordinances of the City of Creve Coeur, and Enacting in Lieu Thereof a New Article IX, Property Maintenance Code. Final Reading and Passage

The Building Division is recommending the adoption of the 2015 International Property Maintenance Code with local amendments to replace the 2009 International Property Maintenance Code. A substitute bill has been prepared, as discussed in staff memo.

Ordinance

Meeting of April 13, 2020

BILL No 5811

ORDINANCE No _____

AN ORDINANCE REPEALING ARTICLE IX, PROPERTY MAINTENANCE CODE, OF CHAPTER 500 OF THE CITY CODE OF ORDINANCES OF THE CITY OF CREVE COEUR, AND ENACTING IN LIEU THEREOF A NEW ARTICLE IX, PROPERTY MAINTENANCE 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 2015 International Property Maintenance Code, which is hereby to be adopted by reference, have 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 IX, PROPERTY MAINTENANCE CODE, of Chapter 500 of the City Code of Ordinances is hereby enacted to be known as "THE PROPERTY MAINTENANCE CODE". Said ARTICLE to read as follows:

ARTICLE IX. PROPERTY MAINTENANCE CODE

SECTION 500.910 ADOPTED: A certain document, a copy of which are on file in the office of the City Clerk; such copy being marked and designated as the "INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION", as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the City of Creve Coeur, Missouri, for the control of property, building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 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 500.920 JURISDICTIONAL TITLES: Throughout the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 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 property maintenance inspection" appear, it shall be deemed to mean "Creve Coeur Building Division". Wherever the term "code" appears, it shall mean the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION, as amended in this Article.

SECTION 500.930. AMENDMENTS TO CHAPTER 1 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 1 – SCOPE AND ADMINISTRATION :

Chapter 1 of the International Property Maintenance Code, 2015 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.

101.1 Title. These regulations shall be known as the Property Maintenance Code for the City of Creve Coeur, Missouri, hereinafter referred to as “this code”.

101.2 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and premises in addition to the provisions of the codes that were in effect when the existing residential and nonresidential structures and premises were built. Where differences occur between the provisions of this code and the provisions of the building, mechanical, electrical and plumbing codes that were in effect when the existing residential and nonresidential structures and premises were built, the provisions of the codes that were in effect shall apply. The provisions of this code shall constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

Exception: Detached single-family dwellings or owner-occupied dwelling units are not subject to the provisions of this code.

102.3 Application of other codes. The Building, Mechanical, Electrical, Plumbing, Fuel Gas and Zoning Codes referenced in this code and listed in Chapter 8 of this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes, the provisions of this code shall apply. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Zoning Code, Building Codes, Mechanical Code, Electrical Code, Plumbing Code and Fuel Gas Code as adopted by the City of Creve Coeur.

103.5 Fees. The fees for making inspections, working overtime, issuing certificates of occupancy, penalties and other administrative enforcement activities performed by the building division shall be paid in accordance with the fees established in Appendix B, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.

103.5.1 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 111. The filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than \$400. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

109.2 Temporary safeguards. When, in the opinion of the code official, there is eminent danger due to an unsafe condition, the code official may cause the necessary work to be done in an effort to render such structure temporarily safe, whether or not legal procedure described herein has been instituted. Neither the city or the code 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.

109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the city on approval from the code official. The city attorney 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.

SECTION 111

MEANS OF APPEAL

111.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code 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.

111.2 Limitations on authority. Any person shall have a right to appeal a decision of the code 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.

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

111.3.1 Filing fee. An application for appeal shall not be filed without full payment of the filing fee as set forth in Section 103.5.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the code official.

111.4 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.

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

111.4.2 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.

111.4.3 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.

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

111.5 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 code official, or at stated periodic meetings.

111.6 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.

111.6.1 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.

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

111.8 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.

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

111.8.2 Administration. The code official shall take immediate action in accordance with the decision of the board.

111.9 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.

112.4 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 106.4.

SECTION 113

CERTIFICATE OF OCCUPANCY

113.1 Use and occupancy. It shall be unlawful for any person, owner or agent thereof to re-occupy or re-use, or to permit any person to re-occupy or re-use any existing building, structure, tenant space or dwelling unit for any purpose, including the movement of any furniture, equipment or other personal property into said building, structure, tenant space or dwelling unit, until the code official has issued a certificate of occupancy therefor as provided herein.

Exceptions: Detached single-family dwellings, owner-occupied dwelling units and sleeping rooms within hotels, motels or dormitories may be re-occupied or re-used without the issuance of a certificate of occupancy.

113.2 Application. Upon written request from the owner or prospective tenant of an existing building, structure, tenant space or dwelling unit, the code official shall issue a certificate of occupancy, provided that there are not violations of this code or orders of the code official pending which are found to exist upon an inspection of the building, structure, tenant space or dwelling unit, and it has been established after inspection and investigation that the proposed occupancy is also in conformance with the Zoning Ordinance of Creve Coeur, Missouri. 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 city.

113.3 Certificate issued. After the code official inspects the existing building, structure, tenant space or dwelling unit and finds no violations of the provisions of this code or other city laws, the code official shall issue a certificate of occupancy that contains the following:

1. The date of issuance.
2. The address of the building, structure, tenant space or dwelling unit.
3. The name and address of the owner.
4. Type of use.
5. Description of occupancy.

6. Name of the code official.

113.4 Required certificate of occupancy. Failure of the owner or tenant of a building, structure, tenant space or dwelling unit to obtain a certificate of occupancy as required by Section 113.1 shall be deemed a violation of this code and shall subject said owner or penalties as set forth in Section 106.4 and/or fees as set forth in Section 103.5.

113.5 Suspension of the certificate of occupancy for buildings, structures and tenant spaces. Any certificate of occupancy shall become invalid if the occupation of the building, structure or tenant space is not commenced within three months or if said occupation is terminated.

113.6 Suspension of the certificate of occupancy for dwelling units. Any certificate of occupancy for a dwelling unit shall become invalid after one (1) year of the date of issuance or after said occupation is terminated, whichever is longer.

113.7 Revocation of the certificate of occupancy. The certificate of occupancy shall always be subject to this code and other laws enforced by the code official. Non-compliance with the regulations of this code and other laws enforced by the code official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the code official shall be empowered to revoke the certificate of occupancy issued for the building, structure, tenant space or dwelling unit in question, until such time as the violations are corrected and the building, structure, tenant space or dwelling unit 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.

Section 114

UTILITY COMPANY NOTIFICATION

Section 114.1 Notification. For any month when there is a change of user of residential rate (rate 001) or non-residential rate (rate 043) electric service within the city, Ameren Missouri Company shall notify the Chief Building Official of the changes, indicating the address and apartment number or unit number in whose name the service is connected or billed.

Amendments were made to Sections 101.1 through 114.1 in order to be consistent with the city's present Property Maintenance Code.

SECTION 500.940 AMENDMENTS TO CHAPTER 2 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 2 – DEFINITIONS:

Chapter 2 of the International Property Maintenance Code, 2015 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 City of Creve Coeur Building Code, St. Louis County Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code and City of Creve Coeur Zoning Ordinance, such terms shall have the meanings ascribed to them as in those codes.

Section 201.3 was amended to insert the relevant 'other codes' enforced in Creve Coeur.

**SECTION 500.950 AMENDMENTS TO CHAPTER 3 INTERNATIONAL PROPERTY
MAINTENANCE CODE:**

– CHAPTER 3 – GENERAL REQUIREMENTS:

Chapter 3 of the International Property Maintenance Code, 2015 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.

302.4 Weeds. Insert: “seven (7) inches”.

304.14 Insect screens. Insert: “April 15 to November 15”.

**SECTION 500.960 AMENDMENTS TO CHAPTER 4 INTERNATIONAL PROPERTY
MAINTENANCE CODE:**

– CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS:

Chapter 4 of the International Property Maintenance Code, 2015 Edition, is adopted without modification.

**SECTION 500.970 AMENDMENTS TO CHAPTER 5 INTERNATIONAL PROPERTY
MAINTENANCE CODE:**

– CHAPTER 5 – PLUMBING FIXTURES AND FIXTURE REQUIREMENTS:

Chapter 5 of the International Property Maintenance Code, 2015 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.

504.1 General. Add: “Accordion type plastic or other flexible materials are not allowed on any drains or traps”.

505.3 Supply. Add: “Supply lines to the hot and cold water valves at the sink shall be metal or metal braid composition. Plastic is not permitted”.

Amendments were made to Sections 504.1 and 505.3 to be consistent with the St. Louis County Plumbing Code.

**SECTION 500.980 AMENDMENTS TO CHAPTER 6 INTERNATIONAL PROPERTY
MAINTENANCE CODE:**

– CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS:

Chapter 6 of the International Property Maintenance Code, 2015 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.

602.3 Heat supply. Insert: “October 1 to May 15”.

Exception 1: Change last sentence to read: “The winter outdoor design temperature for the City of Creve Coeur shall be as indicated in the Residential Building Code as adopted by the City.

Exception 2: Delete.

602.4 Occupiable work spaces. Insert: “October 1 to May 15.”

605.2 Receptacles. Every habitable space in a dwelling unit shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. All receptacles in a bathroom shall be GFCI protected. All receptacles intended to serve the kitchen countertop shall be GFCI protected. All receptacles installed outdoors shall be GFCI protected. All receptacle outlets shall have the appropriate faceplate cover for the location.

These amendments were made to Section 602.3 through Section 605.2 to be consistent with the city's present codes.

SECTION 500.990 AMENDMENTS TO CHAPTER 7 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 7 – FIRE SAFETY REQUIREMENTS:

Chapter 7 of the International Property Maintenance Code, 2015 Edition, is adopted without modification.

SECTION 500.1000 AMENDMENTS TO CHAPTER 8 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 8 – REFERENCED STANDARDS:

Chapter 8 of the International Property Maintenance Code, 2015 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.

ICC – International Code Council

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

Standard reference number	Title	Referenced in code section number
Delete: IMC-15	International Mechanical Code	
Add: Mechanical Code	St. Louis County Mechanical Code	No changes made.
Delete: IPC-15		
Add: Plumbing Code	St. Louis County Plumbing Code	No changes made.
Delete: IZC-15		
Add: Zoning Code	City of Creve Coeur Zoning Code	No changes made.

NFPA – National Fire Protection Association

1 Batterymarch Park
Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
Delete: 70-14	National Electrical Code	
Add: Electrical Code	St. Louis County Electrical Code	No changes made.

SECTION 2. SAVING CLAUSE: Nothing in this ordinance or in the Property Maintenance 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.

BILL No 5811

ORDINANCE No _____

SECTION 3. SEVERABILITY: If any section, subsection, provision, sentence, clause, or phrase of this ordinance or of the ICC International Property Maintenance Code, 2015 Edition, 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 _____, 2020.

Ellen Lawrence, President of the City Council

APPROVED THIS ____ DAY OF _____, 2020.

Barry Glantz, Mayor

Attest:

Deborah Ryan, City Clerk

SUBSTITUTE BILL NUMBER 5811
ORDINANCE NUMBER _____

An Ordinance repealing Article IX, PROPERTY MAINTENANCE CODE, of Chapter 500 of the City Code of Ordinances of the City of Creve Coeur, and enacting in lieu thereof a new ARTICLE IX, PROPERTY MAINTENANCE 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 2015 International Property Maintenance 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 IX, PROPERTY MAINTENANCE CODE, of Chapter 500 of the City Code of Ordinances is hereby repealed and a new ARTICLE IX of Chapter 500 is hereby enacted to be known as "THE PROPERTY MAINTENANCE CODE". Said ARTICLE to read as follows:

ARTICLE IX. PROPERTY MAINTENANCE CODE

SECTION 500.910 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 PROPERTY MAINTENANCE CODE, 2015 EDITION", as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the City of Creve Coeur, Missouri, for the control of property, building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 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 500.920 JURISDICTIONAL TITLES: Throughout the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 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 property maintenance inspection" appear, it shall be deemed to mean "Creve Coeur Building Division". Wherever the term "code" appears, it shall mean the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION, as amended in this Article.

SECTION 500.930. AMENDMENTS TO CHAPTER 1 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 1 – SCOPE AND ADMINISTRATION :

Chapter 1 of the International Property Maintenance Code, 2015 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.

101.1 Title. These regulations shall be known as the Property Maintenance Code for the City of Creve Coeur, Missouri, hereinafter referred to as “this code”.

101.2 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and premises in addition to the provisions of the codes that were in effect when the existing residential and nonresidential structures and premises were built. Where differences occur between the provisions of this code and the provisions of the building, mechanical, electrical and plumbing codes that were in effect when the existing residential and nonresidential structures and premises were built, the provisions of the codes that were in effect shall apply. The provisions of this code shall constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

Exception: Existing detached single-family dwellings or owner-occupied dwelling units are subject only to the provisions of Section 404 OCCUPANCY LIMITATIONS. No other provisions of this code shall apply to existing detached single-family dwellings or owner-occupied dwelling units.

102.3 Application of other codes. The Building, Mechanical, Electrical, Plumbing, Fuel Gas and Zoning Codes referenced in this code and listed in Chapter 8 of this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes, the provisions of this code shall apply. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the Zoning Code, Building Codes, Mechanical Code, Electrical Code, Plumbing Code and Fuel Gas Code as adopted by the City of Creve Coeur.

103.5 Fees. The fees for making inspections, working overtime, issuing certificates of occupancy, penalties and other administrative enforcement activities performed by the building division shall be paid in accordance with the fees established in Appendix B, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.

103.5.1 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 111. The filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than \$400. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

109.2 Temporary safeguards. When, in the opinion of the code official, there is eminent danger due to an unsafe condition, the code official may cause the necessary work to be done in an effort to render such structure temporarily safe, whether or not legal procedure described herein has been instituted. Neither the city or the code 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.

109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the city on approval from the code official. The city attorney 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.

SECTION 111 MEANS OF APPEAL

111.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code 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.

111.2 Limitations on authority. Any person shall have a right to appeal a decision of the code 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.

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

111.3.1 Filing fee. An application for appeal shall not be filed without full payment of the filing fee as set forth in Section 103.5.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the code official.

111.4 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.

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

111.4.2 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.

111.4.3 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.

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

111.5 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 code official, or at stated periodic meetings.

111.6 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.

111.6.1 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.

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

111.8 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.

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

111.8.2 Administration. The code official shall take immediate action in accordance with the decision of the board.

111.9 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.

112.4 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 106.4.

SECTION 113 CERTIFICATE OF OCCUPANCY

113.1 Use and occupancy. It shall be unlawful for any person, owner or agent thereof to re-occupy or re-use, or to permit any person to re-occupy or re-use any existing building, structure, tenant space or dwelling unit for any purpose, including the movement of any furniture, equipment or other personal property into said building, structure, tenant space or dwelling unit, until the code official has issued a certificate of occupancy therefor as provided herein.

Exceptions: Detached single-family dwellings, owner-occupied dwelling units and sleeping rooms within hotels, motels or dormitories may be re-occupied or re-used without the issuance of a certificate of occupancy.

113.2 Application. Upon written request from the owner or prospective tenant of an existing building, structure, tenant space or dwelling unit, the code official shall issue a certificate of occupancy, provided that there are not violations of this code or orders of the code official pending which are found to exist upon an inspection of the building, structure, tenant space or dwelling unit, and it has been established after inspection and investigation that the proposed occupancy is also in conformance with the Zoning Ordinance of Creve Coeur, Missouri. 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 city.

113.3 Certificate issued. After the code official inspects the existing building, structure, tenant space or dwelling unit and finds no violations of the provisions of this code or other city laws, the code official shall issue a certificate of occupancy that contains the following:

1. The date of issuance.
2. The address of the building, structure, tenant space or dwelling unit.
3. The name and address of the owner.
4. Type of use.
5. Description of occupancy.
6. Name of the code official.

113.4 Required certificate of occupancy. Failure of the owner or tenant of a building, structure, tenant space or dwelling unit to obtain a certificate of occupancy as required by Section 113.1 shall be deemed a violation of this code and shall subject said owner or penalties as set forth in Section 106.4 and/or fees as set forth in Section 103.5.

113.5 Suspension of the certificate of occupancy for buildings, structures, and tenant spaces. Any certificate of occupancy shall become invalid if the occupation of the building, structure or tenant space is not commenced within three months or if said occupation is terminated.

113.6 Suspension of the certificate of occupancy for dwelling units. Any certificate of occupancy for a dwelling unit shall become invalid after one (1) year of the date of issuance or after said occupation is terminated, whichever is longer.

113.7 Revocation of the certificate of occupancy. The certificate of occupancy shall always be subject to this code and other laws enforced by the code official. Non-compliance with the regulations of this code and other laws enforced by the code official shall be deemed a violation subject to the penalties set forth herein, and, in addition, the code official shall be empowered to revoke the certificate of occupancy issued for the building, structure, tenant space or dwelling unit in question, until such time as the violations are corrected and the building, structure, tenant space or dwelling unit 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.

Section 114

UTILITY COMPANY NOTIFICATION

Section 114.1 Notification. For any month when there is a change of user of residential rate (rate 001) or non-residential rate (rate 043) electric service within the city, Ameren Missouri Company shall notify the Chief Building Official of the changes, indicating the address and apartment number or unit number in whose name the service is connected or billed.

SECTION 500.940 AMENDMENTS TO CHAPTER 2 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 2 – DEFINITIONS:

Chapter 2 of the International Property Maintenance Code, 2015 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 City of Creve Coeur Building Code, St. Louis County Mechanical Code, St. Louis County Electrical Code, St. Louis County Plumbing Code and City of Creve Coeur Zoning Ordinance, such terms shall have the meanings ascribed to them as in those codes.

SECTION 500.950 AMENDMENTS TO CHAPTER 3 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 3 – GENERAL REQUIREMENTS:

Chapter 3 of the International Property Maintenance Code, 2015 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.

302.4 Weeds. Insert: “seven (7) inches”.

304.14 Insect screens. Insert: “April 15 to November 15”.

SECTION 500.960 AMENDMENTS TO CHAPTER 4 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 4 – LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS:

Chapter 4 of the International Property Maintenance Code, 2015 Edition, is adopted without modification.

SECTION 500.970 AMENDMENTS TO CHAPTER 5 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 5 – PLUMBING FIXTURES AND FIXTURE REQUIREMENTS:

Chapter 5 of the International Property Maintenance Code, 2015 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.

504.1 General. Add: “Accordion type plastic or other flexible materials are not allowed on any drains or traps”.

505.3 Supply. Add: “Supply lines to the hot and cold-water valves at the sink shall be metal or metal braid composition. Plastic is not permitted”.

SECTION 500.980 AMENDMENTS TO CHAPTER 6 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 6 – MECHANICAL AND ELECTRICAL REQUIREMENTS:

Chapter 6 of the International Property Maintenance Code, 2015 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.

602.3 Heat supply. Insert: “October 1 to May 15”.

Exception 1: Change last sentence to read: “The winter outdoor design temperature for the City of Creve Coeur shall be as indicated in the Residential Building Code as adopted by the City.”

Exception 2: Delete.

602.4 Occupiable work spaces. Insert: "October 1 to May 15."

605.2 Receptacles. Every habitable space in a dwelling unit shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. All receptacles in a bathroom shall be GFCI protected. All receptacles intended to serve the kitchen countertop shall be GFCI protected. All receptacles installed outdoors shall be GFCI protected. All receptacle outlets shall have the appropriate faceplate cover for the location.

SECTION 500.990 AMENDMENTS TO CHAPTER 7 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 7 – FIRE SAFETY REQUIREMENTS:

Chapter 7 of the International Property Maintenance Code, 2015 Edition, is adopted without modification.

SECTION 500.1000 AMENDMENTS TO CHAPTER 8 INTERNATIONAL PROPERTY MAINTENANCE CODE:

– CHAPTER 8 – REFERENCED STANDARDS:

Chapter 8 of the International Property Maintenance Code, 2015 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 102.7.

ICC – International Code Council

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

Standard reference number	Title	Referenced in code section number
Delete: IMC-15 Add: Mechanical Code	International Mechanical Code St. Louis County Mechanical Code	No changes made.
Delete: IPC-15 Add: Plumbing Code	International Plumbing Code St. Louis County Plumbing Code	No changes made.
Delete: IZC-15 Add: Zoning Code	International Zoning Code City of Creve Coeur Zoning Code	No changes made.

NFPA – National Fire Protection Association

1 Batterymarch Park
Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
Delete: 70-14	National Electrical Code	
Add: Electrical Code	St. Louis County Electrical Code	No changes made.

SECTION 2: SAVING CLAUSE: Nothing in this ordinance or in the Property Maintenance 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 Property Maintenance Code, 2015 Edition, 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 on May 1, 2020.

Adopted by the City Council this ____ day of _____, 2020.

Ellen Lawrence, President of the City Council

Approved this ____ day of _____, 2020.

Barry Glantz, Mayor

ATTEST:

Deborah Ryan, City Clerk



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Jason Jaggi
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

**Bill No. 5812 - an Ordinance Enacting a New Article XI,
Swimming Pool and Spa Code, of Chapter 500 of the City
Code of Ordinances of the City of Creve Coeur. Final
Reading and Passage**

The Building Division is recommending the adoption of the 2015 International Swimming Pool and Spa Code with local amendments. A substitute bill has been prepared, as discussed in staff memo.

Ordinance

Meeting of April 13, 2020

BILL No 5812

ORDINANCE No _____

AN ORDINANCE ENACTING NEW ARTICLE XI, SWIMMING POOL AND SPA 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 2015 International Swimming Pool and Spa 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 XI, SWIMMING POOL AND SPA CODE of Chapter 500 of the City Code of Ordinances is hereby enacted to be known as "THE SWIMMING POOL AND SPA CODE". Said ARTICLE to read as follows:

ARTICLE XI. SWIMMING POOL AND SPA CODE

SECTION 500.1160 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 SWIMMING POOL AND SPA CODE, 2015", FIRST EDITION, as published by the International Code Council, Inc., is hereby adopted as the Swimming Pool and Spa Code of the City of Creve Coeur, Missouri, for regulating and governing the construction, alteration, movement, enlargement, replacement, renovation, repair, equipment, maintenance and demolition of aquatic recreation facilities, pools and spas as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the INTERNATIONAL SWIMMING POOL AND SPA CODE, 2015, FIRST 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 500.1170 JURISDICTIONAL TITLES: Throughout the INTERNATIONAL SWIMMING POOL AND SPA CODE, 2015, FIRST 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 SWIMMING POOL AND SPA CODE, 2015, FIRST EDITION as hereby amended.

SECTION 500.1180 AMENDMENTS TO CHAPTER 1 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 1 – SCOPE AND ADMINISTRATION:

Chapter 1 of the International Swimming Pool and Spa Code, 2015, First 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.

101.1 Title. Insert "City of Creve Coeur".

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.

104.12 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 requirements or proper operation of existing or proposed systems 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.

105.5.3 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.

105.5.3.1 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.

105.6.1 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.

105.6.2 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.

105.6.2.1 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 108. 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 105.6.1 through 105.6.2.1 to reflect the city's present requirements.

105.6.3 Fee 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.

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 106.1.1 of this code.

105.8 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.

105.9 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 105.6.3 and 105.9 so as to be consistent with the city's present building code.

106.1.1 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 105.6.2.

106.4.1 Electrical rough-in inspection. An electrical rough-in inspection shall be made to verify that all pool equipment, diving boards, ladders, light fixtures, reinforcement, etc. have been properly bonded and/or grounded in accordance with the St. Louis County Electrical Code. None of this electrical work shall be concealed until this inspection has been made and approved by the St. Louis County electrical inspector.

106.4.2 Excavation inspection. An excavation inspection shall be made to verify the correct location of the swimming pool; that soil conditions are acceptable; that the reinforcing steel has been cleaned and tied in place and the circulation piping has been installed. No concrete shall be placed until this inspection has been approved by the city inspector.

106.4.3 Pool deck inspection. A pool deck inspection shall be made to verify the thickness of the rock base and concrete slab, and that the reinforcement steel has been installed. No concrete shall be placed until this inspection has been approved by the city inspector.

106.4.4 Pool heater gas piping inspection. This inspection shall be made to verify the type and depth of the pool heater gas piping. This piping shall not be concealed until this inspection has been approved by the city inspector.

106.4.5 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 by the city inspector.

106.4.6 Electrical final inspection. Upon completion of all electrical work, an electrical final inspection shall be made and approved by the St. Louis County electrical inspector.

106.4.7 Final grading inspection. A final grading inspection shall be made by the city inspector after ground cover has been established and erosion of soil will no longer occur from the site.

106.4.8 Final building inspection. A final building inspection shall be made by the city inspector after all other required inspections have been approved by the appropriate inspectors.

These amendments were made to Sections 106.1.1 through 106.4.8 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.

106.5.1 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. Failure of the permit holder to make a timely request for a final inspection and obtain final approval shall constitute a violation of the swimming pool and spa code, shall subject the permit holder to penalties as set forth in Section 107.4, 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.

This amendments was made to Section 106.5.1 to reflect the city's present requirements.

107.4 Violation, penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than \$400. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

107.5.1 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.

107.5.2 Housekeeping. All construction site rubbish, trash and/or debris shall be stored in a refuse dumpster or other approved refuse container placed out of the city's right-of-way and on the property where construction activity is occurring. The entire construction site shall be kept in a safe and sanitary condition and free of accumulations of rubbish, trash and/or debris. Failure to do so shall result in the building official issuing a stop work order until said rubbish, trash and/or debris is disposed of to the satisfaction of the building official.

107.5.3 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 R113.4.

These amendments were made to Sections 107.4 through 107.5.3 to reflect the city's present requirements.

SECTION 108 MEANS OF APPEAL

108.1 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.

108.2 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.

108.3 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 (30) days after the affected individuals are notified of the building official's decision.

108.3.1 Filing fee. An application for appeal shall not be filed without full payment of the filing fee as set forth in Section 105.6.2.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

108.4 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.

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

108.4.2 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.

108.4.3 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.

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

108.5 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.

108.6 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.

108.6.1 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.

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

108.8 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.

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

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

108.9 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 108.1 through 108.9 to reflect the city's present requirements.

SECTION 500.1190 AMENDMENTS TO CHAPTER 2 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 2 – DEFINITIONS:

Chapter 2 of the International Swimming Pool and Spa Code, 2015, First 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.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Residential 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 500.1200 AMENDMENTS TO CHAPTER 3 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 3 – GENERAL COMPLIANCE:

Chapter 3 of the International Swimming Pool and Spa Code, 2015, First 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.

302.1 Electrical. Electrical requirements for aquatic facilities shall be in accordance with the St. Louis County Electrical Code.

302.5 Backflow protection. Water supplies for pools and spas shall be protected against backflow in accordance with the St. Louis County Plumbing Code.

302.6 Waste-water discharge. Where waste water from pools and spas, backwash from filters and water from deck drains discharge to the building drainage system, such installation shall be in accordance with the St. Louis County Plumbing Code.

These amendments were made to clarify the proper electrical and plumbing codes being enforced in Creve Coeur.

305.2.4 Mesh fence as a barrier. Delete this section in its entirety.

This amendment was made because, as written, a pool barrier constructed of mesh is temporary, easily removed and will not afford the same level of safety as a permanent, rigid pool barrier.

305.1.1 Location of the barrier for residential swimming pools and spas. The barrier for residential swimming pools and spas shall be located directly around the swimming pool and spa in such a manner so as to separate the swimming pool and spa area from any children's play area.

305.5 Onground residential pool structure as a barrier. An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. No changes made.
2. No changes made.
3. Ladders or steps used as a means of access to the pool are surrounded by a barrier that meets the requirements of Section 305.
4. Delete this condition.
- 5 Re-number condition 5 to 4.

These amendments were made to be consistent with the city's present building code.

306.9.1 Hose bibbs. Hose bibbs shall be provided for rinsing down the entire deck and shall be installed in accordance with the St. Louis County Plumbing Code.

307.4.1 Installation. Equipment for pools and spas shall be supported by a concrete pad, wood deck or other approved method to prevent damage from misalignment and settling and located so as to allow access for inspection, servicing, removal and repair of component parts.

316.4.1 Barrier around pool heaters. Pool heaters shall be surrounded by a barrier to prevent accidental contact by children. Said barrier shall be constructed in accordance with Section 305.

Amendments were made to Sections 307.4.1 and 316.4.1 to be consistent with the city's present pool requirements.

318.2 Protection of potable water supply. Potable water supply systems shall be designed, installed and maintained in accordance with the St. Louis County Plumbing Code.

320.1 Backwash water or draining water. Backwash water and draining water shall be discharged in accordance with the St. Louis County Plumbing Code.

Exception: Residential swimming pools shall be equipped to be completely emptied 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, into storm sewers or in an approved manner that will not create a nuisance to adjoining property.

321.4 Residential pool and deck illumination. Where lighting is installed for, and in, residential pools and permanent residential spas, such lighting shall be installed in accordance with the St. Louis County Electrical Code.

These amendments were made Section 306.9.1, 318.2, 320.1 and 321.4 to clarify which electrical and plumbing codes are being enforced in Creve Coeur.

SECTION 500.1210 AMENDMENTS TO CHAPTER 4 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 4 – PUBLIC SWIMMING POOLS:

Chapter 4 of the International Swimming Pool and Spa Code, First 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.

402.2 Manufactured and fabricated diving equipment. Manufactured and fabricated diving equipment shall be in accordance with this Chapter and Section 808 and shall be designed for swimming pool use.

405.1 Wading pools. Class F wading pools shall be separate pools with an independent circulation system, shall be physically separated from other classes of pools by a minimum distance of 15 feet or by a barrier constructed in accordance with Section 305 and shall be constructed in accordance with Sections 405.2 through 405.6.

410.1 Dressing and sanitary facilities. Dressing and sanitary facilities shall be provided for all Classes of pools as required by the International Building Code and the St. Louis County Plumbing Code.

These amendments were made to be consistent with St. Louis County's swimming pool code.

SECTION 500.1220 AMENDMENTS TO CHAPTER 5 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 5 – PUBLIC SPAS AND PUBLIC EXERCISE SPAS:

Chapter 5 of the International Swimming Pool and Spa Code, 2015, First Edition, is adopted without modification.

SECTION 500.1230 AMENDMENTS TO CHAPTER 6 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 6 – AQUATIC RECREATION FACILITIES:

Chapter 6 of the International Swimming Pool and Spa Code, 2015, First Edition, is adopted without modification.

SECTION 500.1240 AMENDMENTS TO CHAPTER 7 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 7 – ONGROUND STORABLE RESIDENTIAL SWIMMING POOLS:

Chapter 7 of the International Swimming Pool and Spa Code, 2015, First Edition, is adopted without modification.

SECTION 500.1250 AMENDMENTS TO CHAPTER 8 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 8 – PERMANENT INGROUND RESIDENTIAL SWIMMING POOLS:

Chapter 8 of the International Swimming Pool and Spa Code, 2015, First 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.

801.2 General. In addition to the requirements of this Chapter, permanent inground residential swimming pools shall comply with the requirements of Chapter 3.

This amendment was made for clarification purposes.

SECTION 500.1260 AMENDMENTS TO CHAPTER 9 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 9 – PERMANENT RESIDENTIAL SPAS AND PERMANENT RESIDENTIAL EXERCISE SPAS:

Chapter 9 of the International Swimming Pool and Spa Code, 2015, First Edition, is adopted without modification.

SECTION 500.1270 AMENDMENTS TO CHAPTER 10 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 10 – PORTABLE RESIDENTIAL SPAS AND PORTABLE RESIDENTIAL EXERCISE SPAS:

Chapter 10 of the International Residential Code for One- and Two-Family Dwellings, 2015, Sixth Edition, is adopted without modification.

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, 2015, Sixth 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

500 New Jersey Ave., NW
6th Floor

BILL No 5812

ORDINANCE No _____

Washington, DC 20001

Standard reference number	Title	Referenced in code section number
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DELETE: IPC – 15	International Plumbing Code	
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ADD: Plumbing Code – City Ordinance No. _____	St. Louis County Plumbing Code	No changes made.
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No other changes to this referenced standard are proposed.

NFPA – National Fire Protection Association1 Batterymarch Park
Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
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DELETE: 70-14	National Electrical Code	
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ADD: Electrical Code – City Ordinance No. _____	St. Louis County Electrical Code	No changes made.
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No other changes to this referenced standard are proposed.

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

SECTION 2. SAVING CLAUSE: Nothing in this ordinance or in the Swimming Pool 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 Swimming Pool and Spa Code, 2015, First Edition, 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 _____, 2020.

Ellen Lawrence, President of the City Council

APPROVED THIS ____ DAY OF _____, 2020.

Barry Glantz, Mayor

Attest:

Deborah Ryan, City Clerk

SUBSTITUTE BILL NUMBER 5812
ORDINANCE NUMBER _____

An Ordinance enacting new ARTICLE XI, SWIMMING POOL AND SPA 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 2015 International Swimming Pool and Spa 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 XI, SWIMMING POOL AND SPA CODE of Chapter 500 of the City Code of Ordinances is hereby enacted to be known as "THE SWIMMING POOL AND SPA CODE". Said ARTICLE to read as follows:

ARTICLE XI. SWIMMING POOL AND SPA CODE

SECTION 500.1160 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 SWIMMING POOL AND SPA CODE, 2015", FIRST EDITION, as published by the International Code Council, Inc., is hereby adopted as the Swimming Pool and Spa Code of the City of Creve Coeur, Missouri, for regulating and governing the construction, alteration, movement, enlargement, replacement, renovation, repair, equipment, maintenance and demolition of aquatic recreation facilities, pools and spas as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the INTERNATIONAL SWIMMING POOL AND SPA CODE, 2015, FIRST 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 500.1170 JURISDICTIONAL TITLES: Throughout the INTERNATIONAL SWIMMING POOL AND SPA CODE, 2015, FIRST 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 SWIMMING POOL AND SPA CODE, 2015, FIRST EDITION as hereby amended.

SECTION 500.1180 AMENDMENTS TO CHAPTER 1 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 1 – SCOPE AND ADMINISTRATION:

Chapter 1 of the International Swimming Pool and Spa Code, 2015, First 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.

101.1 Title. Insert "City of Creve Coeur".

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.

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 requirements or proper operation of existing or proposed systems specifically provided for in this code or of violating accepted engineering practice involving public safety.

105.5.3 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.

105.5.3.1 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.

105.6.1 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.

105.6.2 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 B, Community Development and Public Works Fee Schedule, of the City Code of Ordinances.

105.6.2.1 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 108. The filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

105.6.3 Fee 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.

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 106.1.1 of this code.

105.8 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.

105.9 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.

106.1.1 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 105.6.2.

106.4.1 Electrical rough-in inspection. An electrical rough-in inspection shall be made to verify that all pool equipment, diving boards, ladders, light fixtures, reinforcement, etc. have been properly bonded and/or grounded in accordance with the St. Louis County Electrical Code. None of this electrical work shall be concealed until this inspection has been made and approved by the St. Louis County electrical inspector.

106.4.2 Excavation inspection. An excavation inspection shall be made to verify the correct location of the swimming pool; that soil conditions are acceptable; that the reinforcing steel has been cleaned and tied in place and the circulation piping has been installed. No concrete shall be placed until this inspection has been approved by the city inspector.

106.4.3 Pool deck inspection. A pool deck inspection shall be made to verify the thickness of the rock base and concrete slab, and that the reinforcement steel has been installed. No concrete shall be placed until this inspection has been approved by the city inspector.

106.4.4 Pool heater gas piping inspection. This inspection shall be made to verify the type and depth of the pool heater gas piping. This piping shall not be concealed until this inspection has been approved by the city inspector.

106.4.5 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 by the city inspector.

106.4.6 Electrical final inspection. Upon completion of all electrical work, an electrical final inspection shall be made and approved by the St. Louis County electrical inspector.

106.4.7 Final grading inspection. A final grading inspection shall be made by the city inspector after ground cover has been established and erosion of soil will no longer occur from the site.

106.4.8 Final building inspection. A final building inspection shall be made by the city inspector after all other required inspections have been approved by the appropriate inspectors.

106.5.1 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. Failure of the permit holder to make a timely request for a final inspection and obtain final approval shall constitute a violation of the swimming pool and spa code, shall subject the permit holder to penalties as set forth in Section 107.4, 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.

107.4 Violation, penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any requirements thereof, shall be guilty of an ordinance violation, punishable by a fine of not more than \$400. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

107.5.1 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.

107.5.2 Housekeeping. All construction site rubbish, trash and/or debris shall be stored in a refuse dumpster or other approved refuse container placed out of the city's right-of-way and on the property where construction activity is occurring. The entire construction site shall be kept in a safe and sanitary condition and free of accumulations of rubbish, trash and/or debris. Failure to do so shall result in the building official issuing a stop work order until said rubbish, trash and/or debris is disposed of to the satisfaction of the building official.

107.5.3 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 R113.4.

SECTION 108 MEANS OF APPEAL

108.1 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.

108.2 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.

108.3 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 (30) days after the affected individuals are notified of the building official's decision.

108.3.1 Filing fee. An application for appeal shall not be filed without full payment of the filing fee as set forth in Section 105.6.2.1. Said filing fee shall be refunded to the applicant if the Board reverses the decision of the building official.

108.4 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.

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

108.4.2 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.

108.4.3 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.

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

108.5 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.

108.6 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.

108.6.1 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.

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

108.8 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.

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

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

108.9 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.

SECTION 500.1190 AMENDMENTS TO CHAPTER 2 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 2 – DEFINITIONS:

Chapter 2 of the International Swimming Pool and Spa Code, 2015, First 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.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Residential 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.

SECTION 500.1200 AMENDMENTS TO CHAPTER 3 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 3 – GENERAL COMPLIANCE:

Chapter 3 of the International Swimming Pool and Spa Code, 2015, First 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.

302.1 Electrical. Electrical requirements for aquatic facilities shall be in accordance with the St. Louis County Electrical Code.

302.5 Backflow protection. Water supplies for pools and spas shall be protected against backflow in accordance with the St. Louis County Plumbing Code.

302.6 Waste-water discharge. Where waste water from pools and spas, backwash from filters and water from deck drains discharge to the building drainage system, such installation shall be in accordance with the St. Louis County Plumbing Code.

305.2.4 Mesh fence as a barrier. Delete this section in its entirety.

305.1.1 Location of the barrier for residential swimming pools and spas. The barrier for residential swimming pools and spas shall be located directly around the swimming pool and spa in such a manner so as to separate the swimming pool and spa area from any children's play area.

305.5 Onground residential pool structure as a barrier. An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. No changes made.
2. No changes made.
3. Ladders or steps used as a means of access to the pool are surrounded by a barrier that meets the requirements of Section 305.
4. Delete this condition.
- 5 Re-number condition 5 to 4.

306.9.1 Hose bibbs. Hose bibbs shall be provided for rinsing down the entire deck and shall be installed in accordance with the St. Louis County Plumbing Code.

307.4.1 Installation. Equipment for pools and spas shall be supported by a concrete pad, wood deck or other approved method to prevent damage from misalignment and settling and located so as to allow access for inspection, servicing, removal and repair of component parts.

316.4.1 Barrier around pool heaters. Pool heaters shall be surrounded by a barrier to prevent accidental contact by children. Said barrier shall be constructed in accordance with Section 305.

318.2 Protection of potable water supply. Potable water supply systems shall be designed, installed and maintained in accordance with the St. Louis County Plumbing Code.

320.1 Backwash water or draining water. Backwash water and draining water shall be discharged in accordance with the St. Louis County Plumbing Code.

Exception: Residential swimming pools shall be equipped to be completely emptied 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, into storm sewers or in an approved manner that will not create a nuisance to adjoining property.

321.4 Residential pool and deck illumination. Where lighting is installed for, and in, residential pools and permanent residential spas, such lighting shall be installed in accordance with the St. Louis County Electrical Code.

SECTION 500.1210 AMENDMENTS TO CHAPTER 4 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 4 – PUBLIC SWIMMING POOLS:

Chapter 4 of the International Swimming Pool and Spa Code, 2015, First 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.

402.2 Manufactured and fabricated diving equipment. Manufactured and fabricated diving equipment shall be in accordance with this Chapter and Section 808 and shall be designed for swimming pool use.

405.1 Wading pools. Class F wading pools shall be separate pools with an independent circulation system, shall be physically separated from other classes of pools by a minimum distance of 15 feet or by a barrier constructed in accordance with Section 305 and shall be constructed in accordance with Sections 405.2 through 405.6.

410.1 Dressing and sanitary facilities. Dressing and sanitary facilities shall be provided for all Classes of pools as required by the International Building Code and the St. Louis County Plumbing Code.

SECTION 500.1220 AMENDMENTS TO CHAPTER 5 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 5 – PUBLIC SPAS AND PUBLIC EXERCISE SPAS:

Chapter 5 of the International Swimming Pool and Spa Code, 2015, First Edition, is adopted without modification.

SECTION 500.1230 AMENDMENTS TO CHAPTER 6 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 6 – AQUATIC RECREATION FACILITIES:

Chapter 6 of the International Swimming Pool and Spa Code, 2015, First Edition, is adopted without modification.

SECTION 500.1240 AMENDMENTS TO CHAPTER 7 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 7 – ONGROUND STORABLE RESIDENTIAL SWIMMING POOLS:

Chapter 7 of the International Swimming Pool and Spa Code, 2015, First Edition, is adopted without modification.

SECTION 500.1250 AMENDMENTS TO CHAPTER 8 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 8 – PERMANENT INGROUND RESIDENTIAL SWIMMING POOLS:

Chapter 8 of the International Swimming Pool and Spa Code, 2015, First 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.

801.2 General. In addition to the requirements of this Chapter, permanent inground residential swimming pools shall comply with the requirements of Chapter 3.

SECTION 500.1260 AMENDMENTS TO CHAPTER 9 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 9 – PERMANENT RESIDENTIAL SPAS AND PERMANENT RESIDENTIAL EXERCISE SPAS:

Chapter 9 of the International Swimming Pool and Spa Code, 2015, First Edition, is adopted without modification.

SECTION 500.1270 AMENDMENTS TO CHAPTER 10 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE:

– CHAPTER 10 – PORTABLE RESIDENTIAL SPAS AND PORTABLE RESIDENTIAL EXERCISE SPAS:

Chapter 10 of the International Swimming Pool and Spa Code, 2015, First Edition, is adopted without modification.

SECTION 500.1280 AMENDMENTS TO CHAPTER 11 OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE.

-- CHAPTER 11 – REFERENCED STANDARDS:

Chapter 11 of the International Swimming Pool and Spa Code, 2015, First 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 102.7.

ICC – International Code Council

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

Standard reference number	Title	Referenced in code section number
DELETE: IPC – 15	International Plumbing Code	
ADD: Plumbing Code –	St. Louis County Plumbing Code	No changes made.

NFPA – National Fire Protection Association

1 Batterymarch Park
Quincy, MA 02269

Standard reference number	Title	Referenced in code section number
DELETE: 70-14	National Electrical Code	
ADD: Electrical Code –	St. Louis County Electrical Code	No changes made.

SECTION 2: SAVING CLAUSE: Nothing in this ordinance or in the Swimming Pool 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 Swimming Pool and Spa Code, 2015, First Edition, 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 May 1, 2020, pursuant to section 3.11(g) of the City Charter.

Adopted by the City Council this ___ day of _____, 2020.

Ellen Lawrence, President of the City Council

Approved this ___ day of _____, 2020.

Barry Glantz, Mayor

ATTEST:

Deborah Ryan, City Clerk



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Whitney Kelly
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

Bill No. 5818 - an Ordinance Amending Ordinance Number 5573 Approving an Amended Site Concept Plan for Mercy Hospital Campus and Approving the Site Development Plan for a 17,230 Square Foot Addition to the Pratt Cancer Center on the Mercy Healthcare Campus. Final Reading and Passage

George Stock, Stock and Associates Consulting Engineers, Inc, behalf of Mercy Health East Communities at 615 S. New Ballas Road, has submitted a request for an amendment to the site concept plan for the Mercy Campus and site development plan for a 17,230 square foot addition to the Pratt Cancer Center. Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080. The current proposal includes a shared parking agreement with the Temple Emanuel, zoned A Single Family Residential. The Planning and Zoning Commission recommended approval at its meeting on March 16, 2020.

Ordinance

Meeting of April 13, 2020

BILL NO. 5818

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5573 APPROVING AN
AMENDED SITE CONCEPT PLAN FOR MERCY HOSPITAL CAMPUS AND
APPROVING THE SITE DEVELOPMENT PLAN FOR A 17,230 SQUARE
FOOT ADDITION TO THE PRATT CANCER CENTER ON THE MERCY
HEALTHCARE CAMPUS**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

Whereas, City Council approved the site concept plan for Mercy Hospital campus and the site development plans for a new 260,100 square foot outpatient center, Mercy Ballas, located on the south campus at 12130 Conway Road and 2011 Ballas Road, on February 26, 2018, in Ordinance Number 5573; and

WHEREAS, an application was made by George Stock, Stock & Associates, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, for approval of an amendment to the site concept plan for the Mercy Campus and site development plan for a 17,230 square foot addition to the Pratt Cancer Center; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the amended site concept plan and site development plan, subject to conditions, at its meeting on Monday, March 16, 2020; 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 being fully informed finds that approving the amended site concept plan and site development plan for the property 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 and in good zoning practice.

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

Section 1: Ordinance 5573 is hereby amended to approve the amended Site Concept Plan subject to the following conditions:

1. The Site Concept Plan shall be amended to include the proposed additions as presented in the revised drawings received March 4, 2020, and as amended below.
2. Cardinal Ritter Drive access shall be terminated with bollards removed, landscaping added, and curbing and sidewalks extended, all subject to approval of the Zoning Administrator. Additional screening along Conway Road frontage for Zoning Administrator approval to be provided for the portion of Cardinal Ritter Drive which will remain until completion of Mercy Ballas at which time the full extent of the roadway shall be removed.
3. Shared parking with Temple Emmanuel is approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, and/or

BILL NO. 5818

ORDINANCE NO. _____

landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance.

4. All other conditions of Ordinance 5573 shall remain in effect.

Section 2: The Site Development Plan for the Pratt Cancer Center Proton Therapy Addition is hereby approved subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.
2. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the City for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.
3. Video detection cameras on the traffic signal located at the northern entrance on Ballas and any necessary controller cabinet modifications shall be provided to allow the signal timing. Illuminated street name sign for Muckerman entrance and illuminated hospital H with arrows on the mast arms shall be installed. The placement and coordination of the installation of these items may be coordinated with the construction of the Outpatient Center on the South Campus and in conjunction with the other traffic improvements that will be undertaken pursuant to Ordinance 5573, under the direction of the City's Public Work's Director, and prior to the final occupancy of the outpatient center, Mercy Ballas.
4. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730
5. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
6. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
7. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
8. Any additional ground mounted mechanical equipment installed for the site shall be properly screened with approved materials.
9. All new signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
10. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; or

BILL NO. 5818

ORDINANCE NO. _____

(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 permit is scheduled to expire.

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

ADOPTED THIS _____ DAY OF _____, 2020.

ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2020.

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: April 13, 2020

Subject: **Substitute Bill 5818: Amendments to Mercy Site Concept and Site Development Plan—COVID 19 Response**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Temporary Use Permit—COVID-19 Temporary Gravel Lots
 Letter from Mercy Regarding Campus Parking

Mercy has approached City staff requesting approval of additional temporary site improvements to the hospital campus in response to the COVID-19 Global Pandemic.

Temporary Parking Lots

Mercy has requested temporary parking for employees and contractors, in the form of a gravel lot with a capacity for 102 vehicles located on the south side of Conway Road within the Mercy Ballas campus expansion area, immediately east of Temple Emanuel. Access to this temporary lot will be from Conway Road utilizing an existing drive. A second gravel parking area is proposed along Cardinal Ritter Drive on the north side of Conway Road within the main campus. This existing road will be striped for parking spaces with an adjoining gravel surface to provide 63 additional spaces.

Temporary off-street parking can be approved by staff under the City's Zoning Ordinance as a temporary use for up to 45-days. On April 6, 2020, staff approved these temporary lots through the temporary use permit procedure. A copy of the approved site plan and permit application is attached for reference. In addition, a site improvement permit was issued by Public Works staff to approve the grading, stormwater controls, and land disturbance requirements associated with this work. Due to the expected duration of the state of emergency declarations by the State and County in response to the pandemic, it is likely that Mercy may need these lots to be in place for longer than 45-days.

Temporary Patient Beds

Mercy is proposing a temporary hospital to be located on the mid-level of their South Parking Garage just off of Conway Road. The patients to be cared for at this facility will not be COVID 19 patients. These patients will be ambulatory, capable of self-preservation and their stay will be less than 24 hours.

Mercy intends to infill the openings of this open parking structure with exterior stud walls and sheathing to create an open floor plan (approximately 44,500 sf) with a bed capacity of about 100 beds. This will be Phase 1. If needed, they will undertake Phase 2, which will enclose an additional 80,000 sf of this open parking structure with a bed capacity of 250 more beds.

If this use were to be implemented, additional parking to offset the spaces lost in the garage would be provided in temporary parking lots. Although the permit application to build this facility has not been filed, the Building Division, Creve Coeur Fire District and St. Louis County have conducted a preliminary review of these plans and stand ready to issue all permits necessary for this transition to safely happen.

Staff has suggested to Mercy that the requests for these additional temporary uses should be presented to the City Council as part of the second reading of the ordinance to approve amendments to the site concept and site development plans for the hospital campus. Staff has amended the ordinance to incorporate conditions that would allow these uses as well as any others that may be requested in the future that are specifically related to the medical response to the COVID-19 pandemic. As written, these conditions for temporary uses coincide with the emergency health declarations from St. Louis County and/or the State of Missouri.

Mercy Hospital Campus Parking Review

Staff has conferred with the representatives from Mercy based upon the discussion at the last City Council meeting when this item was introduced. Mercy has confirmed to staff that there will be changes to the previously approved plans for the Mercy Ballas portion of the medical campus, south of Conway Road. The approved plans expire in August of this year based on the latest extension granted by the City Council. These revisions will require a new application and review by the Planning and Zoning Commission and City Council. As part of this review, Mercy has agreed to perform a comprehensive study of the parking situation for the entire campus. This review could include components such as confirming the total number of existing and proposed spaces, utilization rates, and providing parking management suggestions to improve the availability of parking on the campus. The letter confirming Mercy's commitment to this parking analysis is attached. Further, a condition requiring this parking review in conjunction with the review of the revised Mercy Ballas project has been included in the substitute bill.

Staff and the applicant will be present at the meeting to answer any questions.

SUBSTITUTE BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5573 APPROVING AN
AMENDED SITE CONCEPT PLAN FOR MERCY HOSPITAL CAMPUS AND
APPROVING THE SITE DEVELOPMENT PLAN FOR A 17,230 SQUARE
FOOT ADDITION TO THE PRATT CANCER CENTER ON THE MERCY
HEALTHCARE CAMPUS**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

Whereas, City Council approved the site concept plan for Mercy Hospital campus and the site development plans for a new 260,100 square foot outpatient center, Mercy Ballas, located on the south campus at 12130 Conway Road and 2011 Ballas Road, on February 26, 2018, in Ordinance Number 5573; and

WHEREAS, an application was made by George Stock, Stock & Associates, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, for approval of an amendment to the site concept plan for the Mercy Campus and site development plan for a 17,230 square foot addition to the Pratt Cancer Center; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the amended site concept plan and site development plan, subject to conditions, at its meeting on Monday, March 16, 2020; 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 being fully informed finds that approving the amended site concept plan and site development plan for the property 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 and in good zoning practice.

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

Section 1: Ordinance 5573 is hereby amended to approve the amended Site Concept Plan subject to the following conditions:

1. The Site Concept Plan shall be amended to include the proposed additions as presented in the revised drawings received March 4, 2020, and as amended below.
2. Cardinal Ritter Drive access shall be terminated with bollards removed, landscaping added, and curbing and sidewalks extended, all subject to approval of the Zoning Administrator. Additional screening along Conway Road frontage for Zoning Administrator approval to be provided for the portion of Cardinal Ritter Drive which will remain until completion of Mercy Ballas at which time the full extent of the roadway shall be removed.
3. Shared parking with Temple Emmanuel is approved on a temporary basis until the Mercy Ballas and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, and/or

SUBSTITUTE BILL NO. _____

ORDINANCE NO. _____

landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance.

4. A comprehensive parking study for the Mercy hospital campus shall be submitted with any revisions to the Mercy Ballas request. This parking study shall provide an inventory of all available and proposed parking spaces, supply and demand analysis and recommendations to manage demand during peak usage.
5. Two (2) temporary gravel parking lots as depicted on the site plan prepared by Stock and Associates, stamped received April 6, 2020, and the partial conversion of the South Parking Garage to a temporary hospital to provide emergency patient beds in response to the COVID-19 pandemic are permitted as long as St. Louis County remains under a declaration of emergency ordered by the County Executive and/or the Governor of the State of Missouri. When the emergency order is lifted, the hospital shall remove and restore these locations to their original condition.
- ~~3.6.~~ The Director of Community Development, in consultation with the City Administrator and Mayor, shall have the authority to approve additional temporary structures and uses that may be required to provide the necessary medical response to the pandemic as long as the emergency declarations remain in effect. When, the emergency order is lifted, the hospital shall remove and restore these locations to their original condition.
- ~~4.7.~~ All other conditions of Ordinance 5573 shall remain in effect.

Section 2: The Site Development Plan for the Pratt Cancer Center Proton Therapy Addition is hereby approved subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.
2. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the City for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.
3. Video detection cameras on the traffic signal located at the northern entrance on Ballas and any necessary controller cabinet modifications shall be provided to allow the signal timing. Illuminated street name sign for Muckerman entrance and illuminated hospital H with arrows on the mast arms shall be installed. The placement and coordination of the installation of these items may be coordinated with the construction of the Outpatient Center on the South Campus and in conjunction with the other traffic improvements that will be undertaken pursuant to Ordinance 5573, under the direction of the City's Public Work's Director, and prior to the final occupancy of the outpatient center, Mercy Ballas.
4. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730
5. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is

SUBSTITUTE BILL NO. _____

ORDINANCE NO. _____

- totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
6. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
 7. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
 8. Any additional ground mounted mechanical equipment installed for the site shall be properly screened with approved materials.
 9. All new signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
 10. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

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

ADOPTED THIS _____ DAY OF _____, 2020.

ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

SUBSTITUTE BILL NO. _____

ORDINANCE NO. _____

DEBORAH RYAN, MPCC
CITY CLERK



Mercy Hospital St Louis

615 S New Ballas Rd
Saint Louis, MO 63141-8221
314-251-1906
mercy.net

April 8, 2020

Mr. Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur, Missouri
300 North Ballas Road
Creve Coeur, MO 63141

RE: *Hospital Campus Parking*

Dear Jason:

Mercy is committed to completing a comprehensive parking analysis of the campus to include existing parking demand requirements and future additions including the Pratt Cancer Center addition as well as the Mercy Ballas development. We will include the parking analysis as we move forward with an application to Planning and Zoning and City Council for the revisions to the Mercy Ballas project.

Feel free to contact me should you have any questions.

Thank you.

A handwritten signature in blue ink that reads "Steve Bollin".

Steve Bollin
Vice President of Operations



CREVE COEUR

COMMUNITY DEVELOPMENT DEPARTMENT

300 North New Ballas Road, Creve Coeur, Missouri 63141
(314) 872-2500/2501 • Fax (314) 872-2505

APPLICATION FOR TEMPORARY USES / TEMPORARY STRUCTURES

Temporary Use/Structure Information:		Applicant:	
Mercy-Covid 19 Temporary Gravel Parking		Catherine Grasso	
Name of Event		Name	
04/15/20	05/31/20	Mercy Health	
Start Date		Company (If Applicable)	
607 S. New Ballas & 12130 Conway Road		615 S. New Ballas Road	
Street Address of Use/Event		Address (City, State, ZIP code)	
Temp. Gravel Lots for Covid-19 Response		314-251-4397	
Brief Description of Use/Event		Telephone #	Fax #
Description (continued)		catherine.grasso@mercy.net	
		Email	

ADDITIONAL APPLICATION MATERIALS:

1. A site sketch showing all existing and temporary activities and structures, including tents, trailers and portable toilets.
2. If a tent is proposed, documented proof that the tent fabric is flame-resistant in accordance with NFPA 701 shall be submitted.

NOTE: INSPECTION REQUIRED AFTER TENT IS INSTALLED.

PLEASE CALL 872-2500 TO REQUEST INSPECTION.

INSPECTION REQUESTS MUST BE MADE 24 HOURS PRIOR TO REQUESTED INSPECTION.

3. If any temporary use or structure will be located on property owned by anyone other than the applicant, a written authorization signed by the property owner must be submitted along with their address and telephone number.
4. Fees as follows:

- **Residential:**

Non-refundable Application Fee: **\$25.00**

Reserve deposit: Waived*

*Under unique and extraordinary circumstances, deposits may be required if determined by the Director of Community Development that such reserves are warranted.

- **Non-residential:**

Non-refundable Application Fee: **\$200.00**, plus

Reserve deposit: **\$300.00***

*Reserve deposits shall be held by the City as assurance for compliance with all codes, repair of damage to public property, return of site to former conditions and compliance with other requirements.

- Any bona fide charitable, eleemosynary, educational, cultural or governmental institution or organization is exempt from these fee requirements; provided however, that the burden of establishing the exemption shall be on the organization or institution claiming such exemption.

I certify that all submitted information is true and accurate and I understand that this application can be denied if any of the requirements and standards of Section 405.480 (see reverse) are not met:

Signed: _____

Catherine Grasso

Date: _____

4.3.2020

Office Use Only

Site Plan Submitted ☒

Owner Authorization (if needed) ☒

Flame Resistance Certificate (if needed) ☐

Fees Received By: _____

Approved: _____

Title: *Director of Community Dev.*

Date: _____

4-6-20

PERMIT #: _____

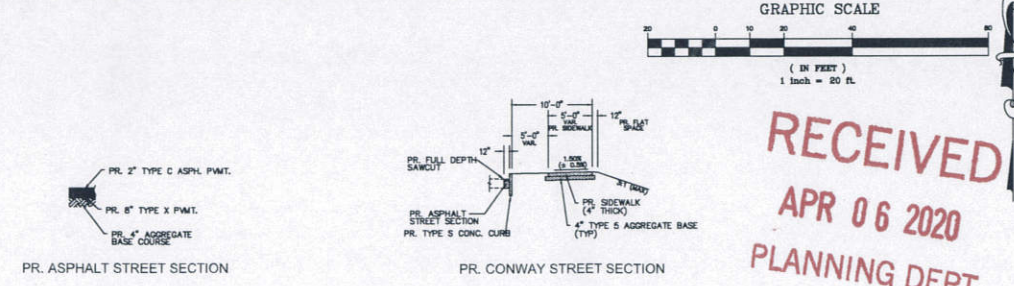
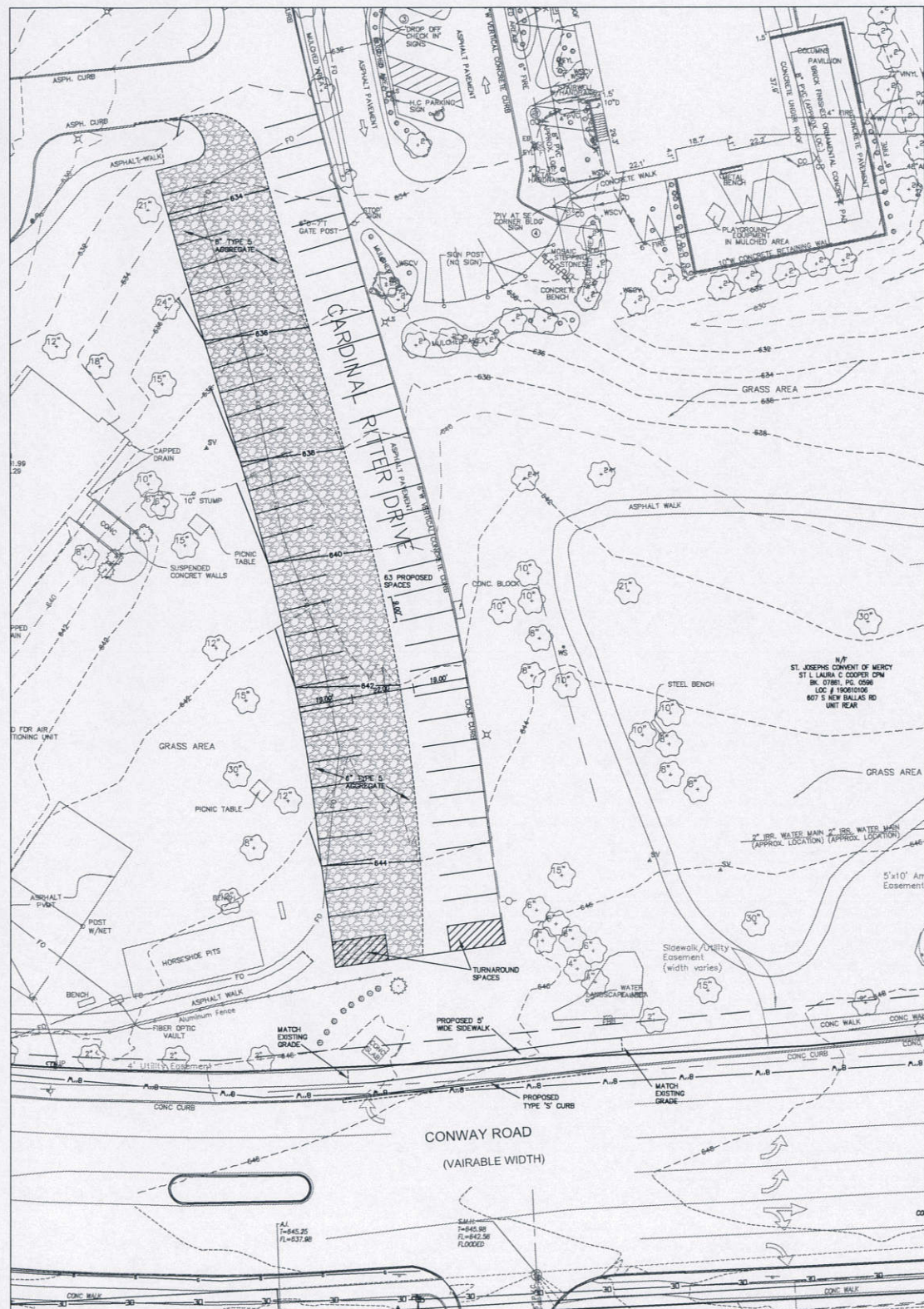
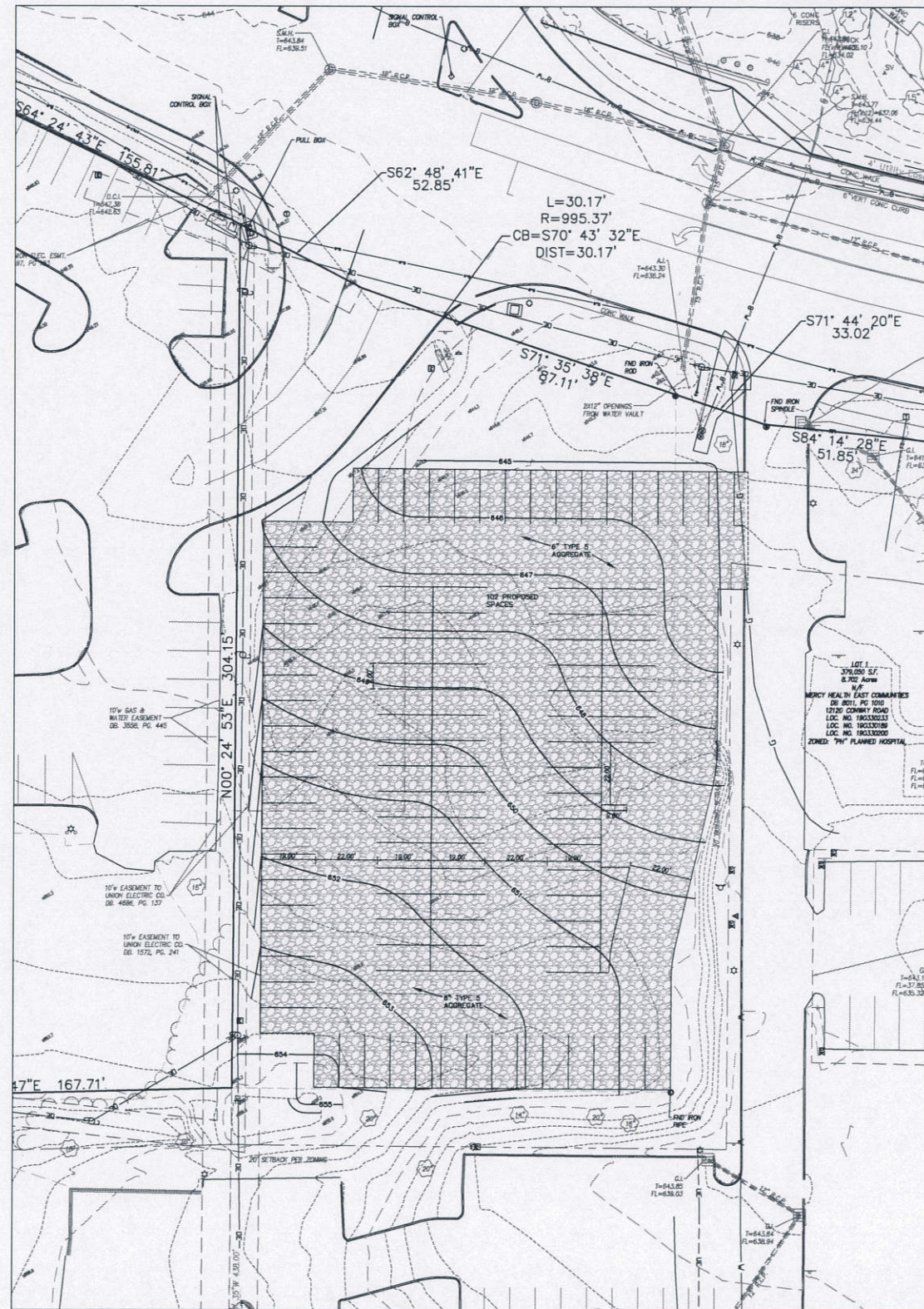
39508

Original: Applicant

Copy To: Planning, Building, & Police Departments

Revised: 7/11

** Approved for 45-days. Refer to site improvement permit #39507*



STOCK & ASSOCIATES
Consulting Engineers, Inc.
237 Dufferinfield Business Parkway
St. Louis, MO 63105 PM (636)
530-5800 FAX (636) 530-5500
e-mail: graham@stockinc.com
Web: www.stockinc.com

PREPARED BY:

SITE IMPROVEMENT PLANS FOR:

MERCY HEALTH - GRAVEL PARKING AREAS - COVID 19

CITY OF CREVE COEUR
MISSOURI

DATE: 04/06/20

GEORGE M. STOCK
MICHAEL STOCK
NUMBER: PE-25116

REVISIONS:

1. City Comments 4/06/20

GRAPH: ST
E-L-F
DATE: 04/03/2020
JOB NO: 220-5744
SHEET # 190

SHEET TITLE: SITE AND GRADING PLAN

SHEET NO: C5.0

RECEIVED
APR 06 2020
PLANNING DEPT.



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 PLANNING AND ZONING COMMISSION #20-005: SITE CONCEPT PLAN AMENDMENT AND SITE DEVELOPMENT PLAN APPROVAL FOR AN ADDITION TO THE PRATT CANCER CENTER ON THE MERCY HEALTHCARE CAMPUS

FOR THE MEETING OF: Monday, March 16, 2020, 6:30 PM.

LOCATION: 615 S. New Ballas. Zoned PH Planned Hospital District

REQUEST: George Stock, Stock and Associates Consulting Engineers, Inc, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, has submitted a request for an amendment to the site concept plan for the Mercy Campus and site development plan for a 17,230 square foot addition to the Pratt Cancer Center. Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080. The current proposal includes a shared parking agreement with the Temple Emanuel, zoned A Single Family Residential.

ADDITIONAL INFORMATION: The Mercy Campus is located at the northwest and southwest corners of S. New Ballas Road and Ladue Road, extending southward to Town and Country. The north campus area is 70.42 acres, and the area of the south campus within the City of Creve Coeur is approximately 9.95 acres. On February 26, 2018 (Ordinance No. 5573), the City Council approved the site concept plan for Mercy Hospital campus and the site development plans for a new 260,100 square foot outpatient center located on the south campus at 12130 Conway Road and 2011 Ballas Road. Extensions have been granted and the project has not commenced construction at this time. Construction is anticipated to begin in the fall and will likely require an additional extension before then.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Plan References

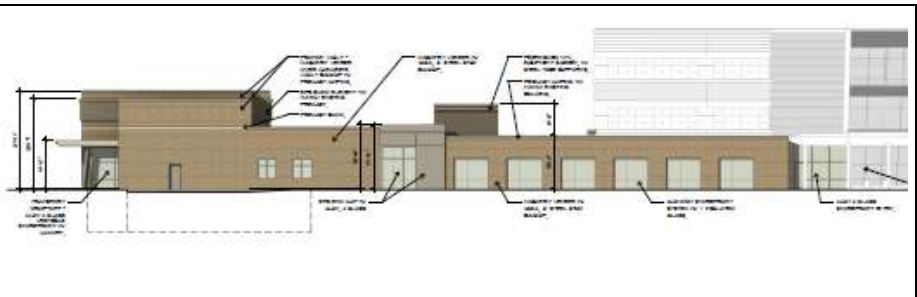
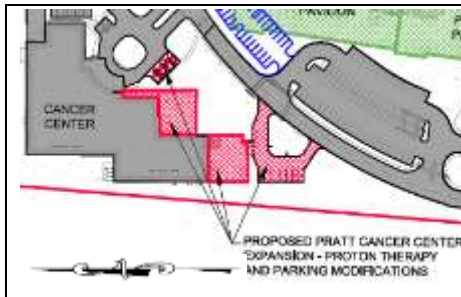
- Campus (CP) District

Zoning Code References

- Section 405.310 "PH" Planned Hospital District
- Article VII: Off-Street Parking and Loading Regulations
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Mercy Hospital – St. Louis
615 S. New Ballas Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 3/13/2020

ATTACHMENTS: Applicant's Materials submitted March 4, 2020
Parking Agreement with Temple Emmanuel
Draft Ordinance
Ordinance No. 5573

PROPOSAL

SITE CONCEPT PLAN

The Site Concept Plan was reviewed in 2018 to include the Outpatient Center and the revisions to the access on the Town and Country side from S. New Ballas Road, and the relocation of the Ameren Substation. At that time, the Future North Patient Pavilion and West Patient Pavilion are shown, along with the East Parking Garage Expansion along S. New Ballas Road are included, but there are no plans to pursue those for the foreseeable future. The prior Site Concept Plan also indicated the Behavioral Health Center was to be removed. However, there are no current plans to remove this building within the next 8 years, for which the Site Concept Plan is reviewed. At that time a condition of the approval of the Site Concept Plan and the Site Development Plan required that the access drive in front of the Ronald McDonald House to Conway Road shall be removed, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road.



Figure 1: The 2018 Site Concept Plan for the Mercy Campus including the South campus areas, along with the Close-up of the area indicated in the prior plan of the pavement and building that had been designated for removal, and proposed future buildings in green.

The proposed new site concept plan, is largely in keeping with the prior approved Plan, however, the Behavioral Health Center is remaining along with the VonGontard Drive surface lot that was to be removed. The proposal will keep this surface lot, and have dry detention basin modifications adjacent to the south parking garage to meet with MSD requirements. Also shown is the new proposed Pratt Cancer Center Expansion and parking modifications, and a future interim parking lot new configuration until the North and West Patient Pavilion is built, which could occur in the next 5 years.



Figure 2: Proposed new Site Concept Plan for the Campus showing the proposed Pratt Cancer Center Addition, and maintaining the existing surface parking lot and Behavioral Health Center. Red X marks the access drive that should be removed.

The Ordinance authorizing the Site Concept Plan and Site Development Plan in 2019 required that the access drive in front of the Ronald McDonald House to Conway Road shall be removed. This area was to be landscaped and new curb restored at the entrance. The proposed site concept plan is showing that the access drive will be blocked but largely kept as is. Staff has included a condition of approval that the concrete drive shall be removed and the area restored to a green lawn to the entrances of the Ronald McDonald House, as shown with a red X in the image above. The proposal also includes the leasing of 110 parking spaces with Temple Emmanuel, discussed further below under the Parking Section.

SITE DEVELOPMENT PLAN PROPOSAL

Site Development Plan approval is also being sought for a 17,230 square foot building addition to the Pratt Cancer Center at the northwest corner of the campus, and modification to the existing parking lot (shown in red above). The materials include brick to match the existing building, precast stone, and introduces EIFS on the building not found elsewhere to imitate the existing cast stone band on the building, and the southeast corner of the building.

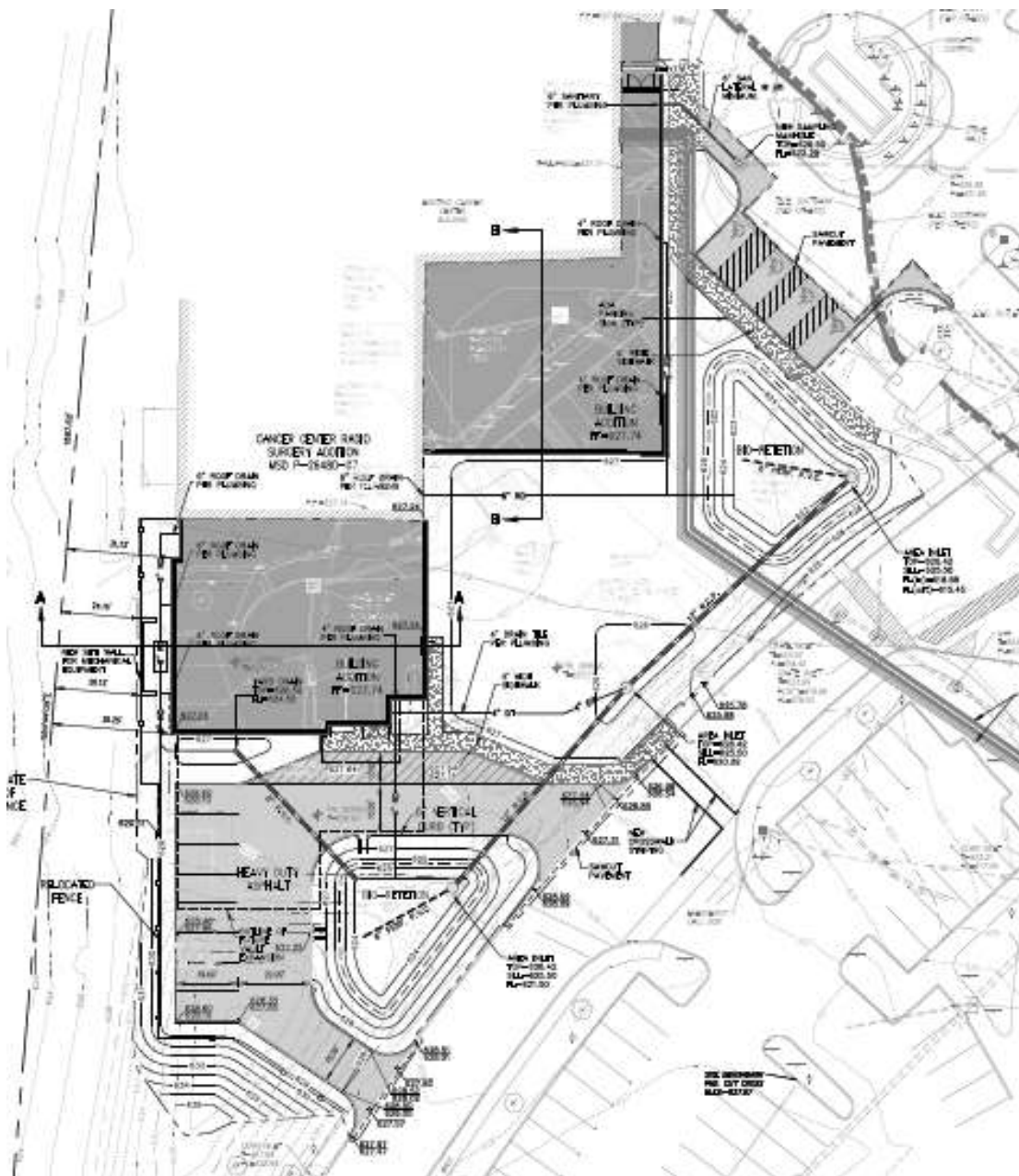


Figure 3: Close-up of the Site Development Plan for the Pratt Cancer Center Addition.

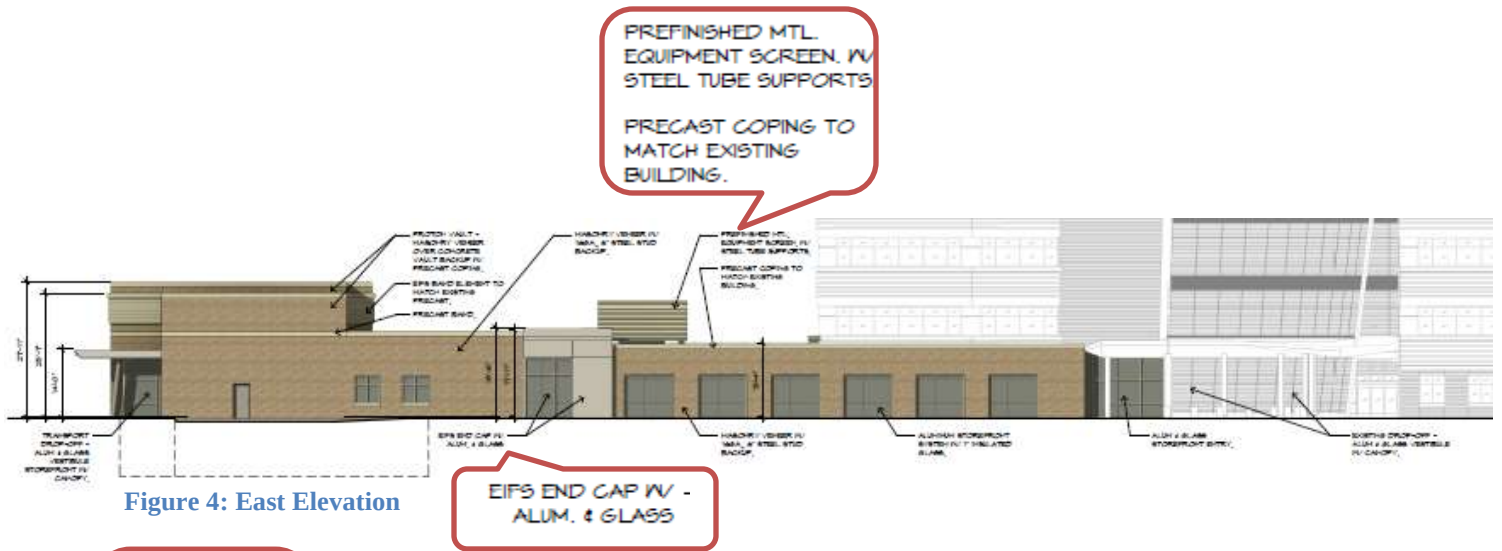


Figure 4: East Elevation

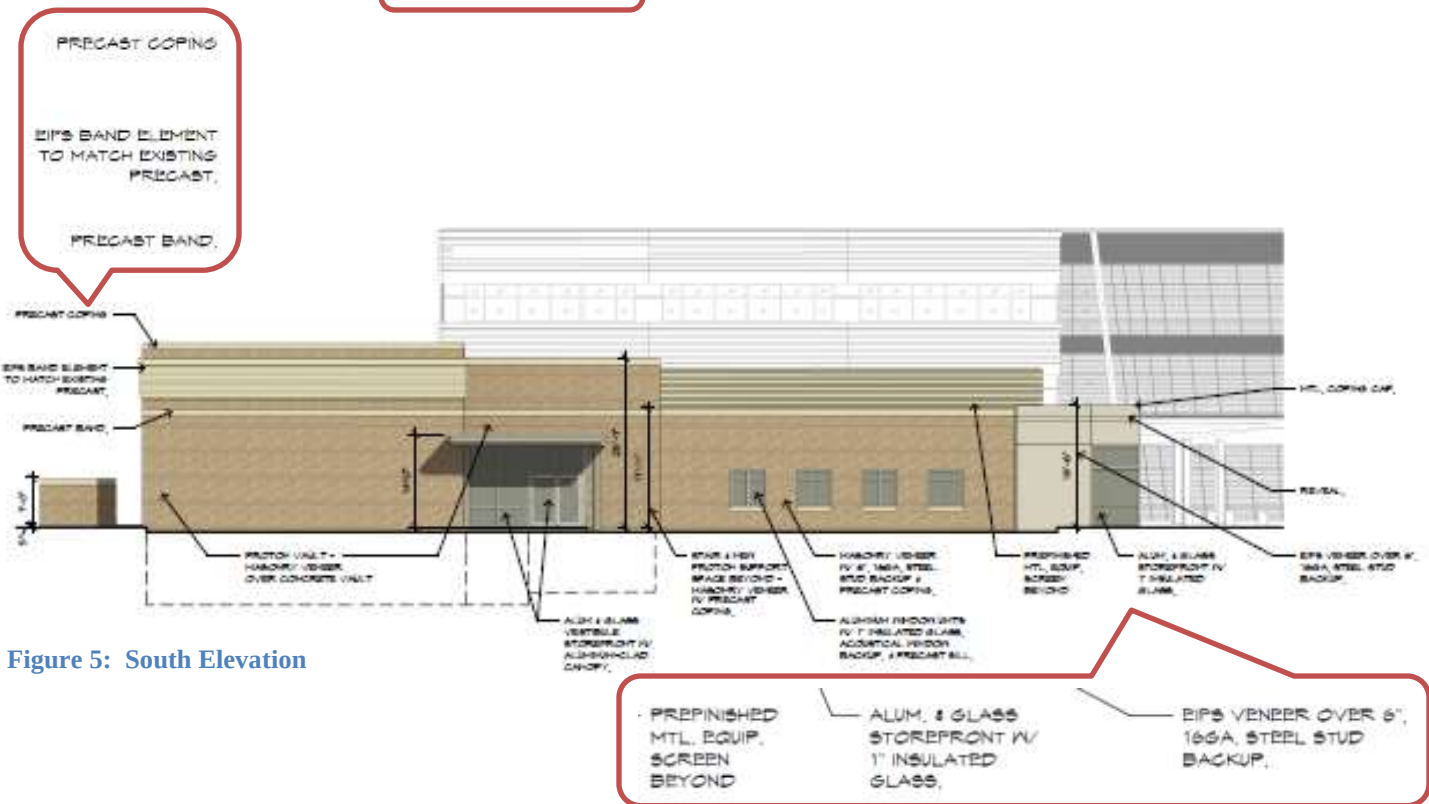


Figure 5: South Elevation

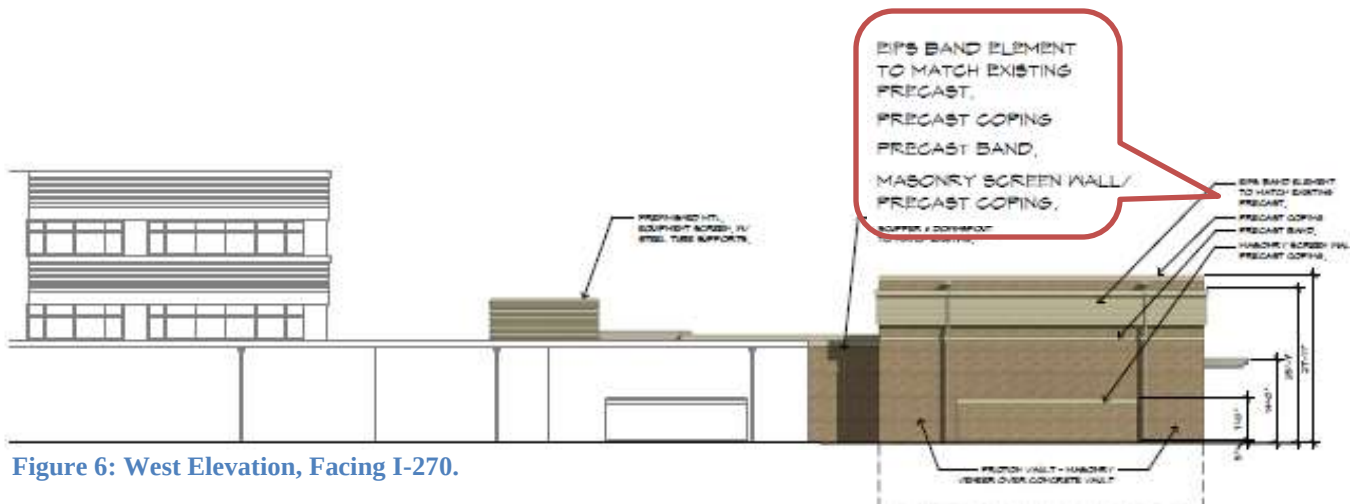


Figure 6: West Elevation, Facing I-270.

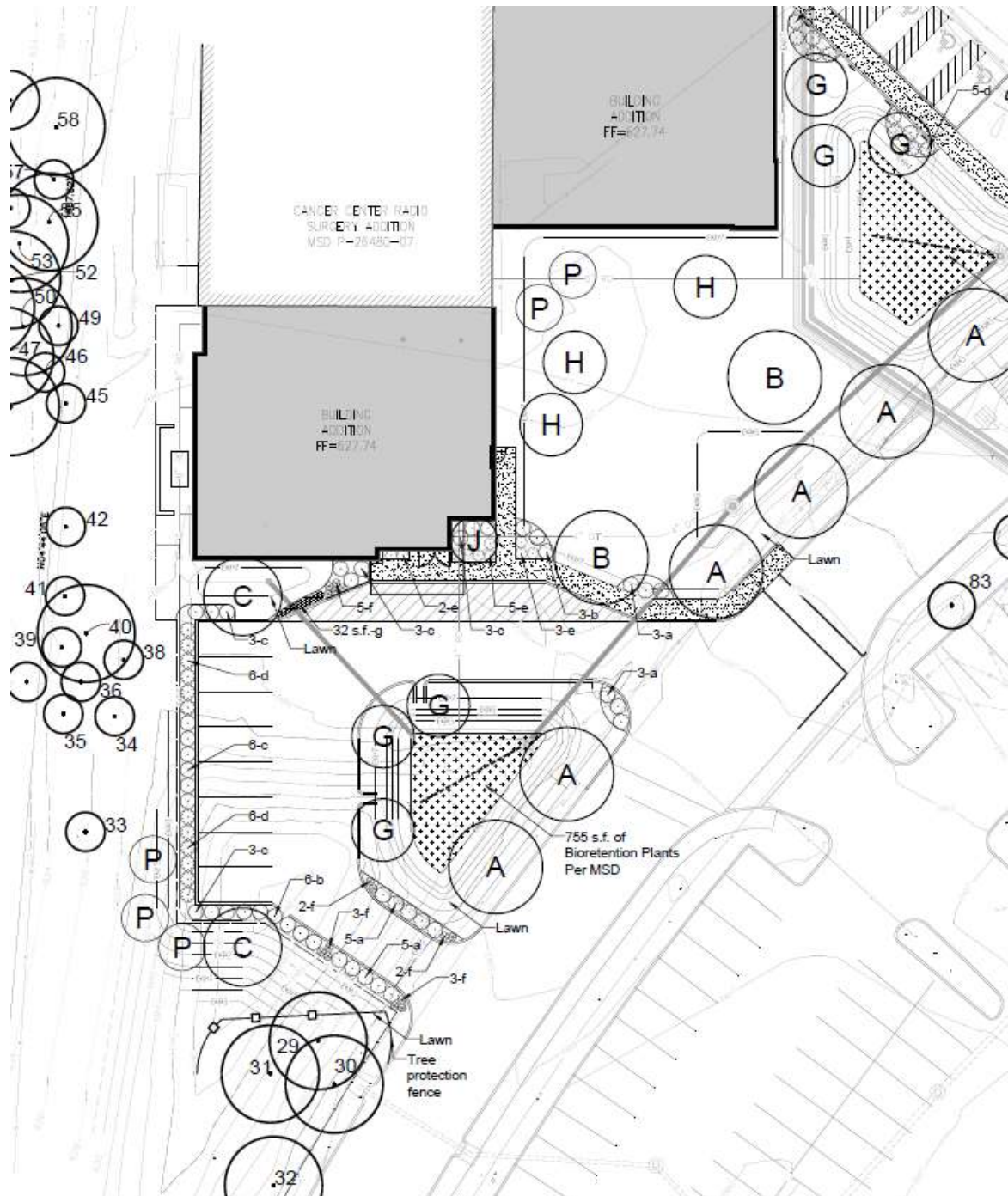


Figure 7: Close-up of the Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	A Single-family Residential	N/A
South	Future Mercy South Campus Expansion	City of Town and Country	I-270/I-64
East	Single-family residences	Westwood Village residential	S. New Ballas Road
West	Temple Emanuel	A-Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Mercy Hospital is included in the Campus (CP) Place Type district that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscaped buffers. Campuses, by definition, consist of multiple primary buildings on a single site. Recommendations include Establish Primary Street and Secondary Street setbacks that are compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type, to reflect each place type's articulated vision.

The Site Concept Plan is largely the same as that of the prior approved plan with the exception of maintaining the Behavioral Health Center and the surface parking lot that is between the existing structured garage and the Ronald McDonald House, and includes the new addition of the Pratt Cancer Center, at the northeast corner. The detention basin is also now being included just south of the parking garage, and north of the Behavioral Health Center, for future modifications. As discussed above, the prior condition of approval included a condition that the access drive in front of the Ronald McDonald House to Conway Road shall be removed. This area was to be landscaped and new curb restored at the entrance. The proposed site concept plan is showing that the access drive will be blocked but largely kept as is. Therefore, Staff has included a condition of approval that the concrete drive shall be removed and the area restored to a green lawn to the entrance of the Ronald McDonald House, as shown with a red X in the image below to be consistent with the prior approval, and to meet with recommendation for developments to be surrounded by beautiful landscape buffers.



Figure 8: Close-up of the Site Concept from 2019 and the proposed amended Site Concept Plan.

The Pratt Cancer Center addition is largely in line with the existing building along I-270, and additional landscaping is provided to provide for screening of the new parking lot area to meet with the Comprehensive Plan recommendations for a landscape buffer surrounding the campus.

DESIGN GUIDELINES ANALYSIS

Structures:

The City's Design Guidelines encourage interesting, articulated and high quality structures, that are designed with an architectural and urban scale compatible with the neighboring developments, primary building entrances should be clearly defined and provide a sense of entry, oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies and other similar features. Further, materials are to be of good architectural character, where natural, traditional building materials are encouraged, and architectural consistency of colors, materials and detailing are to be provided between all building elevations. False or decorative façade treatment, where one or more unrelated materials are placed upon the building should be avoided, and where there is more than one building on the site, coordination in the design of the structures should be provided. Material or color changes should occur at a change of plane and changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided.

The proposal will utilize the same brick color and detail of the existing building, but does introduce new Exterior Insulating Finishing Systems (EIFS) on the building where there currently is not any. The EIFS is intended to match the existing precast concrete masonry on the existing building, and is located at the southwest corner of the building. The existing building also has a brick banding relief detail at the base of the structure that is not showing up on the drawings for the addition. Therefore, Staff recommends that the Applicant utilize the precast stone building element, instead of the proposed EIFS that it is to mimic the design, and to provide the brick detail around the base of the building to match the existing, to further the proposal towards the recommendations of the Design Guidelines.



Figure 9: Close-up of the existing building with the brick relief banding along the base.

The Design Guidelines also recommend that building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons. (p.8). The east elevation is showing a large metal screen with steel tube supports that will be particularly visible along the east elevation. The screen sits up higher with the bottom of the equipment shown. While visiting the site, the existing mechanical screening is more limited in view and with the parapet high enough to screen the bottom portion. The screening is also a flat material that matches the metal on the building adjacent to the windows. Therefore, Staff has included a recommendation that the screening should be lowered to fully screen the equipment and not appear as just stuck on the drawing, and to raise the parapet to limit the visibility of the screening, and screen the bottom opening, the color and style should match the existing screening on the building.



Figure 10: Close-up of the East Elevation of the mechanical screening.



Figure 11: Photo of the existing south portion of the building showing the existing mechanical screening on the roof.

The Design Guidelines also provide recommendations on landscaping and screening of parking lots that include high quality landscaping that accentuates the building and site, softens the effects of parking areas, and a consistency of landscape design throughout a development. Setbacks should be landscaped in order to act as a buffer between buildings, between the building and the street, and to create a more pleasing view to and front the building. The building addition and the parking lot modification will require cutting into the existing large berm to the south, and remove the existing invasive plants that along the front of the building. Additional plantings, including additional trees along I-270, and a variety of shrubs along the parking lot for headlight screening, that include boxwood and Wine and Roses Weigela. Interior plantings have been added, along with the Bioretention plants per MSD requirements, are provided that meet with the City's design recommendations.



With a few exceptions, the proposal is in keeping with the recommendations of the Comprehensive Plan and the Design Guidelines. As discussed above, Staff has included conditions to address these concerns that are: the EIFS element that is to be replaced to match the existing the precast stone elements; that the brick detail on the base of the building should be carried around to the new addition; and that roof parapet should be increased, and the mechanical screening lowered to fully screen the equipment and limit the visibility of the screening, and the design of the screening should match the existing screening to be more flat to better blend with the existing building.

SITE CONCEPT PLAN/SITE DEVELOPMENT PLAN

As discussed earlier, Section 405.310(D) of the Zoning Code states that site concept and site development plan approval by the Planning and Zoning Commission and the City Council shall be required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH District.

The PH-District has a minimum front yard of 10 feet from the right-of-way, in the event that parking is to be located in front of a building, then the front yard setback a minimum of 50 feet from the right-of-way, per Section 405.310(E)(3)(a). The building addition along I-270 is at 31.73", with the existing wrought iron style fence and mechanical screen wall in front of the building at approximately 24 feet, shown and discussed further below.

Fences and Walls

Section 405.640 Fences and Walls required that any fence or wall within a front yard setback, or over 6 feet in height shall be approved by the Planning and Zoning Commission. The existing wrought iron style fence will be relocated to around the building addition along I-270 and to the new parking lot area. Additionally, the wall to screen the ground mounted mechanical equipment is designed to be 7 feet in height, faced with the brick with a precast stone cap to match the building, in compliance with the Design Guidelines as discussed above. Given the design, location in this setting, and the landscaping provided, Staff does not have a concern with the proposed location of the screen wall at 7 feet in height.

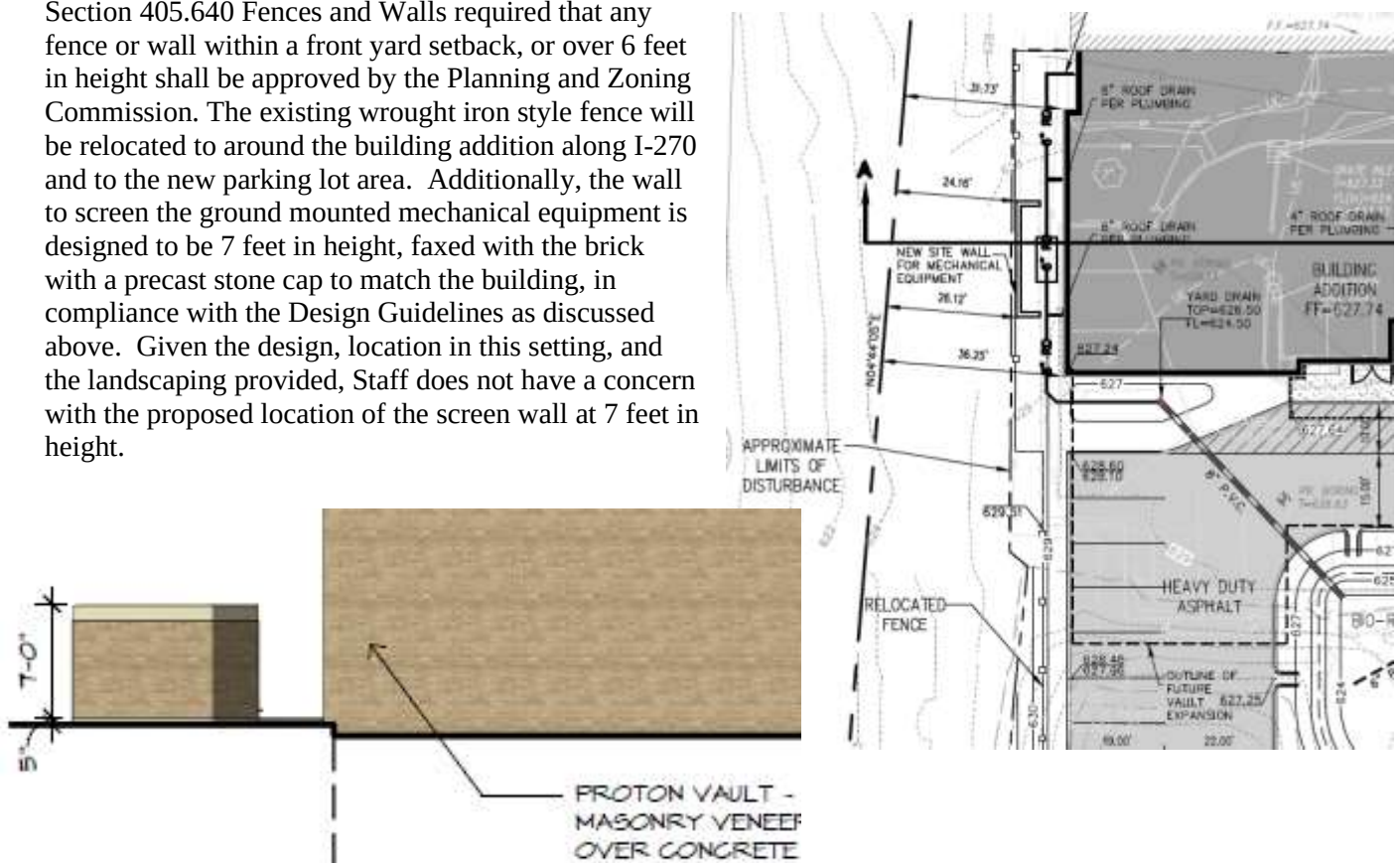


Figure 13: Close-up of the South Elevation showing the screen wall and the Site Plan.

Landscaping

As discussed above, the new addition will require the removal of the existing invasive plant, burning bush, in front of the building, and the reworking of the parking lot, and cutting into the existing landscaped berm that currently screens the area from views along I-270. However, additional trees that include canopy-shade tree, understory-ornamental trees, and evergreen trees (with a minimum caliper of 3") and shrubs have been provided to provide headlight screening as required in Section 405.540(F) Landscaping, and with Section 405.810(A)(5) Screening and landscaping of the Off-Street Parking and Loading Regulations.

Sidewalks

Section 405.730 Sidewalks requires that all sidewalks shall be safe, clearly defined and direct, buffered from the street vehicular traffic and parking areas by a minimum of 3 foot greenspace or landscape area, provide safe clearly defined and direct access between buildings from the principal building's entrance to the public side walk, and all internal sidewalks in non-residential developments shall be at least 6 feet in width or 8 feet if used as a curb stop, and the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route. All of the new sidewalks are showing a width of 6 feet. However, at the new ADA parking spaces, it is showing that the sidewalk is also a curb stop. Therefore, Staff has included a condition that a wheel stop be provided or that the sidewalk should be expanded to 8 feet if it is to be a used as curb stop.

Lighting

The Applicant's photometric plan indicate that the light fixtures are existing and being relocated to coordinate with the new parking lot site configuration, and have LED standards. The Plan also shows some low-level sidewalk lighting; however, detail cutsheet of the light fixture was not provided. They are also existing and are being relocated for the new site configuration.



Figure 14: Close-up of the photometric plan and the light fixture, and a photo of the existing low bollard style sidewalk lighting that will be relocated.

Stormwater

The Applicant has stated that with the proposed addition, MSD is requiring that the disturbed area associated with this project area to be taken back to grass as it relates to stormwater runoff and is required to provide Water Quality, Channel Protection and 2-year/100-yr stormwater detention for the disturbed area, prior to discharging into the adjacent private storm system shown on the plans. The bio-retention basins have been sized to stack these volumes within, to meet these criteria. The majority of the campus drains east and south underground to below the existing garage along Ballas Road, prior to discharging from the campus via a pipe below Ballas. MSD is also requiring that Mercy commit to a schedule outlining the future plans for the upgrading of the detention basin that is now shown on the Site Concept Plan in blue. Preliminary review of the detention basin modifications required to meet MSD standards that would include modifications of the existing dry detention basin, outfall structure and retaining walls shown south of the parking Conway parking garage. This work will not require review at the Planning or Zoning Commission, but a Site Improvement Permit will be required to coincide with the MSD permit.

Traffic Impacts

In the prior approval in 2018, the Staff Report included the discussion regarding the Traffic Impacts to include the installation of video detection cameras on the traffic signal located at their northern entrance on Ballas (Muckerman entrance) and any necessary controller cabinet modifications to allow the signal timing to be more efficient. However, this specific condition was not included in the Ordinance, but was assumed to be part of the requirement that the Applicant shall comply with MoDOT requirements for any improvements. Therefore, Staff would like to include a specific condition at this time. The condition would allow Mercy to defer installation of the cameras until the Outpatient Center is under construction, or near the end of construction as part of the final occupancy permit if necessary and when other traffic improvements are being completed under the direction of the City's Public Works Director. The Director of Public Works is also asking them to illuminated street name signs for Muckerman entrance and illuminated hospital H with arrows on the mast arms, as a benefit to the traffic looking for the Hospital. It will also complete the directional path started by the City with the illuminated H with arrows at Ladue/Ballas.

Parking

The City's Zoning regulations requires that the off-site parking agreements should be reviewed by the Planning and Zoning Commission under Section 405.800(G)(4) of Joint Parking Facilities that which provides that it can clearly demonstrate the ability to successfully provide joint parking facilities to the satisfaction of the Planning and Zoning Commission, with review and approval of the agreement by the City Attorney as part of the building permit. Section 405.800(F) states that all accessory off-site parking facilities, whether provided in fulfillment of or in excess of the requirements of this Article and whether located on the same or on a different lot from the principal use as provided in the preceding paragraph, shall be located on non-residentially zoned property (non-residential zoning districts do not include the "A", "B", "C", "D", "AR" or "MR" Districts).

The Site Concept Plan is showing that the existing total parking required is 5,426 spaces, where north campus has a total of 5,344 spaces, and that the Hospital is leasing 110 spaces from Temple Emmanuel, and 110 spaces on the remaining surface lot on the South Campus for a total of 5,564 spaces. Once the Outpatient Center and structure is completed, the required parking for the entire campus is 6,209 spaces and the total provided on the site is 6,308 spaces. However, this would include the 110 spaces shared with Temple Emanuel, therefore the overall parking is short by 11 spaces.

Temple Emmanuel is zoned A Single Family Residential, however it is not utilized as a residential development and is largely isolated from any surrounding residences. Therefore, Staff does not have a concern with Mercy temporarily utilizing the parking at Temple Emmanuel until the parking structure on the south campus is completed, and the majority of the parking for the Temple is only utilized on Saturday. However, as the Church is zoned A Single Family Residential, once final occupancy is completed for the new building, other options or a more permanent arrangements will need to be considered. Therefore, Staff has included a condition of approval that the parking agreement with

Temple will only be authorized on a temporary basis until the new Outpatient Center and Parking facilities are completed. Additionally, any gravel parking shall be restored to a green lawn, and/or landscaped and developed as a parking lot.



Figure 15: GIS Image of the South area and Temple Emmanuel Parking.

SUMMARY AND RECOMMENDATION

The amended Site Concept Plan and Site Development Plan for the Pratt Cancer Center Addition are consistent with the City's Comprehensive Plan, and the PH-Planned Hospital District, with a few minor exceptions as highlighted in this Staff Report. Below are the conditions discussed in the Staff Report along with the standard conditions for a site development plan:

The Site Concept Plan:

1. The Site Concept Plan is amended to include the proposed additions as presented in the revised drawings received March 4, 2020, and as amended below.
2. The access drive between the Behavioral Health Center and the Ronald McDonald House shall be removed and the area restored and landscaped as discussed the Staff Report for the March 16, 2020 Planning and Zoning Commission Meeting.
3. Shared parking with Temple Emmanuel is approved on a temporary basis until the Outpatient Center and parking structure are completed, and once completed, any gravel parking areas will need to be restored and landscaped to a green lawn, and/or landscaped and developed as a parking lot meeting the requirements of the Zoning Ordinance
4. All other conditions of Ordinance 5573 shall remain in effect

The Site Development Plan

The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.

1. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction the City for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site

- Improvement Plans shall be in substantial conformance with the “Site Development Plans,” and the “Landscape Plan” received on March 4, 2020, as bound together and submitted in conjunction with Application #20-005 by Stock and Associates, and as amended below.
2. The Elevations shall be revised to replace the EIFS material with precast stone, and provide the brick banding along the base of the addition to match the existing building. The roof parapet should be increased, and the mechanical screening lowered to fully screen the equipment and limit the visibility of the screening. The design of the screening should match the existing screening which is a flat material to better blend with the existing building. and in furtherance of the City’s Design Guidelines.
 3. Video detection cameras on the traffic signal located at the northern entrance on Ballas and any necessary controller cabinet modifications shall be provided to allow the signal timing. Illuminated street name sign for Muckerman entrance and illuminated hospital H with arrows on the mast arms shall be installed. The placement and coordination of the installation of these may be coordinated with the construction of the Outpatient Center on the South Campus and in conjunction with the other traffic improvements that will be undertaken in Ordinance 5573, under the direction of the City’s Public Works Director, and prior to the final occupancy of the Outpatient Center.
 4. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730
 5. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
 6. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
 7. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
 8. Any additional ground mounted mechanical equipment installed for the site shall be properly screened with approved materials.
 9. All new signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
 10. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

ACTION

After discussion with the applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions. The following is an example of an appropriate motion for this application:

“I move to recommend approval of Application #20-005 for the Site Concept Plan Amendment and Site Development Plan for an addition to the Pratt Cancer Center on the Mercy Healthcare campus based upon the information presented and subject to the conditions in the Draft

Ordinance for the March 16, 2020 Planning and Zoning Commission meeting, including all conditions recommended in Staff's report.” (Specific conditions discussed and approved by prior 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

Mercy Health



City Limits

Parcels

February 25, 2020



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 3/11/2020



Description: View of the existing front of the Pratt Cancer Center, looking north west from the internal drive.



Description: View of the existing single-story area on the south end of the existing building.



Description: Close-up view of the existing building showing the architectural details of the brick banding along the base of the building, the precast stone material and the metal panels between the windows.



Description: View looking south from the existing parking area at the berm and ornamental fencing that will be cut into for the new addition and parking lot configuration.

SITE DATA:

ZONING CLASSIFICATION: PH (PLANNED HOSPITAL)

DEVELOPMENT AREA

CAMPUS	70.42 Acres
*SKILLED NURSING FACILITY	8.70 Acres
OLD R.O.W. TAKINGS	1.25 Acres
TOTAL AREA	80.37 Acres (3,500,917 Sq. Ft.)

*SKILLED NURSING FACILITY (SOUTH SIDE OF CONWAY ROAD)

F.A.R. (FLOOR AREA RATIO):

EXISTING - 2,42,578 Sq. Ft.
3,500,917 Sq. Ft. = 0.69 FAR

(MAXIMUM ALLOWED BY ZONING = 1.0)

*GROSS BUILDING AREA

SITE COVERAGE:

EXISTING - 52.32% [42.05 Ac. - BASED ON 80.37 Ac]

(MAXIMUM SITE COVERAGE = 63%)

CAMPUS PARKING:

EXISTING PARKING (NORTH) = *5,344 SPACES
* 223 HC ACCESSIBLE

EXISTING PARKING (SOUTH) = 110 SPACES

TEMPLE SURFACE LOT (LEASED) = 110 SPACES

TOTAL = 5,344 + 110 + 110 = *5,564 SPACES
* 223 HC ACCESSIBLE

BOUNDARY DESCRIPTION (NORTH SIDE OF CONWAY ROAD)

THE FOLLOWING BOUNDARY DESCRIPTION WAS PREPARED BY HEIDEMAN | ASSOCIATES, INC. ON OCTOBER 20, 2001

A tract of land being part of the Northwest Quarter of Section 15, Township 45 North, Range 5 East St. Louis County, Missouri and being part of a larger tract conveyed to St. John's Hospital by a Deed recorded in Deed Book 4198 page 544, dated the 20th day of November, 1959, and being described as follows:

Beginning at the Southeast corner of Lot 17 Sackston Woods, a subdivision filed for record in Plat Book 53 page 15 of the St. Louis county land records, said point also being on the North line of Section 15 as previously described; thence South 00 degrees 17 minutes 23 seconds West along the Western Right of Way of State Highway J (also known as Ballas Road) a distance of 1948.50 feet to a point; thence South 04 degrees 08 minutes 14 seconds East a distance of 150.33 feet to a point; thence South 00 degrees 17 minutes 23 seconds West a distance of 180.02 feet to a point; thence South 45 degrees 44 minutes 39 seconds West a distance of 74.41 feet to a point on the Northern Right of Way line of Conway Road; thence leaving said State Highway J South 86 degrees 40 minutes 24 seconds West along the Northern Right of Way line of Conway Road a distance of 305.41 feet to a point; thence South 03 degrees 19 minutes 36 seconds East a distance of 10.00 feet to a point; thence North 86 degrees 23 seconds 23 seconds West a distance of 133.17 feet to a point; thence North 82 degrees 15 minutes 37 seconds West a distance of 126.95 feet to a point; thence North 49 degrees 47 minutes 04 seconds West; a distance of 103.54 feet to a point; thence North 71 degrees 35 minutes 09 seconds West a distance of 71.13 feet to a point; thence North 66 degrees 18 minutes 46 seconds West a distance of 165.61 feet to a point; thence North 48 degrees 41 minutes 22 seconds West a distance of 205.70 feet to a found iron pin; thence North 39 degrees 57 minutes 17 seconds West a distance of 228.02 feet to a found iron pin; thence North 47 degrees 30 minutes 53 seconds West a distance of 303.12 feet to a point on the Eastern Right of Way line of Interstate Highway I-270 (also known as 244); thence leaving the Northern Line of said Conway Road North 04 degrees 44 minutes 05 seconds East along said Eastern Right of Way line a distance of 1687.62 feet to a point, said point to be hereafter known as point "A" and being on the Southern line of Sackston Woods Plat 2 a subdivision filed for record in Plat Book 100 page 80 of the St. Louis County Land Records; thence leaving said Eastern Right of Way line South 89 degrees 50 minutes 00 seconds East a distance of 1325.29 feet to the point of beginning and containing 70.32 Acres

Less and Excepting a tract of and being part of the previously described larger tract and commencing at point "A" as previously described; thence South 04 degrees 44 minutes 05 seconds West along the Eastern Right of way line a distance of 634.95 feet; thence leaving said Right of Way line South 81 degrees 43 minutes 15 seconds East a distance of 244.80 feet to the point of beginning of the tract excepted; thence continuing South 81 degrees 43 minutes 15 seconds East a distance of 202.16 feet to a point on the Western wall of the Existing Hospital Building; thence South 08 degrees 09 minutes 44 seconds West along said Wall a distance of 51.07 feet; thence North 82 degrees 09 minutes 01 seconds West a distance of 15.14 feet; thence South 08 degrees 00 minutes 53 seconds West a distance of 27.32 feet to a point on a Party wall; thence South 82 degrees 08 minutes 49 seconds East along said Party wall a distance of 17.16 feet to a point; thence South 08 degrees 09 minutes 53 seconds West a distance of 32.96 feet to a point; thence North 86 degrees 26 minutes 35 seconds West a distance of 3.70 feet; thence South 09 degrees 08 minutes 32 seconds West a distance of 22.65 feet to a point; thence South 81 degrees 54 minutes 24 seconds East a distance of 3.72 feet to a point; thence South 07 degrees 54 minutes 53 seconds West a distance of 31.85 feet to a point; thence South 81 degrees 53 minutes 15 seconds East a distance of 2.45 feet to a point; thence South 08 degrees 06 minutes 45 seconds West a distance of 84.18 feet; thence North 81 degrees 55 minutes 58 seconds West a distance of 9.61 feet to a point; thence South 08 degrees 16 minutes 37 seconds West a distance of 27.98 feet to a point; thence South 81 degrees 37 minutes 30 seconds East a distance of 9.69 feet to a point; thence South 08 degrees 06 minutes 45 seconds West a distance of 15.96 feet to a point; thence North 81 degrees 40 minutes 49 seconds West a distance of 49.76 feet; thence leaving said Party wall and continuing on the Western wall of the Existing Hospital Building South 08 degrees 02 minutes 33 seconds West a distance of 78.57 feet to a corner of said Building; thence leaving said Building North 81 degrees 58 minutes 04 seconds West a distance of 156.35 feet to a point; thence North 08 degrees 21 minutes 52 seconds East a distance of 373.51 feet to the point of beginning and containing 71,712 square feet.

Subject to Easements Restrictions and Covenants of record if any

LOT 1 BOUNDARY DESCRIPTION (OUTPATIENT CENTER - SOUTH SIDE OF CONWAY ROAD)

A tract of land being located in Section 15, Township 45 North, Range 5 East of the Fifth Principal Meridian, City Of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found old cross located at the southeast corner of a tract of land as conveyed to St. John's Medical Center, by instrument recorded in Book 9011, Page 1010 of the St. Louis County records, said point also being located on the west right-of-way line of South New Ballas Road, variable width; thence along the south line of said St. John's Medical Center tract, North 89 degrees 38 minutes 42 seconds West, 1024.35 feet to a found iron pipe at the southeast corner of said St. John's Medical Center tract, said point also being the southeast corner of a tract of land as conveyed to Temple Emanuel, by instrument recorded in Book 4514, Page 244 of above said record; thence along the east and north lines of said Temple Emanuel tract the following courses and distances: North 00 degrees 15 minutes 26 seconds East, 178.65 feet, North 88 degrees 31 minutes 47 seconds East, 167.71 feet; thence North 00 degrees 25 minutes 35 seconds East, 304.15 feet to the southern right-of-way line of Conway Road, variable width; thence along said right-of-way line the following courses and distances: South 02 degrees 48 minutes 41 seconds East, 46.81 feet to the beginning of a curve to the left having a radius of 995.37 feet; along said curve with an arc length of 90.17 feet and a chord which bears South 70 degrees 43 minutes 32 seconds East, 30.17 feet; South 71 degrees 35 minutes 38 seconds East, 87.11 feet to a found iron rod; South 71 degrees 44 minutes 20 seconds East, 33.02 feet to a found spindle; South 64 degrees 14 minutes 28 seconds East, 51.85 feet; South 82 degrees 25 minutes 46 seconds East, 137.31 feet; South 87 degrees 41 minutes 36 seconds East, 142.40 feet; North 87 degrees 21 minutes 59 seconds East, 236.55 feet to the beginning of a curve to the right having a radius of 88.50 feet and along said curve with an arc length of 143.81 feet and a chord which bears South 46 degrees 09 minutes 02 seconds East, 128.36 feet to a point of tangency; said point also being located on the west right-of-way line of above said South New Ballas Road; thence along said right-of-way line, the following courses and distances: South 00 degrees 20 minutes 08 seconds West, 60.98 feet to a point of curvature to the left having a radius of 1196.00 feet; along said curve with an arc length of 134.15 feet, and a chord which bears South 02 degrees 52 minutes 38 seconds East, 134.09 feet to a point of reverse curvature to the right having a radius of 490.00 feet; along said curve with an arc length of 53.80 feet and a chord which bears South 02 degrees 57 minutes 01 seconds East, 53.57 feet and South 00 degrees 11 minutes 23 seconds West, 67.85 feet to the Point of Beginning, containing 379,050 square feet or 8.702 acres more or less.

ZONING NOTES:

PH PLANNED HOSPITAL BUILDING BULK REGULATIONS

(1)When the two hundred (200) foot buffer yard is applicable, building and structures located more than two hundred (200) feet from residentially zoned property shall not exceed one hundred five (105) feet in height.

(2)When the two hundred (200) foot buffer yard does not apply, buildings and structures shall be regulated by the following height limitations:

(a) No buildings and structures shall be located within fifty (50) feet of the "PH" parcel boundary line.

(b) Fifty-five (55) feet maximum height for buildings and structures located no closer than fifty (50) feet from the "PH" parcel boundary line.

(c) Eighty-five (85) feet maximum height for buildings and structures located no closer than one hundred (100) feet from the "PH" parcel boundary line.

(d) One hundred five (105) feet maximum height for buildings and structures located more than two hundred (200) feet from "PH" parcel boundary line.

ZONING NOTES:

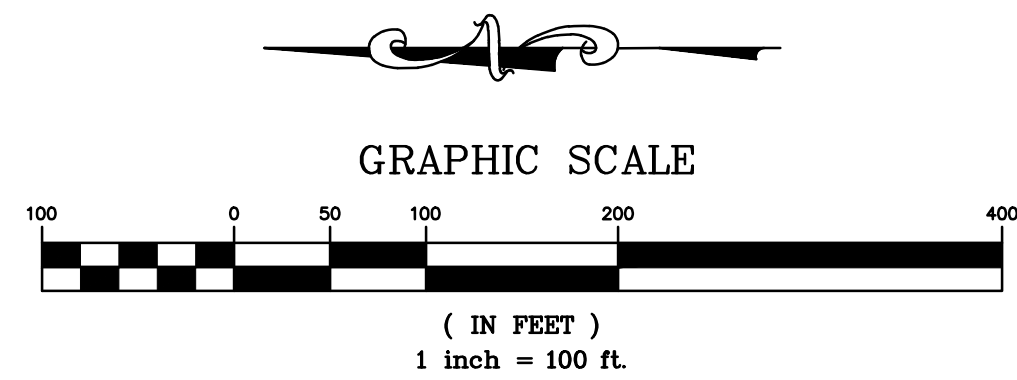
PH PLANNED HOSPITAL YARD AND SETBACK REQUIREMENTS

(3) (a) Minimum front yard. No building or structure shall be located closer than ten (10) feet from the right-of-way established by the adopted site concept plan for a "PH" Planned Hospital District. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the planned right-of-way. In the event the planned right-of-way is greater than the present right-of-way width, the required setback shall be measured from a line located a distance equal to one-half (1/2) of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees as required by Section 405.540.

(b) Minimum side yard. Twenty (20) feet.

(c) Minimum rear yard. Twenty (20) feet.

(d) Buffer yards. Any tract or site abutting a single-family residential zoning district with no intervening right-of-way shall provide a buffer yard setback of not less than two hundred (200) feet for both structures and parking surfaces. However, when a property zoned "PH" is adjacent to a conditional use within a residential zoning district, the setback, for buildings not exceeding three (3) stories or forty-five (45) feet in height is reduced to not less than twenty-five (25) feet for parking or driveways and sixty (60) feet for buildings. The buffer yard setbacks resulting from these requirements shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.



LEGEND

	EXISTING BUILDINGS + PAVEMENT
	PLANNED HOSPITAL ZONING BOUNDARY

DRAWING INDEX

SCP-1 - EXISTING CAMPUS PLAN
SCP-2 - AMENDED MASTER CONCEPT PLAN

PARKING CALCULATIONS:

CANCER CENTER - 124,607 S.F.
MEDICAL OFFICE BUILDINGS - 360,143 S.F.
CONFERENCE CENTER - 17,520 S.F.

TOTAL = 502,270 S.F.

PARKING REQUIRED = (502,270)/(0.85)(3.3/1000) = 1,409 SPACES

HOSPITAL BEDS = 859 BEDS

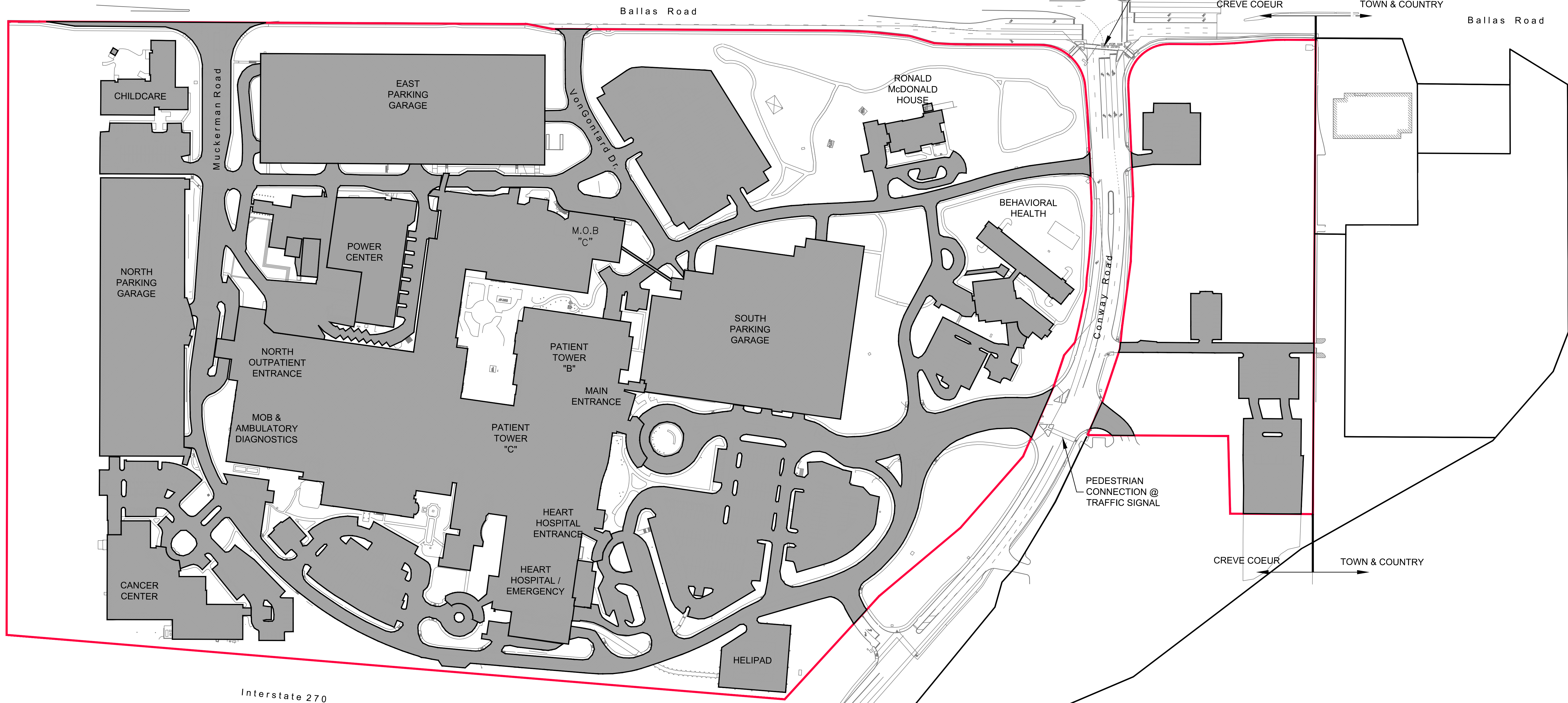
PARKING REQUIRED = (859)/(0.60) = 516 SPACES

EMPLOYEES = 5,389 FULL TIME EMPLOYEES

PARKING REQUIRED = (5,389)/(0.65) = 3,503 SPACES

TOTAL REQUIRED PARKING = 5,428 SPACES

TOTAL EXISTING PARKING = 5,564 SPACES (INCLUDING 223 HC ACCESSIBLE)



PREPARED FOR
MERCY HOSPITAL, ST. LOUIS
C/O DON KALICAK
615 S. NEW BALLAS ROAD
CREVE COEUR, MO 63141
636-614-3271

PREPARED BY:

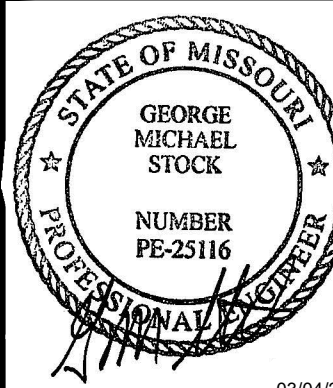
257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636)
530-9300 FAX: (636) 530-9300
e-mail: gjenner@stockandstock.com
Web: www.stockandstock.com

Stock & Associates
Consulting Engineers, Inc.

AMENDED SITE CONCEPT PLAN FOR:

MERCY HOSPITAL ST. LOUIS

CREVE COEUR, MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000990

REVISIONS:

1. REVISED PER CITY COMMENTS
03/04/20

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/14/20	JOB NO: 210-6571
M.S.D. P.#	BASE MAP P.#
S.L.C. HAT P.#	HAT S.U.P. P.#
M.D.N.R. #	

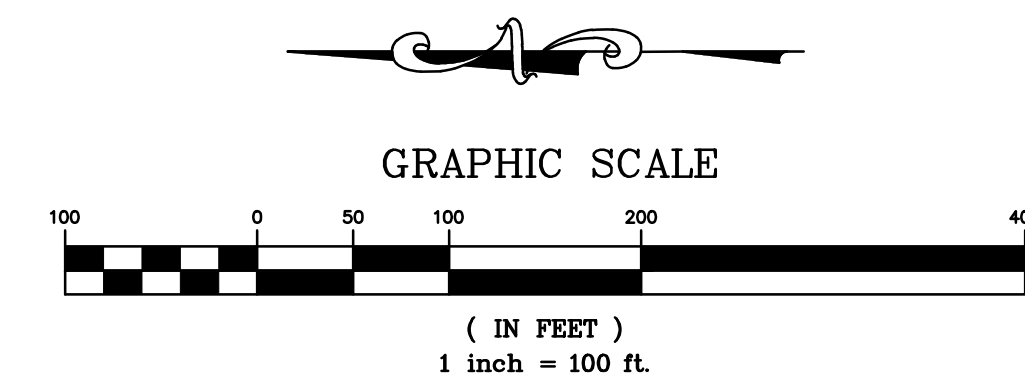
SHEET TITLE:

EXISTING CAMPUS PLAN

SHEET NO.:

SCP-1

AMENDED MASTER CONCEPT PLAN FOR MERCY HOSPITAL ST. LOUIS



LEGEND

	EXISTING BUILDINGS + PAVEMENT
	PROPOSED PRATT CANCER CENTER EXPANSION - PROTON THERAPY AND PARKING MODIFICATIONS
	PREVIOUSLY APPROVED OUTPATIENT CENTER (ORDINANCE 5573)
	FUTURE BUILDING ADDITIONS
	FUTURE ROADWAY MODIFICATIONS
	FUTURE DRY DETENTION BASIN MODIFICATIONS
	FUTURE INTERIM PARKING EXPANSION
	PLANNED HOSPITAL ZONING BOUNDARY

SITE DATA:

ZONING CLASSIFICATION: PH (PLANNED HOSPITAL)

DEVELOPMENT AREA

CAMPUS	70.42 Acres
*SKILLED NURSING FACILITY	8.70 Acres
OLD R.O.W. TAKINGS	1.25 Acres
TOTAL AREA	80.37 Acres (3,500,917 Sq. Ft.)

*SKILLED NURSING FACILITY (SOUTH SIDE OF CONWAY ROAD)

F.A.R. (FLOOR AREA RATIO):

EXISTING -	2,42,578 Sq. Ft. 3,500,917 Sq. Ft. = 0.69 FAR
PREVIOUSLY APPROVED - (ORDINANCE 5573)	2,428,578 + 261,355 Sq. Ft. (OUTPATIENT FACILITY) 3,500,917 Sq. Ft. = 0.77 FAR
PROPOSED -	2,689,933 Sq. Ft. + 17,230 Sq. Ft. (PROTON THERAPY ADD.) 3,500,917 Sq. Ft. = 0.77 FAR

(MAXIMUM ALLOWED BY ZONING = 1.0)
*GROSS BUILDING AREA

SITE COVERAGE:

EXISTING -	52.32% [42.05 Ac. - BASED ON 80.37 Ac.]
PREVIOUSLY APPROVED -	56.20% [45.19 Ac. - BASED ON 80.37 Ac.]
PROPOSED -	57.73% [46.40 Ac. - BASED ON 80.37 Ac.]

(MAXIMUM SITE COVERAGE = 63%)

CAMPUS PARKING:

PROPOSED PARKING (NORTH) = *5,344 - 30 = 5,314 SPACES
* 213 HC ACCESSIBLE

PREVIOUSLY APPROVED PARKING (SOUTH) = *884 SPACES
*29 HC ACCESSIBLE

TEMPLE SURFACE LOT (LEASED) = 110 SPACES

TOTAL NEW CAMPUS PARKING = *5,314 + *884 + 110 = *6,308
*215 HC ACCESSIBLE + 29 HC ACCESSIBLE = 244 HC ACCESSIBLE

PARKING CALCULATIONS:

CANCER CENTER - 124,607 S.F. + 17,230 S.F.
MEDICAL OFFICE BUILDINGS - 360,143 S.F.
CONFERENCE CENTER - 17,520 S.F.
OUTPATIENT CENTER - 261,355 S.F.

TOTAL = 780,855 S.F.

PARKING REQUIRED = (780,855)(0.85)(3.3/1000) = 2,190 SPACES

HOSPITAL BEDS = 859 BEDS

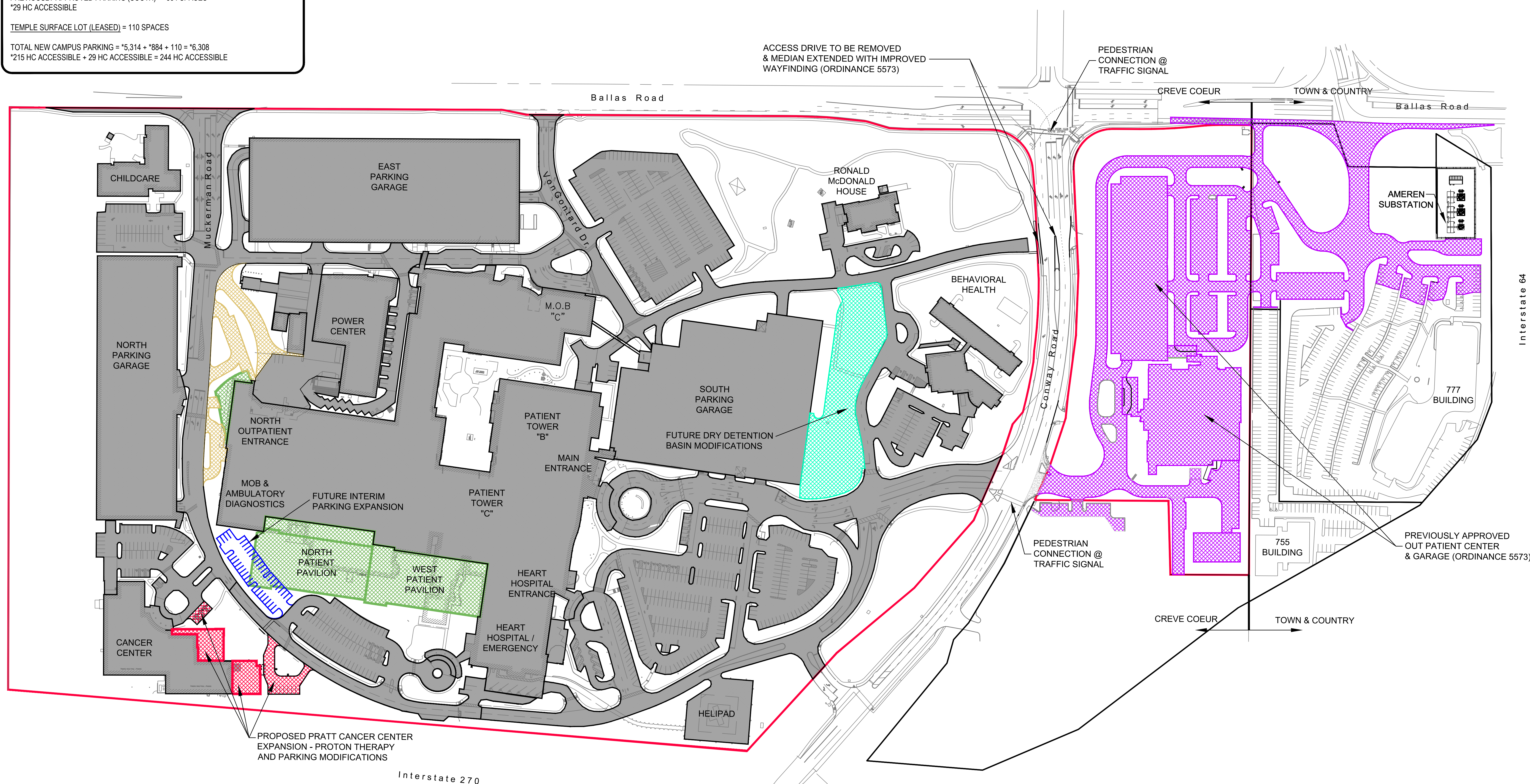
PARKING REQUIRED = (859)(0.60) = 516 SPACES

EMPLOYEES = 5,389 FULL TIME EMPLOYEES

PARKING REQUIRED = (5,389)(0.65) = 3,503 SPACES

TOTAL REQUIRED PARKING = 6,209 SPACES

TOTAL PROPOSED PARKING = 6,308 SPACES (INCLUDING 213 HC ACCESSIBLE)

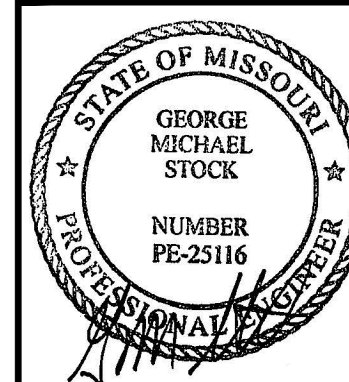


PREPARED FOR:
MERCY HOSPITAL ST. LOUIS
C/O DON KALICAK
615 S. NEW BALLAS ROAD
CREVE COEUR, MO 63141
636-614-3271

AMENDED MASTER CONCEPT PLAN FOR:

MERCY HOSPITAL ST. LOUIS

CREVE COEUR, MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000990

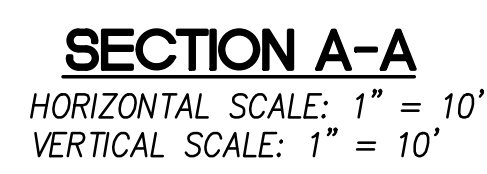
REVISIONS:

1. REVISED PER CITY COMMENTS
03/04/20

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 02/14/20	JOB NO: 219-6571
M.S.D. P. #	BASE MAP. #
S.L.C. HAT. #	HAT. S.U.P. #
M.D.N.R. #	

SHEET TITLE:
AMENDED MASTER
CONCEPT PLAN

SHEET NO.:
SCP-2



Ottolino Winters Huebner <i>Planning Architecture Interior Architecture</i> 222 South Bemiston Ave., St. Louis, MO 63105 Telephone: (314) 721-4050		
HEIDEMAN ASSOCIATES, INC. <i>A Zick Company</i>		
MO State Certificate of Authority # 001194 240 Larkin Williams Industrial Court Fenton, MO 63026 636-492-3200		
ASDG, LLC 1009 Lincoln Highway Fairview Heights, IL 62208 Ph: 618.628.0887 Fx: 618.628.0889		
MO State Certificate of Authority # 000996 257 Chesterfield Business Parkway St. Louis, MO 63005 636-530-9100		
M.S.D. P. # P-XXXX-XX S.L.C. HET # N/A M.D.N.R. # MO-XXXXXXX	BASE MAP # 19-0 HET SUP. # N/A	
03/04/20		
GEORGE M. STOCK E-25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996		
Project Manager _____ Checked By _____ J.E.B. G.M.S.		

607 S. NEW BALLAS RD. #3300
 ST. LOUIS, MO

Client Project #: 1540-010338

MERCY HEALTHCARE
 PRATT CANCER CENTER
 EXPANSION - PROTON THERAPY

1.	REVISED PER CITY COMMENTS	03/04/20
NO.		DATE

REVISIONS

SITE SECTIONS

DATE	STOCK PROJECT NO.	DRAWING NO.
02/14/20	219-6571	SDP-2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	3.3 fc	6.5 fc	0.3 fc	21.7:1	11.0:1
PARKING AND DRIVEWAY	X	3.7 fc	6.5 fc	0.5 fc	13.0:1	7.4:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	PHILIPS GARDCO	ECF-S-48L-1A-NW-G2-4	EcoForm Area LED ECF - Small, 48 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	(3) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 1050mA	1	ECF-S-48L-1A-NW-G2-4.ies	19017	0.95	158.7

NOTES:
POLE HEIGHT: 24'-0"
CALCULATION POINTS: 5' X 5"

ELECTRICAL SITE PLAN - PHOTOMETRIC

SCALE: 1" = 20'-0"

DISCLAIMER OF RESPONSIBILITY
I hereby specify, that this document is authenticated by my seal.
I hereby disclaim any responsibility for all other plans, specifications, estimates, reports, or other documents, or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

Heideman | Associates, Inc.
Tim A. Koenig, P.E.
Missouri Engineer
License No. E-028697
MO State Certificate of Authority #001194

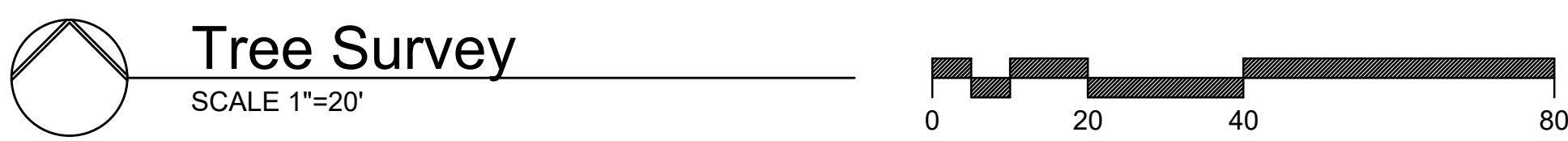
	SCHEMATIC DESIGN PACKAGE	1/27/20
NO.		DATE
REVISIONS		

ELECTRICAL SITE PLAN - PHOTOMETRIC

DATE	PROJECT NO.	DRAWING NO.
02/14/2020	1980000	ES-P1

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Date Printed = Feb. 13, 2020 - 2:40:36 PM Plotter = BLUEBEAM PDF CTB = HAI COLOR.CTB Printed By = jzwedel

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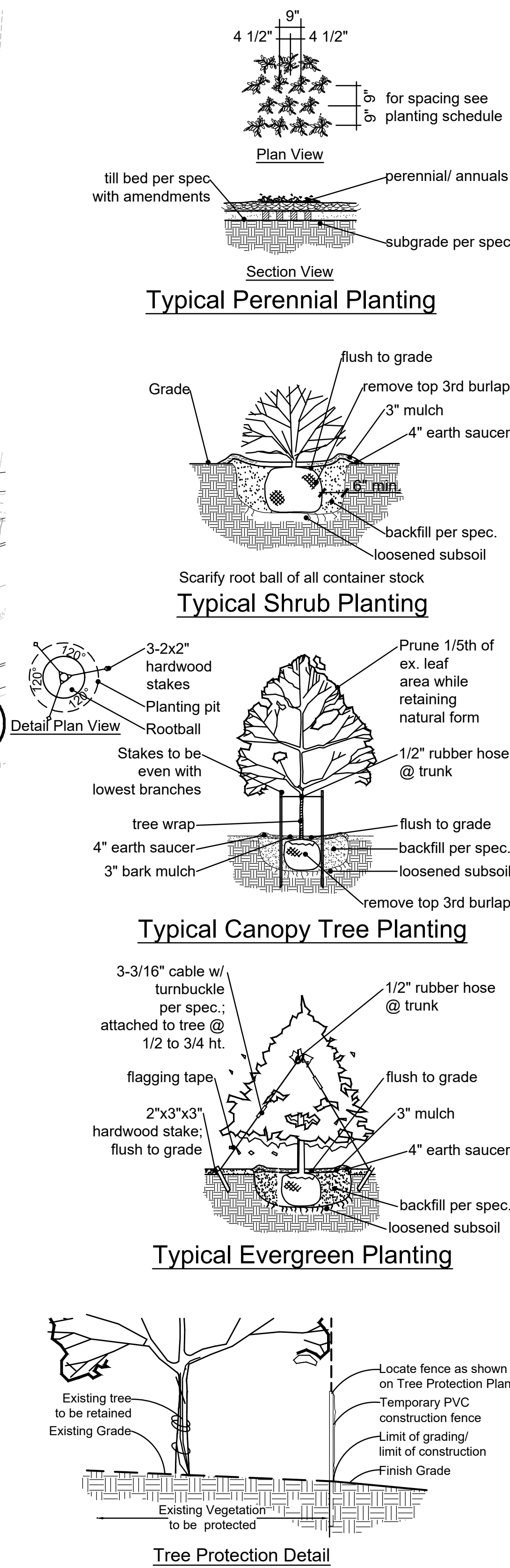
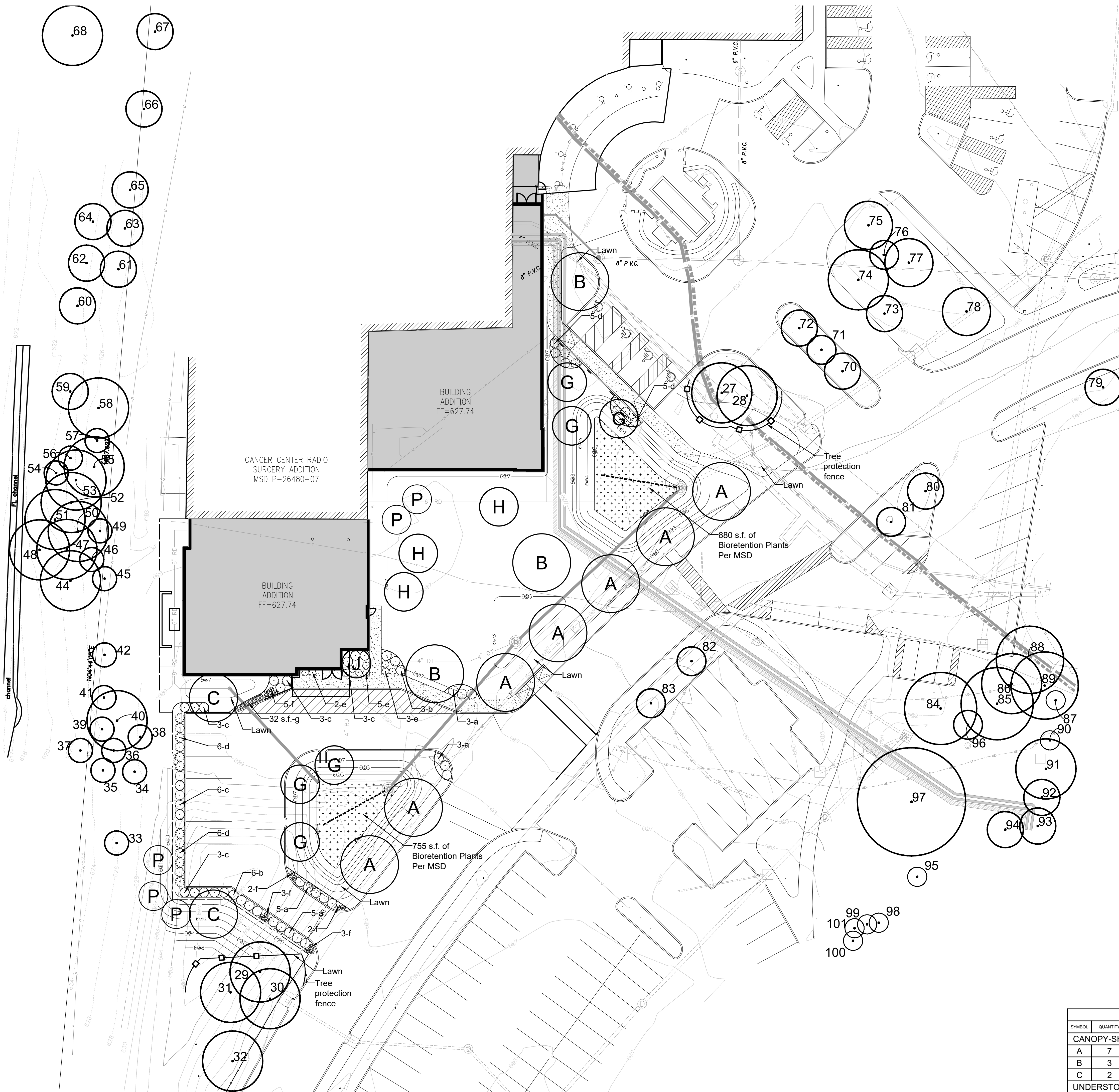


Tree Condition Rating:	
Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

[illegible]



If this sheet is not 30"x42" it is a reduced print - scale accordingly

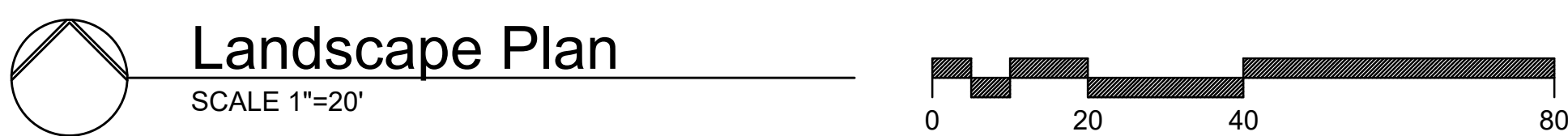


Tree Inventory				
ID	Tree Name	DBH	Condition Rating	Comment
27		2		
28		2		
29		2		
30	Linden	3	3	
31	Pin Oak	7	3	
32	Linden	6	3	
33	Austrian Pine	12	2	
34	Austrian Pine	12	2	
35	Austrian Pine	6	2	
36	Austrian Pine	12	2	
37	Austrian Pine	8	2	
38	Austrian Pine	12	3	
39	Austrian Pine	10	2	
40		8		
41	Austrian Pine	12	2	
42	Austrian Pine	12	1	
44	Bald Cypress	18	3	
45	Austrian Pine	13	2	
46	Austrian Pine	8	1	
47	Maple	10		
48	Maple	10		
49	Austrian Pine	12	2	
50	Maple	8		
51	Red Maple	8		
52	Maple	10		
53	Red Maple	12	3	
54	Austrian Pine	12	2	
55	Maple	6		
56	Austrian Pine	8		
57	Austrian Pine	8		
58	Maple	10		
59	Crabapple	6	3	
60	Crabapple	6	1	
61	Crabapple	8	3	
62	Crabapple	6	1	
63	Crabapple	6	3	
64	Crabapple	6	3	
65	Crabapple	6	3	
66	Crabapple	6	3	
67	Crabapple	6	2	
68	Oak	24	2	Poor
70	Amur Maple	3		Clump
71	Amur Maple	3		Clump
72	Amur Maple	3		Clump
73	Amur Maple	3		Clump
74	Amur Maple	3		Clump
75	Amur Maple	7		Clump
76	Amur Maple	4		Clump
77	Amur Maple	10		Clump
78	Amur Maple	8		Clump
79	Pin oak	9	3	
80	Littleleaf linden	7	3	
81	Littleleaf linden	6	3	
82	Littleleaf linden	5	3	
83	Littleleaf linden	5	3	
84	Eastern white pine	14	2	Broken limbs
85	Eastern white pine	9	2	
86	Green ash	18	1	
87	Norway spruce	3	1	
88	Bradford pear	14	2	
89	Bradford pear	14	2	
90	Bradford pear	6	1	
91	Bradford pear	14	2	
92	Bradford pear	8	2	
93	Bradford pear	8	2	
94	Scotch pine	12	2	
95	Japanese maple	2	3	
96	Magnolia	3	2	
97	Juniper	6		
98	Eastern red cedar	7	3	
99	Eastern red cedar	7	3	
100	Eastern red cedar	5	3	
101	Eastern red cedar	5	3	

Tree Condition Rating:			
Excellent	4		
Good	3		
Fair	2		
Poor	1		
Dead	0		

PLANTING SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS
CANOPY-SHADE TREES				
A	7	Tilia cordata 'Greenspire'	Greenspire Linden	3" cal. B&B
B	3	Quercus shumardii	Shumard Oak	3" cal. B&B
C	2	Acer rubrum 'Armstrong'	Armstrong Maple	3" cal. B&B
UNDERSTORY-ORNAMENTAL TREES				
G	6	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	3" cal. B&B
H	3	Betula nigra 'BNMTF'	Dura Heat River Birch	3" cal. B&B
J	1	Chionanthus virginicus	Fringetree	3" cal. B&B
EVERGREEN TREES				
P	5	Thuja 'Green Giant'	Green Giant Arborvitae	6' h. B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER				
a	16	Abelia grandiflora 'Rika 1'	Bronze Anniversary Abelia	24" Container
b	9	Spiraea x media 'Darsnorm'	Snow Storm Spirea	24" Container
c	18	Buxus microphylla 'Bulthouse'	Sprinter Boxwood	24" Container
d	22	Weigela florida 'Alexandra'	Wine and Roses Weigela	24" Container
e	10	Abelia grandiflora 'Minacara 1'	Funshine Abelia	18"-24" Container
f	15	Sporobolus heterolepis	Prairie Dropseed	1 gal. Container
g	32 s.f.	Sedum 'Lime Twister'	Sedum SunSparkler Lime Twister	2" c.p. 12" o.c.

Note: All disturbed landscape areas to have 100% irrigation coverage.



OWH
Ottolino Winters Huebner
Planning Architecture Interior Architecture
222 South Berniston Ave., St. Louis, MO 63105 Telephone: (314) 721-4595

HEIDEMAN ASSOCIATES, INC.
A 248 Company
MO State Certificate of Authority # 001194
240 Larkin Williams Industrial Court
Fenton, MO 63026
636-492-3200

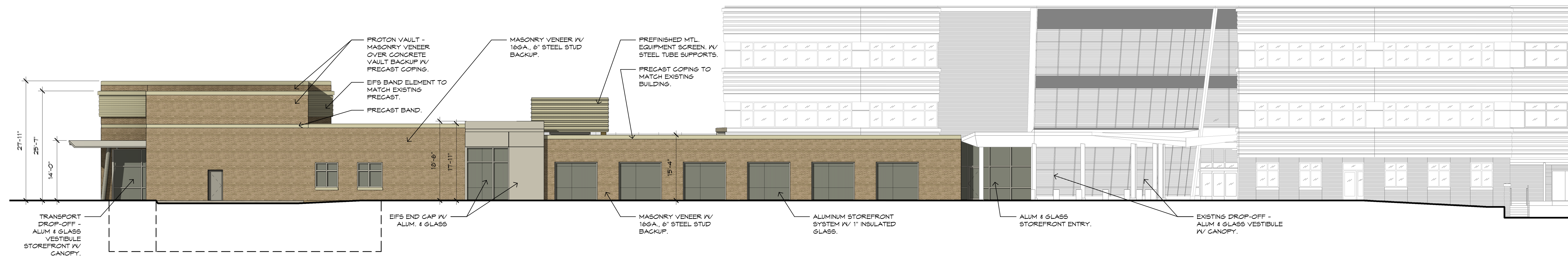
STOCK & ASSOCIATES
Consulting Engineers, Inc.

loomisAssociates
landscapeArchitects/planners
750 Sprint 40 Park Drive
Chesterfield, Missouri 63005-1194
636-513-9559
e-mail: info@loomis-associates.com

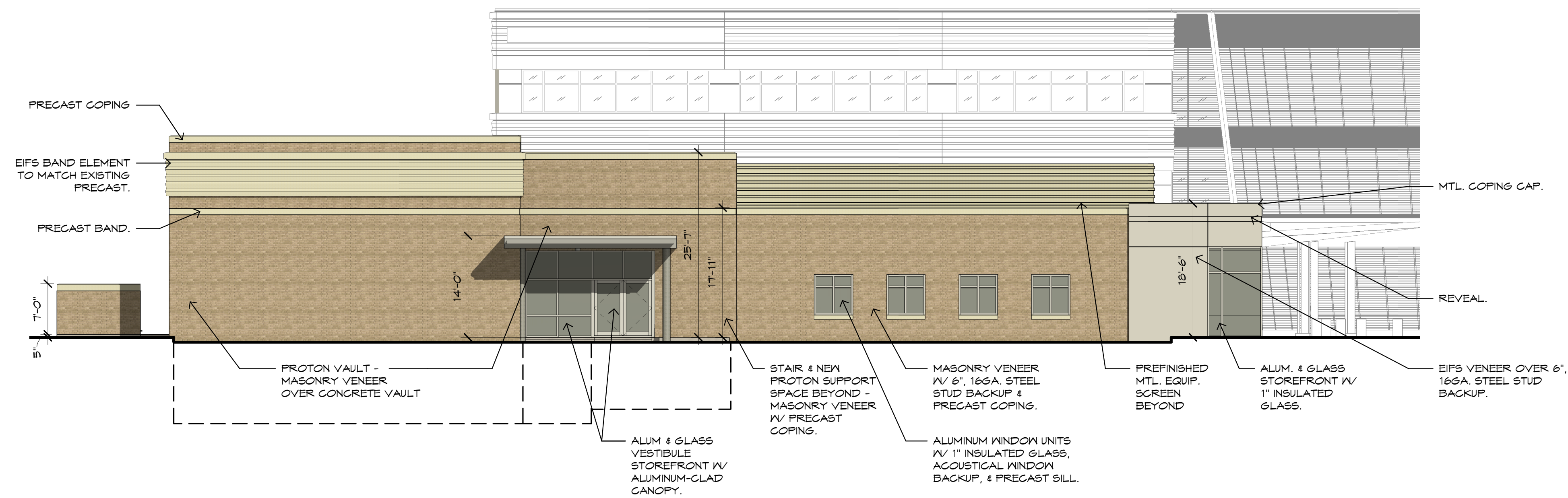
MISSOURI STATE SEAL
2/14/2020
Project Manager Checked By
RS RS KP

MERCY HEALTHCARE
PRATT CANCER CENTER
EXPANSION - PROTON THERAPY
607 S. NEW BALLAS RD. #3300
ST. LOUIS, MO

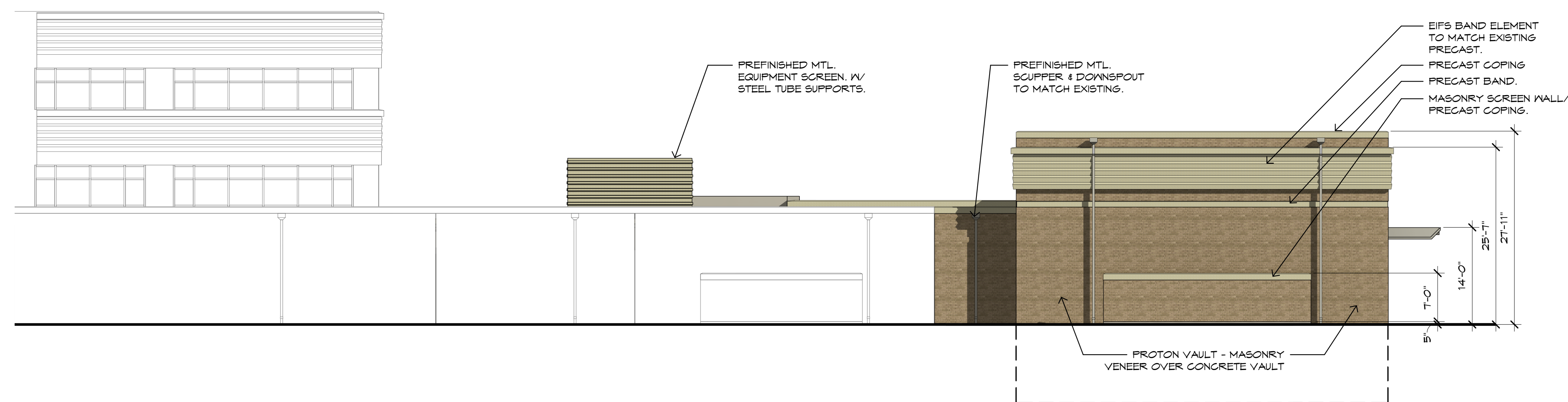
NO. DATE
REVISIONS
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
DATE PROJECT NO. DRAWING NO.
2/14/2020 1980000 L1.01



1 RENDER EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



2 RENDER EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



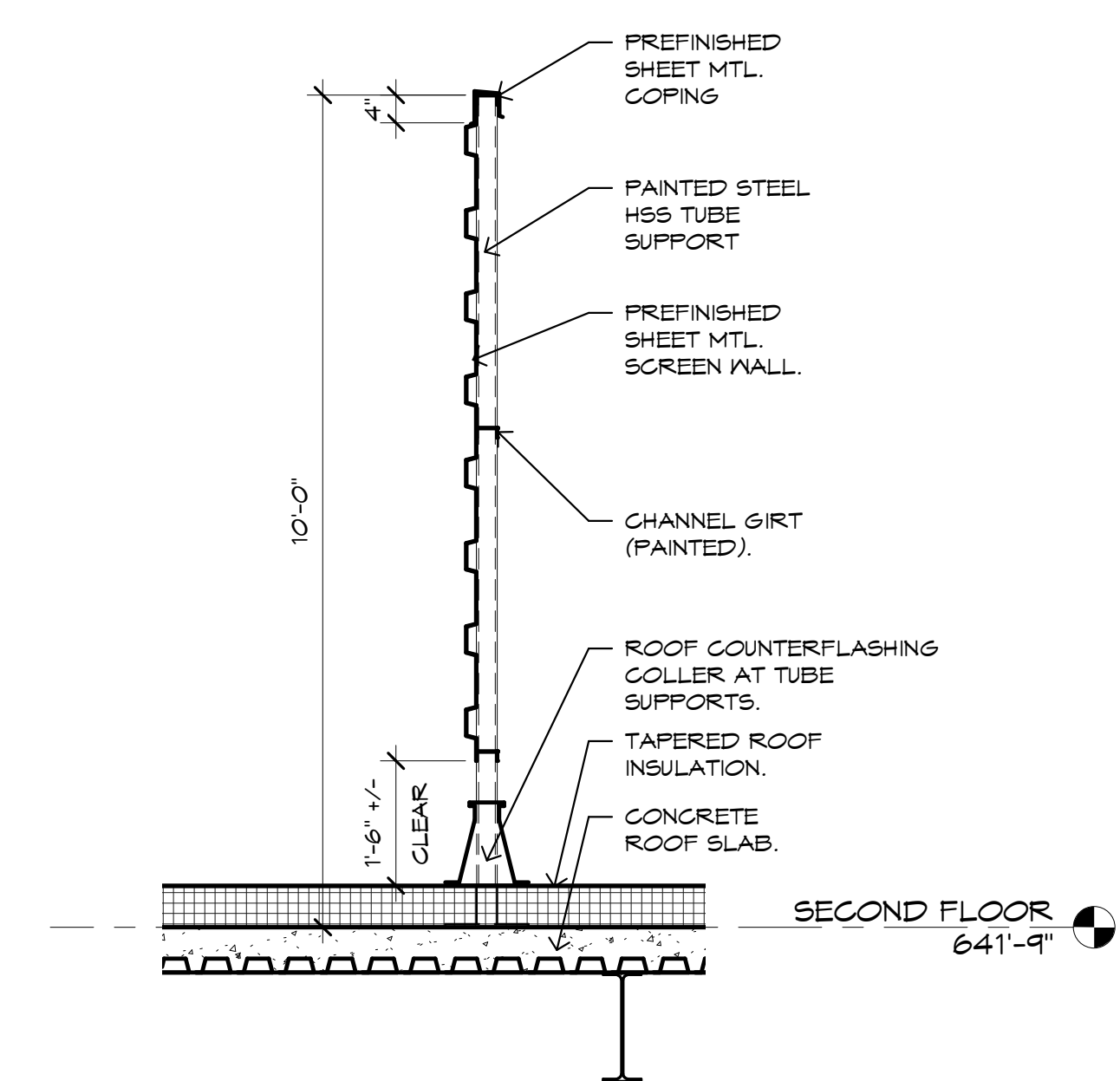
3 RENDER EXTERIOR PERSPECTIVE



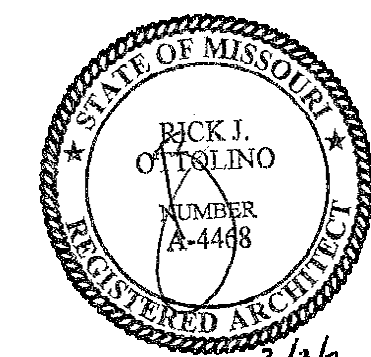
4 RENDER EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



5 DETAIL @ MASONRY SCREEN
1/2" = 1'-0"



6 DETAIL @ ROOF SCREEN
1/2" = 1'-0"



PS1.1
OWH

Offitino Winters Huebner
Architects, Inc.

HEIDEMAN ASSOCIATES, INC.
STRUCTURAL ENGINEERS

loomisAssociates
Architectural Engineers, Inc.

03/03/2020
OWH # 1980000
Mercy # 1540-0188

Packet Pg. 424



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: **Mercy Pratt Cancer Center**

Location:

Cat.No: **ECF-S-48L-1A-NW-G2-4**

Type: **A**

Lamps: Qty:

Notes: **Fixtures are existing and being relocated to coordinate with the new site configuration.**

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options					Finish
							Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	
ECF-S	48L	1A	NW-G2	AR	4	UNV						
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules)	530 530 mA 700 700 mA 1A 1050 mA 1.2A 1200 mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2	AR Arm Mount (standard) ⁷ <i>The following mounting kits must be ordered separately (See accessories)</i> SF Slip Fitter Mount ³ (fits to 2 3/8" O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM Retrofit arm mount kit ²	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 5W Type 5W AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)	DD 0-10V External dimming (by others) ⁴ DCC Dual Circuit Control ^{4,5,6} FAWS Field Adjustable Wattage Selector ^{4,5} SW Interface module for SiteWise ^{4,6,7} LLC Integral wireless module ^{4,6,8} BL Bi-level functionality ^{4,4} DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ^{4,8} CM50 Median 50% Dimming, 8 hours ^{4,8} CE50 Economy 50% Dimming, 9 hours ^{4,8} DA50 All Night 50% Dimming ^{4,8} CS30 Safety 30% Dimming, 7 hours ^{4,8} CM30 Median 30% Dimming, 8 hours ^{4,8} CE30 Economy 30% Dimming, 9 hours ^{4,8} DA30 All Night 30% Dimming ^{4,8}	IMRI3 Integral with #3 lens ¹⁵ IMRI7 Integral with #7 lens ¹⁶ IMRO Pole mounted motion sensor ¹⁵ (see accessories)	PCB Photocontrol Button ^{8,9} TLRD5 Twist Lock Receptacle 5 Pin ¹⁰ TLRD7 Twist Lock Receptacle 7 Pin ¹⁰ TLRPC Twist Lock Receptacle w/ Photocell ^{9,11}	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) ⁹ Pole Mount Fusing FP1 Single (120, 277, 347VAC) ⁹ FP2 Double (208, 240, 480VAC) ⁹ FP3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter included in standard product TB Terminal Block ¹² RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole) ¹³ HIS Internal Housing Side Shield ¹⁴	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)
	48L 48 LEDs (3 modules)	900 900 mA 1A 1050 mA 1.2A 1200 mA										
	64L 64 LEDs (4 modules)	900 900 mA 1A 1050 mA										

- BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
- Mounts to a 4" round pole with adapter included for square poles.
- Limited to a maximum of 45 degrees aiming above horizontal.
- Not available with other dimming control options.
- Not available with motion sensor.
- Not available with photocontrol.
- Available only in 120 or 277V.
- Not available in 347 or 480V
- Must specify input voltage.
- Dimming will not be connected to NEMA receptacle if ordering with other control options.
- Not available in 480V.
- Not available with DCC.
- Not available with SF and WS. RPAs provided with black finish standard.
- HIS not available with Type 5 and 5W optics.
- Available only with SW, LLC, and BL control options.
- Available only with SW and BL control options.

ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Controls Accessories



Pole Mount Motion Sensor

MS-A-120V 120V Input
MS-A-277V 277V Input

Wireless system

Remote mount module

LLCR3-(F) #3 lens

Central Remote Motion Response

(used connected to SiteWise main panel)

MS2-A-FVR-3

MS2-A-FVR-7

Shielding Accessories



House Side shield

Standard optic orientation:

HIS-80-H¹⁴ Internal House Side Shield for 80 LEDs (5 modules)

HIS-96-H¹⁴ Internal House Side Shield for 96 LEDs (6 modules)

Optic at 90 or 270 orientation:

HIS-80-V¹⁴ Internal House Side Shield for 80 LEDs (5 modules)

HIS-96-V¹⁴ Internal House Side Shield for 96 LEDs (6 modules)

14. Not available with Type 5 or 5W optics

Luminaire Accessories



ECF-BD-G2

Bird deterrent

ECF-RAM-G2-(F)

Retrofit Arm mount kit

ECF-SF-G2-(F)

Slip Fitter Mount (fits to 2 3/8" O.D. tenon)

ECF-WS-G2-(F)

Wall mount with surface conduit rear entry permitted

EcoForm PTF2

(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°

PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°

PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°

PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°

PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°

PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3

(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°

PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°

PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°

PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°

PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°

PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4

(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°

PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°

PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°

PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°

PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°

PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

Predicted Lumen Depreciation Data

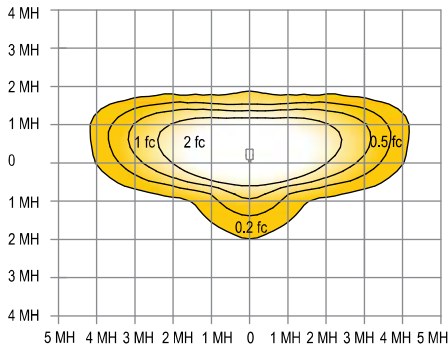
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology.

Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

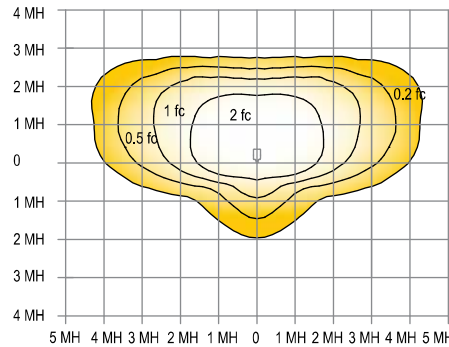
Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

Optical distribution

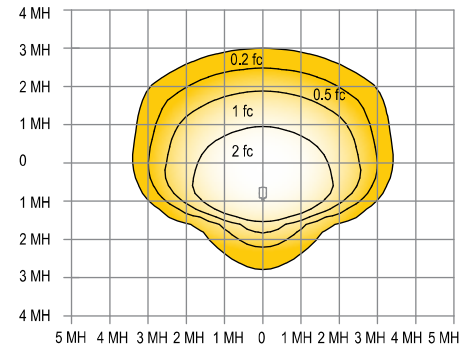
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



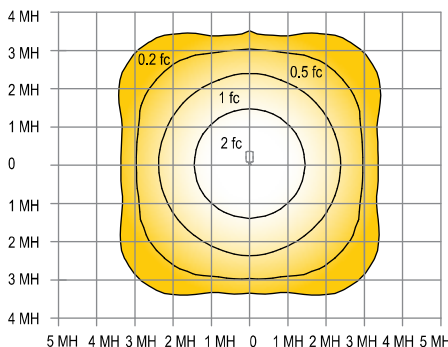
Type 2



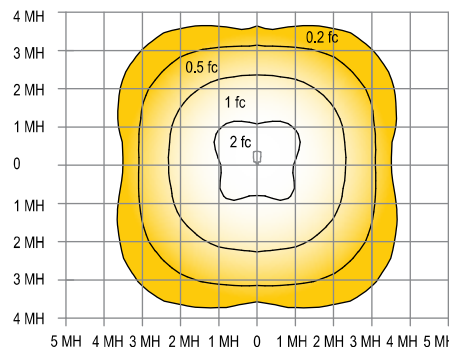
Type 3



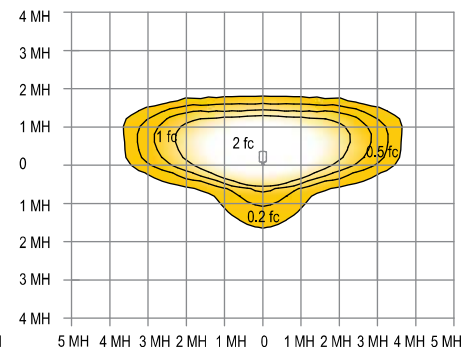
Type 4



Type 5



Type 5W



AFR

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,178	B2-U0-G1	111	6,044	B1-U0-G2	109	6,323	B1-U0-G2	114
ECF-S-32L-700-WW-G2-x	32	700	3000	73	7,968	B2-U0-G2	109	7,795	B1-U0-G2	107	8,156	B1-U0-G2	112
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,218	B2-U0-G2	106	10,974	B2-U0-G2	104	11,482	B2-U0-G2	109
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,443	B3-U0-G2	102	12,173	B2-U0-G2	100	12,736	B2-U0-G3	105
ECF-S-48L-900-WW-G2-x	48	900	3000	135	14,768	B3-U0-G3	109	14,448	B2-U0-G3	107	15,116	B2-U0-G3	112
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	16,723	B3-U0-G3	105	16,360	B3-U0-G3	103	17,116	B2-U0-G3	108
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	18,564	B3-U0-G3	102	18,162	B3-U0-G3	99	19,001	B3-U0-G4	104
ECF-S-64L-900-WW-G2-x	64	900	3000	178	19,545	B3-U0-G3	110	19,121	B3-U0-G3	108	20,005	B3-U0-G4	113
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,020	B3-U0-G3	107	21,543	B3-U0-G4	105	22,538	B3-U0-G4	109

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,400	B2-U0-G1	115	6,672	B3-U0-G2	120	6,458	B3-U0-G2	116
ECF-S-32L-700-WW-G2-x	32	700	3000	73	8,254	B2-U0-G1	113	8,606	B3-U0-G2	118	8,330	B4-U0-G2	114
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,621	B3-U0-G2	110	12,116	B4-U0-G2	115	11,727	B4-U0-G2	111
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,890	B3-U0-G2	106	13,440	B4-U0-G2	111	13,008	B4-U0-G2	107
ECF-S-48L-900-WW-G2-x	48	900	3000	135	15,299	B3-U0-G2	113	15,951	B4-U0-G2	118	15,438	B4-U0-G2	114
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	17,324	B3-U0-G2	109	18,062	B4-U0-G2	114	17,482	B5-U0-G3	110
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	19,231	B3-U0-G2	105	20,051	B5-U0-G3	110	19,407	B5-U0-G3	106
ECF-S-64L-900-WW-G2-x	64	900	3000	178	20,247	B3-U0-G2	114	21,111	B5-U0-G3	119	20,432	B5-U0-G3	115
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,811	B3-U0-G2	111	23,784	B5-U0-G3	116	23,020	B5-U0-G3	112

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	6,864	B2-U0-G2	123	6,715	B1-U0-G2	121	7,025	B1-U0-G2	126
ECF-S-32L-700-NW-G2-x	32	700	4000	73	8,853	B2-U0-G2	121	8,661	B2-U0-G2	119	9,062	B1-U0-G2	124
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	12,464	B3-U0-G2	118	12,194	B2-U0-G2	115	12,757	B2-U0-G3	121
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	13,826	B3-U0-G3	114	13,526	B2-U0-G3	111	14,151	B2-U0-G3	116
ECF-S-48L-900-NW-G2-x	48	900	4000	135	16,409	B3-U0-G3	121	16,053	B2-U0-G3	119	16,795	B2-U0-G3	124
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	18,581	B3-U0-G3	117	18,178	B3-U0-G3	115	19,018	B2-U0-G4	120
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	20,627	B3-U0-G3	113	20,180	B3-U0-G4	110	21,112	B3-U0-G4	116
ECF-S-64L-900-NW-G2-x	64	900	4000	178	21,717	B3-U0-G3	122	21,246	B3-U0-G4	119	22,228	B3-U0-G4	125
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	24,467	B3-U0-G3	119	23,936	B3-U0-G4	116	25,043	B3-U0-G4	122

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,414	B3-U0-G2	133	7,175	B3-U0-G2	129	7,111	B2-U0-G1	128
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,563	B3-U0-G2	131	9,255	B4-U0-G2	127	9,172	B2-U0-G1	126
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,462	B4-U0-G2	127	13,030	B4-U0-G2	123	12,912	B3-U0-G2	122
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	14,933	B4-U0-G2	123	14,453	B4-U0-G2	119	14,322	B3-U0-G2	118
ECF-S-48L-900-NW-G2-x	48	900	4000	135	17,723	B4-U0-G2	131	17,154	B5-U0-G3	127	16,999	B3-U0-G2	126
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,069	B5-U0-G3	126	19,424	B5-U0-G3	122	19,248	B3-U0-G2	121
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,279	B5-U0-G3	122	21,563	B5-U0-G3	118	21,368	B3-U0-G2	117
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,456	B5-U0-G3	132	22,702	B5-U0-G3	128	22,497	B3-U0-G2	127
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,427	B5-U0-G3	128	25,577	B5-U0-G4	124	25,346	B3-U0-G2	123

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,658	B2-U0-G2	120	6,514	B1-U0-G2	117	6,815	B1-U0-G2	122
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,588	B2-U0-G2	118	8,402	B2-U0-G2	115	8,790	B1-U0-G2	121
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,090	B3-U0-G2	114	11,828	B2-U0-G2	112	12,375	B2-U0-G3	117
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,411	B3-U0-G3	110	13,120	B2-U0-G3	108	13,726	B2-U0-G3	113
ECF-S-48L-900-CW-G2-x	48	900	5000	135	15,917	B3-U0-G3	118	15,572	B2-U0-G3	115	16,291	B2-U0-G3	121
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,023	B3-U0-G3	114	17,633	B3-U0-G3	111	18,447	B2-U0-G4	116
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,008	B3-U0-G3	110	19,574	B3-U0-G4	107	20,479	B3-U0-G4	112
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,065	B3-U0-G3	118	20,609	B3-U0-G4	116	21,561	B3-U0-G4	121
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	23,733	B3-U0-G3	115	23,218	B3-U0-G4	113	24,291	B3-U0-G4	118

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,897	B2-U0-G1	124	7,191	B3-U0-G2	129	6,960	B3-U0-G2	125
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,896	B2-U0-G1	122	9,276	B3-U0-G2	127	8,978	B4-U0-G2	123
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,524	B3-U0-G2	119	13,058	B4-U0-G2	124	12,639	B4-U0-G2	120
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,893	B3-U0-G2	114	14,485	B4-U0-G2	119	14,020	B4-U0-G2	115
ECF-S-48L-900-CW-G2-x	48	900	5000	135	16,489	B3-U0-G2	122	17,192	B4-U0-G2	127	16,639	B5-U0-G3	123
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,671	B3-U0-G2	118	19,467	B5-U0-G3	123	18,841	B5-U0-G3	119
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,727	B3-U0-G2	113	21,611	B5-U0-G3	118	20,916	B5-U0-G3	114
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,822	B3-U0-G2	123	22,753	B5-U0-G3	128	22,021	B5-U0-G3	124
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	24,586	B3-U0-G2	119	25,634	B5-U0-G3	124	24,810	B5-U0-G4	120

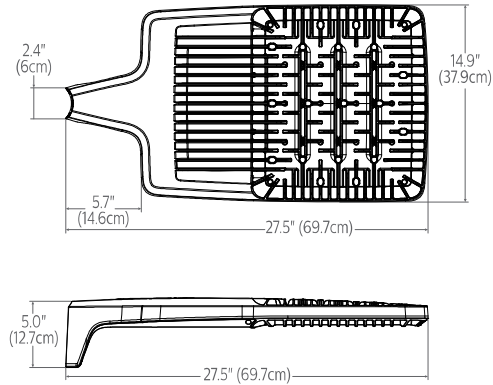
ECF-S EcoForm small

Area luminaire

Dimensions

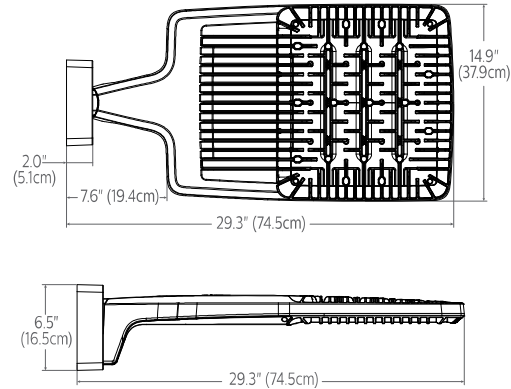
Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



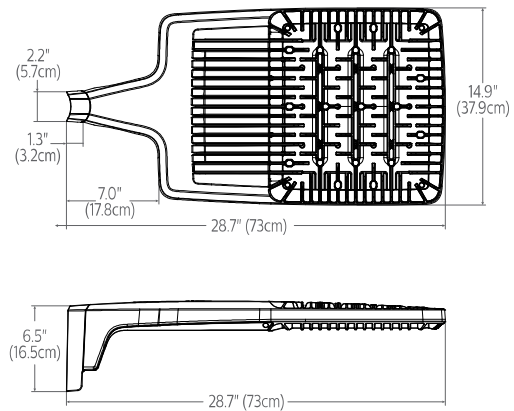
Wall (WS)

Weight: 27 Lbs. (12. 2Kg) EPA: 0.27ft² (.025m²)



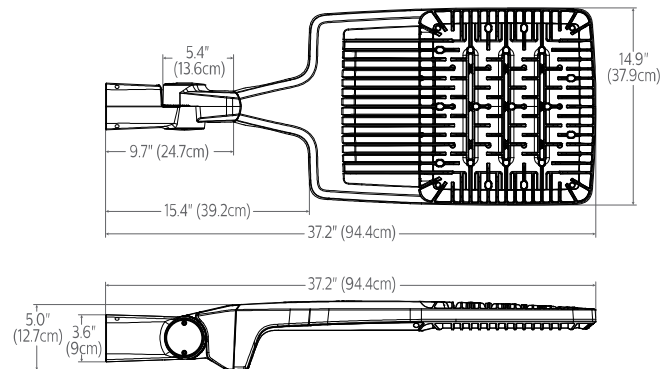
Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

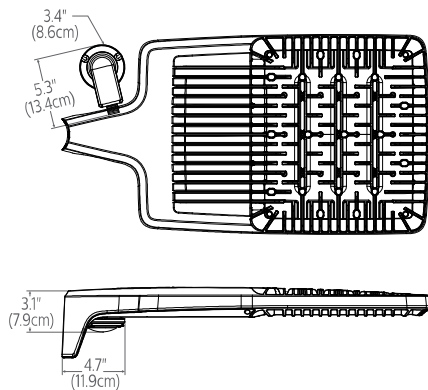


Slip fitter (SF)

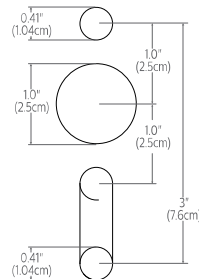
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



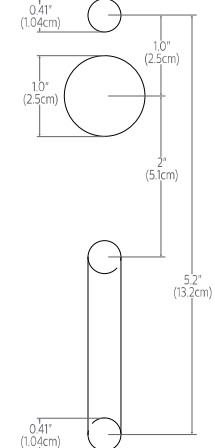
Outboard IMR-HVU sensor



Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern



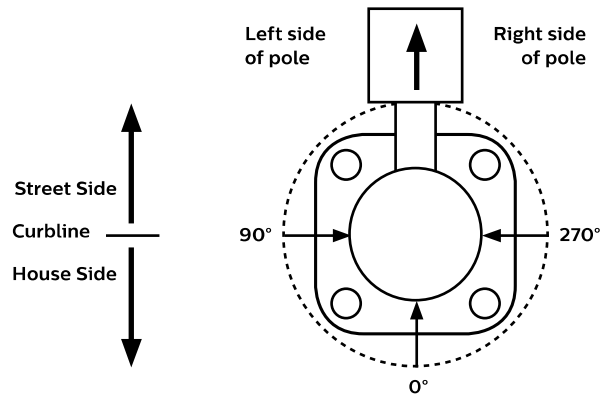
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

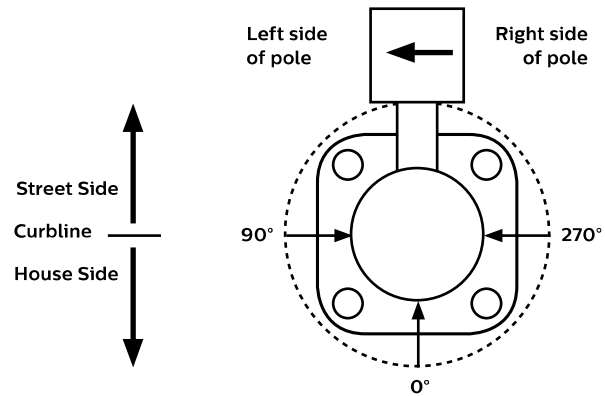
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

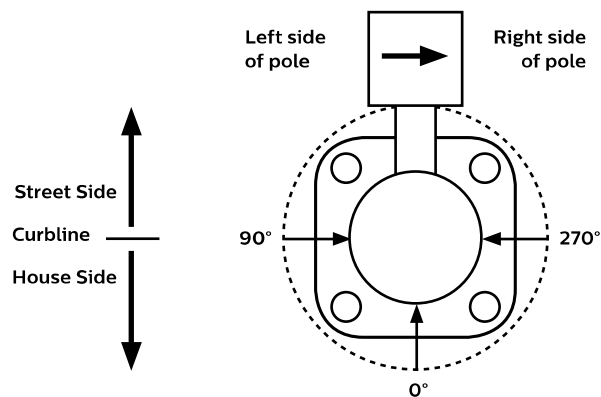
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

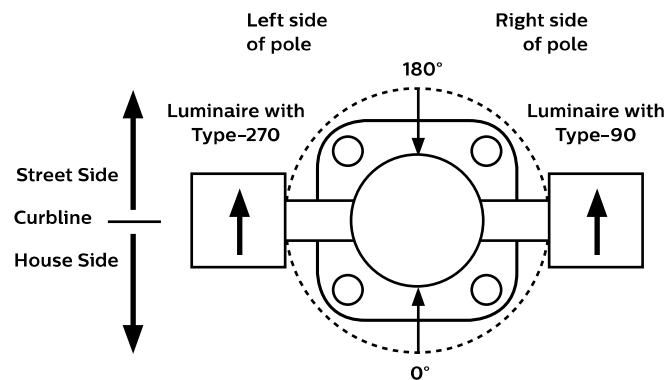
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 133 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions. Types 2, 3, 4, and AFR when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profile of 30% or 50% provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)
- **CE50/CE30:** Economy for 9 hours night duration (Ex., 9 PM – 6 AM)
- **CA50/CA30:** for all night (during all dark hours)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1, 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

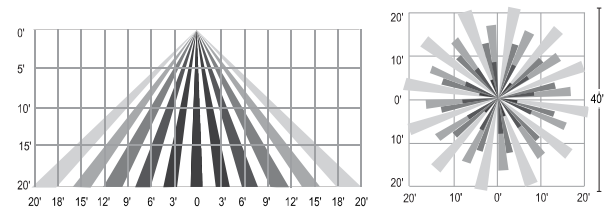
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

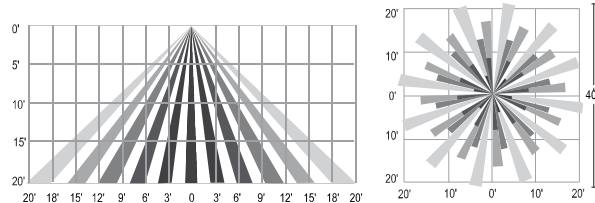
ECF-S EcoForm small

Area luminaire

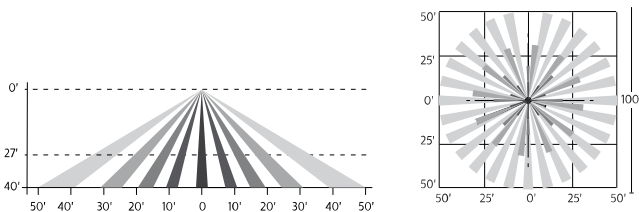
Specifications

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

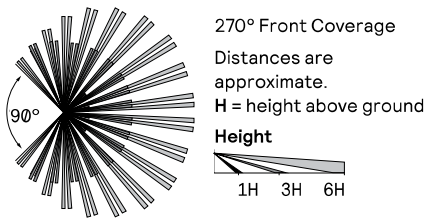
IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Infrared Motion Response Outboard (IMRO): Infrared Motion Response Outboard can be used in combination with automatic profile dimming and stand alone motion response. The pole mounted motion sensor is a PIR (passive infrared) device that can be mounted to a pole. One motion sensor per pole is required. Sensor finish is white Wattstopper EW-200-120-W or the EW-200-277-W. Order MS-A-120 or MS-A-277 separately. IMRO sensors require single voltage 120V or 277V input. If motion is detected during the time that the luminaire is operating at profile dimming mode specified, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns back to automatic profile dimming. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes. The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor (see chart for approximate detection patterns).



Pole Details: IMRO requires that the pole include additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option

which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole (see Gardco Poles specification sheets for more information).

Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.



LEASE AGREEMENT

This **LEASE AGREEMENT** (the "**Lease**") is made and entered into as of this 1st day of ~~November, 2011~~, between

January 2012
TEMPLE EMANUEL, a Missouri not-for-profit religious corporation ("**Landlord**"), and

ST. JOHN'S MERCY HEALTH CARE, a Missouri not-for-profit corporation ("**Tenant**").

WITNESSETH:

1. **Leased Premises**. Upon the terms and conditions hereinafter set forth, the Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the following described "**Leased Premises**": the main, paved parking lot located to the east of Landlord's Temple Building and accommodating approximately 100 parked vehicles and presently being rented by Tenant pursuant to a lease agreement which expires on December 31, 2008. *em*

2. **Use**.

(a) Subject to Landlord's reservation of limited use as set forth in Paragraph (b) of this Section 2, the Leased Property shall be used and occupied by Tenant for the parking of its employees' vehicles and vehicles driven by non-employees working at or on the Tenant's main hospital campus, and for no other purpose whatsoever; provided, however, that the Tenant shall not use or occupy the Leased Premises for any unlawful business, use or purpose.

(b) Landlord specifically reserves the right to use all or a part of the Leased Premises for parking by its employees, staff, members, parishioners and their guests, in accordance with the provisions set forth below:

(i) Landlord shall have the exclusive use of the entire Leased Premises on two (2) High Holy Days (Rosh Hashanah and Yom Kippur) of each year during the Lease term. At Tenant's request, Landlord shall furnish advance notice of the date of such High Holy Days.

(ii) Landlord shall, also, have the right, upon the giving of not less than two (2) days notice to Tenant to the exclusive use of the Leased Premises for the purpose of providing parking for its parishioners and guests in connection with the conduct of funeral services; provided, however, that Tenant shall be entitled to reduction of rent for each such day at an amount equal to one thirtieth (1/30th) of the applicable monthly rent.

(iii) Further, Landlord shall have the right on a daily basis to utilize such parking spaces as may be reasonably necessary to accommodate its employees and

staff members. It shall have the right to utilize the spaces as may be necessary on Friday nights, and Saturday and Sunday mornings to accommodate parishioners for religious service and Sunday School operations. The use of the Leased Premises as provided in this paragraph (iii) shall not unreasonably interfere with the Tenant's use of the premises for parking as provided in subsection 2(a), above.

3. **Term.** The Term of this Lease shall be for **three (3) years** commencing on January 1, 2012, and ending on December 31, 2014, both dates inclusive. Unless otherwise stated, the word "Term" shall mean the three year period commencing January 1, 2012.

4. **Rent.** The Tenant shall pay to the Landlord as annual rent during the Lease Term the sum of Seventy Two Thousand, Eight Hundred, Fifty-Two Dollars (\$72,852). In no event shall the rent for any Lease Year be less than the rent for the prior Lease Year; provided, however, that if the rent is reduced pursuant to Section 25, the rent for a Lease Year may be less than the rent for the prior Lease Year.

The annual rent during the Term shall be due and payable in advance and without demand, in twelve (12) equal monthly installments on the first day of each month throughout the Term, with a monthly installment of rent for the first month of the Lease Term in the amount of Six Thousand, Seventy-One Dollars (\$6071.00) being due and payable January 1, 2012. All sums hereunder are payable without deduction, abatement or set-off of any nature whatsoever, at the office of the Landlord at 12166 Conway Road, St. Louis, Missouri 63141, or at such other place as the Landlord may from time to time designate in writing. All past due obligations of the Tenant shall bear interest at the rate of twelve percent (12%) per annum.

5. **Utilities.** Tenant shall contract for in its own name, and Tenant shall pay when due, all charges for utilities and utility services used in connection with the Leased Premises. Landlord shall have no liability to Tenant whatsoever arising out of or in connection with or based upon the discontinuance or interruption of such utility services.

6. **Notice of Intent to Sell.** If, at any time during the Term, Landlord decides to sell all or any part of its real property, of which the Premises are a part, it shall give written notice thereof to Tenant and shall afford Tenant the opportunity to participate with other prospective purchasers in good faith negotiations for the purchase of the real property which is intended to be sold.

7. **Insurance Provisions.**

(a) **Casualty Insurance.** During the Term hereof, Landlord shall obtain and maintain, and shall be responsible for the payment of and shall pay all premiums for, fire and all standard extended coverage casualty insurance (the "**Casualty Insurance**") for the Premises, for the full insurable value thereof, and with loss of rental income coverage, with insurers acceptable to Landlord; said Casualty Insurance to name the Landlord as the named insured.

(b) Public Liability Insurance. The Tenant shall at its own cost and expense, during entire Term of this Lease, carry and maintain Comprehensive Public Liability insurance, naming Landlord as an additional insured, in such form as shall protect the Landlord as well as the Tenant, from any loss, cost, damage or liability on account of bodily injury, including death, resulting therefrom, or property damage occurring upon or about the Leased Premises or ways adjacent thereto; the coverage and protection of such insurance on account of injuries to one person, including death, shall be not less than Two Million Dollars (\$2,000,000), and subject to the same limit for each person, the total liability on account of any one occurrence resulting in injuries to more than one person, including death, shall be not less than Two Million dollars (\$2,000,000). Property damage coverage shall be not less than Five Hundred Thousand Dollars (\$500,000). Alternatively, Tenant may provide evidence of self-insurance.

(c) Policies and Certificates. All such insurance required to be maintained by Tenant shall be with companies reasonably satisfactory to Landlord, and all such insurance shall include endorsements that the insurer will not modify or cancel the policies without thirty (30) days' prior written notice to Landlord. Duly executed certificates of the policies shall be delivered to Landlord prior to commencement of this Lease and upon renewals of said policies not less than thirty (30) days prior to the expiration of such coverage.

(d) Insured Risks. Notwithstanding anything to the contrary contained in this Lease, the Landlord and the Tenant and all parties claiming under them hereby mutually release and discharge the other from all claims and liabilities arising from or caused by any hazard covered by insurance on the Leased Premises, or covered by insurance in connection with property on or the activities conducted at the Leased Premises, regardless of the cause of the damage or loss. This release shall apply only to the extent that such loss or damage is covered by insurance and only so long as the applicable insurance policies contain a clause to the effect that this release shall not affect the right of the insured to recover under such policies.

8. Maintenance and Repairs. The Tenant agrees that, during the Term, Tenant shall (at its sole cost and expense) keep the Leased Premises in good order, condition and repair, and shall keep all Tenant Improvements to the Leased Premises in good order, condition and repair, and shall make and perform any and all repairs, maintenance, upkeep and replacements required, necessary or appropriate in respect of the Leased Premises, including (but not limited to) all required, necessary or appropriate, **(a)** ordinary, routine, extraordinary, foreseen, unforeseen repairs, maintenance, upkeep of the Leased Premises; **(b)** paving, repaving, resurfacing and/or restriping of parking areas and drives; and **(c)** trash, rubbish, dirt, snow and ice removal, landscaping and grounds care. Notwithstanding the above, Tenant shall not be responsible for repairs caused by negligence of Landlord, its employees or guests.

9. Tenant Improvements. No alteration, addition or improvement to the Leased Premises shall be made by the Tenant without the written consent of the Landlord. Any alteration, addition or improvement made by the Tenant after such consent shall have been given, and any fixtures or items installed by Tenant (including but no limited to, light fixtures) shall become the property of the Landlord upon the expiration or sooner

termination of the Lease, and Tenant shall reimburse Landlord for additional taxes, cleaning or maintenance expense, if any, resulting from such items.

10. Surrender Upon Termination. Within sixty (60) days prior to the expiration of this Lease, Tenant, at its cost, shall resurface the Leased Premises and at the expiration of the Lease Term surrender the Leased Premises in good condition. No notice shall be required to terminate the Term of this Lease as herein provided, and the Term of this Lease shall expire on the termination date herein mentioned without notice being required from either party. In the event that Tenant or any party holding under Tenant shall holdover the Leased Premises beyond the expiration of the Term of this Lease, whether by limitation or forfeiture, such party shall pay one hundred fifty percent (150%) rent hereunder during such holdover period.

11. Tenant Default. If Tenant defaults in the payment of rent, or any other monetary obligation hereunder, for more than five (5) days after written notice of such default by the Landlord, or if Tenant defaults in the performance of any other covenant, agreement, condition, rule or regulation herein contained or provided for, or hereafter established, for more than thirty (30) days after written notice of such default by the Landlord, then Landlord may exercise and enforce any and all rights and remedies available to Landlord at law or in equity, and/or in addition Landlord shall have the right either: (a) to terminate this Lease and Tenant's right to possession of the Leased Premises, or (b) to terminate only the Tenant's right to possession of the Leased Premises; and in either such event Landlord shall have the right to re-enter and/or repossess the Leased Premises, and dispose and remove therefrom the Tenant, or other occupants thereof, all without being liable for any prosecution or damages therefore. In either event the Landlord shall be entitled to recover from the Tenant, in addition to the rents, all expenses incurred in connection with such default, including repossession costs, legal expenses and attorney's fees (whether or not suit is filed); and all expenses incurred in connection with efforts to relet the Leased Premises, including, advertising and brokerage commissions; and all such expenses shall be reimbursed by Tenant as additional rent, whether or not such default is subsequently cured. If the Landlord elects to terminate only the Tenant's right to possession, then the Landlord may, at its option, accelerate the entire amount then remaining unpaid under the Lease and recover same forthwith from Tenant, together with all other charges recoverable hereunder, and thereafter Landlord shall pay over to Tenant the net proceeds of any total or partial reletting. If Landlord terminates only the Tenant's right to possession, then the Landlord may relet the Leased Premises for the account of the Tenant (either in the name of the Landlord or Tenant). Except as otherwise provided herein, Tenant waives demand for rent, demand for possession, notice of forfeiture, notice of termination and any and all other demands or notices required by law. If Landlord incurs any expenses, including court costs and reasonable attorney's fees, as a result of a default by Tenant under this Lease, then the Tenant shall reimburse the Landlord for all such expenses incurred by Landlord as a result of such default by Tenant, whether or not such default is subsequently cured.

12. No Waiver. The failure or delay of Landlord in requiring strict performance by Tenant of any of Tenant's obligations or options hereunder, shall not constitute a waiver of such covenant or option or Landlord's right to require strict performance thereof.

13. Landlord Right of Entry. The Landlord and its representatives may enter the Leased Premises at any reasonable time, for the purpose of inspecting the Leased Premises, performing Landlord's obligations under this Lease, performing any work which the Landlord elects to undertake for the safety, preservation, benefit or welfare of the Leased Premises, performing any work which the Landlord elects to undertake made necessary by reason of the Tenant's default.

14. Casualty. If, at any time during the lease term, the Leased Premises shall be damaged or destroyed by casualty, so as to render the Leased Premises unquestionably untenantable for 120 days, or so as to render the Leased Premises unquestionably untenantable when less than twenty percent (20%) of the Term remains unexpired, then either party may elect, within thirty (30) days from the date of casualty, to terminate the Lease effective on the 10th day after such election. Any dispute hereunder shall be determined by an independent architect mutually agreed upon by Landlord and Tenant.

In any of the aforesaid circumstances, rental shall abate proportionately during the period and to the extent that the Leased Premises is unfit for use by Tenant in the ordinary conduct of its business. If the Lease is not terminated by reason of such casualty, then Landlord shall repair and restore the Leased Premises at Landlord's expense, with all reasonable speed and promptness, subject to delays arising from shortage of labor or material, acts of God, war or other conditions beyond Landlord's reasonable control; provided, however, that Landlord shall not be required to restore any alterations, additions or improvements made by or for Tenant which would not belong to Landlord upon the expiration of this Lease.

15. Condemnation. If all of the Leased Premises is taken by condemnation, this Lease shall terminate on the date when the Leased Premises shall be so taken, and the rent shall be apportioned as of such date. If part of the Leased Premises is taken by condemnation and the Leased Premises is thereby rendered not reasonably suitable for the continued conduct for Tenant's use, taking into consideration the use immediately prior to the taking, then either party may elect by giving written notice to the other, to terminate this Lease. In the event of such termination, all charges and rentals shall be apportioned as of the date of taking. If the taking involves a part of the Leased Premises and if neither party elects to terminate this Lease, then, with respect to the part not taken, the rent shall be reduced by the percentage of the number of parking spaces lost as a result of such condemnation bears to 100.

16. Assignment and Subletting. Tenant shall not assign, mortgage or encumber this Lease, nor sublet or permit the Leased Premises or any part thereof to be used by others, without the written consent of Landlord in each instance, which consent shall not be unreasonably withheld, and any attempt to do any of the foregoing without Landlord's consent shall be void. Notwithstanding any consent by Landlord to an assignment or subtenancy, the Tenant shall remain jointly and severally liable (along with each approved assignee or subtenant who shall automatically become liable for all obligations of Tenant hereunder) and Landlord shall be permitted to enforce the provisions of this instrument directly against the undersigned Tenant and/or assignee or subtenant without proceeding in any way against any other persons. This Lease may be assigned by Landlord.

17. Landlord's Liability. Except where caused by Landlord's, its employee's and/or agent's negligence, the Landlord shall not be responsible or liable to the Tenant for any injury or damage resulting from acts or omissions of persons occupying or entering upon the Leased Premises or any portion thereof.

18. Mortgages. This Lease is and shall be subordinate to all existing and future mortgages and deeds of trust ("**Mortgages**") encumbering the Premises; provided that the holder of any such existing or future Mortgage shall have the right, by written notice to Tenant given prior to any foreclosure sale, to declare this Lease senior to such Mortgage. In the event any proceedings are brought for the foreclosure of, or in the event of exercise of the power of sale under, any Mortgage made by the Landlord covering the Leased Premises, Tenant shall at the option of the holder of any such Mortgage or at the option of any purchaser at foreclosure, attorn to the purchaser upon any such foreclosure or sale and recognize such purchaser as the Landlord under this Lease.

19. Environmental Provisions. Tenant (for itself and its employees, agents, permitted licensees, successors and assigns) covenants, promises and agrees that it will not use, manufacture, store, treat, transport, refine, handle, produce or dispose of any Hazardous Materials in, at, on, under, upon or from the Premises; excepting in all events in strict compliance with all applicable governmental laws, ordinances, regulations and requirements. Tenant (for itself and its employees, agents, successors and assigns) further covenants, promises and agrees that it will not discharge, deposit, inject, dump, leak, spill, place or allow escape of any Hazardous Materials in, at, on, under, upon or from the Premises, or into the sewer system serving the Premises. Tenant agrees to and shall indemnify, defend and hold Landlord harmless from and against any and all claims, demands, liabilities, damages, suits, actions, judgments, fines, penalties, losses, removal and/or remedial costs and/or charges, costs and expenses (including attorney's fees) arising or resulting from, or suffered, sustained or incurred by Landlord as a result of, any breach by Tenant of any of its covenants in this Section. As used herein, the term "Hazardous Materials" shall mean any asbestos, flammable substances, explosives, radioactive materials, PCB-laden oil, hazardous materials, hazardous waste, pollutants, contaminants, toxic substances, under any federal, state or local laws, ordinances, rules, regulations or policies governing use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of such materials, including without limitation, Section 9601 of Title 42 of the United States Code. The terms and provisions of this Section shall survive the expiration or early termination of this Lease.

20. Notices. Any notice under this Lease shall be in writing and shall be deemed to be duly given only when mailed by U.S. certified mail, return receipt requested, addressed to the parties at the addresses hereinafter set forth, or at such other address as one party may, by written notice, register with the other party.

If to Landlord: **Temple Emanuel**
12166 Conway Road
St. Louis, Missouri 63141
Attention: President

If to Tenant: **St. John's Mercy Health Care**
Attention: Real Estate Services
645 Maryville Center, Suite 100
St. Louis, Missouri 63141

21. Successors and Assigns. The covenants, conditions and agreements contained in this Lease shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and such assigns and subtenants as may be permitted hereunder.

22. Entire Agreement; Amendment; Counterparts; Facsimile. This Lease constitutes the sole and entire contract and agreement between the parties relative to the Leased Premises. No representations as to the Leased Premises have been made by the Landlord to the Tenant either directly or indirectly prior to or at the execution of this Lease that are not herein expressed. This Lease may not be amended, modified or changed, nor shall any waiver of any provision hereof be effective, except by an instrument in writing and signed by the party against whom enforcement of any such waiver, amendment, modification, change or discharge is sought. This Lease may be executed in one or more counterparts, all of which shall constitute one and the same agreement. This Lease and any amendment hereto may be executed via facsimile, and the parties agree that facsimile execution hereof shall be fully binding and effective.

23. Interpretation and Construction of Lease. All words which refer to Landlord and Tenant shall be considered to be of the gender and number required. The section headings are for the convenience of reference only, and in no way define, limit or describe the scope of any part of this Lease, nor are they to be considered as forming a part of this Lease or affecting it. This Lease relates to Leased Premises situated in the State of Missouri, and shall be governed by and construed in accordance with the laws thereof, and as having been jointly drafted by the parties.

24. Mutual Indemnity. Each party (the "Indemnitor") agrees to defend, indemnify and hold harmless the other party (the "Indemnitee") from all claims, causes of action, liabilities, injuries, damages and expenses, including reasonable attorneys' fees, which are not covered by insurance, arising out of the Indemnitor's (i) failure of performance of its obligations hereunder; and (ii) acts or omissions of the Indemnitor at the Premises.

25. Building Expansion. If, during the initial term, or either of the extended terms, Landlord elects to change the present configuration of its existing building, which change will result in a loss of available parking spaces, Landlord shall give Tenant not less than four (4) months prior written notice thereof, the Lease Premises shall be adjusted accordingly, and the rent shall be reduced by Sixty and 71/100 Dollars (\$60.71), per month, for each lost parking space. The reduction in rent shall commence as of the month in which the spaces cease to be available to Tenant.

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IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

LANDLORD:

TEMPLE EMANUEL, a Missouri not-for-profit religious corporation

By: Steven N. Strauss
Print: Steven N. Strauss
Title: Vice-President

TENANT:

ST. JOHN'S MERCY HEALTH CARE, a Missouri not-for-profit corporation

By: Cheryl Matejka
Print: Cheryl Matejka
Title: CFO

BILL NO. 5695ORDINANCE NO. 5573

**AN ORDINANCE APPROVING A SITE CONCEPT PLAN FOR MERCY HOSPITAL
CAMPUS AND SITE DEVELOPMENT PLAN FOR A 260,100 SQUARE FOOT
OUTPATIENT CENTER ON THE SOUTH CAMPUS**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within "PH" Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

WHEREAS, an application was made by George Stock, Stock & Associates, on behalf of Mercy Health East Communities at 615 S. New Ballas Road, for approval of a new site concept plan for the Mercy Campus and site development plan for a new 260,100 sq. ft. outpatient center located at 12120, 12130 Conway Road & 3011 Ballas Road; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, February 05, 2018, beginning at 6:30 p.m., or immediately following the close of the previous agenda item, on said application for the site development plan as provided by Section 405.1070(D)(2); and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended approval of the site development plan, subject to conditions, at its meeting on Monday, February 05, 2018; 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 being fully informed finds that approving the site development plan for the property 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 and in good zoning practice.

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

Section 1: The Site Development Plan is hereby approved subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on January 22, 2018, as bound together and submitted in conjunction with Application #18-002 by Stock and Associates, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on January 22, 2018, as bound together and submitted in conjunction with Application #18-002 by Stock and Associates, and as amended below.
3. The connection between the parking structure and the main building shall be revised to provide for a more architecturally and meaningful designed connection that makes it one overall structure in order to comply with the Zoning Requirements as discussed in the

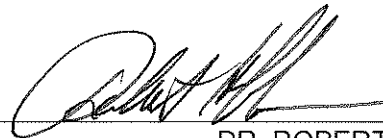
BILL NO. 5695ORDINANCE NO. 5513

Planning and Zoning Commission meeting of February 5, 2018 for the Zoning Administrator's approval.

4. Additional pedestrian connection between the north and south campus shall be added at the lighted access on Conway Road, and all internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
5. The access drive in front of the Ronald McDonald House to Conway Road shall be removed, and the median extended, with improved wayfinding signage and pavement marking for eastbound traffic on Conway Road.
6. The Applicant shall amend the Master Sign Plan to include the entire South Campus area for review by the Commission with final approval by the City Council.
7. The Applicant shall provide proper tree protection of the existing tree grove at the northeast corner of the site.
8. The Applicant shall comply with MoDOT requirements for any improvements.
9. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
10. All lighting shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
11. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The service area enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
12. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
13. 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.
14. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; 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 permit is scheduled to expire.

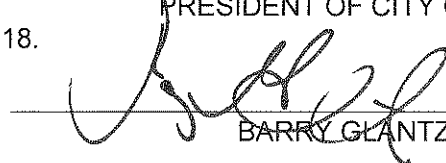
Section 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 26 DAY OF February, 2018.



DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26 DAY OF February, 2018.



BARRY GLANTZ, MAYOR

ATTEST:



DEBORAH RYAN, CITY CLERK



Mercy Health East Communities:

March 16, 2020 City of Creve Coeur Planning & Zoning Commission:

Application #20-005: Site Concept Plan Amendment and Site Development Plan Approval
- 17,230 s.f. addition to Pratt Cancer Center.

Existing Zoning : Planned Hospital “PH” Zoning District

Development Team:

Mr. George Stock, P.E. – President – Stock & Associates Consulting Engineers, Inc.
(designated agent for Mercy)

Mr. Donald Kalicak – V.P. Business Development & Planning and Executive Administration (Mercy)

Mr. Chris Viviano, CHC – Senior Project Engineer (Mercy)

Mr. Rick Ottolino– Principal – Ottolino Winters Huebner

Mr. Rusty Saunders – Loomis Associates (Landscape Architect)

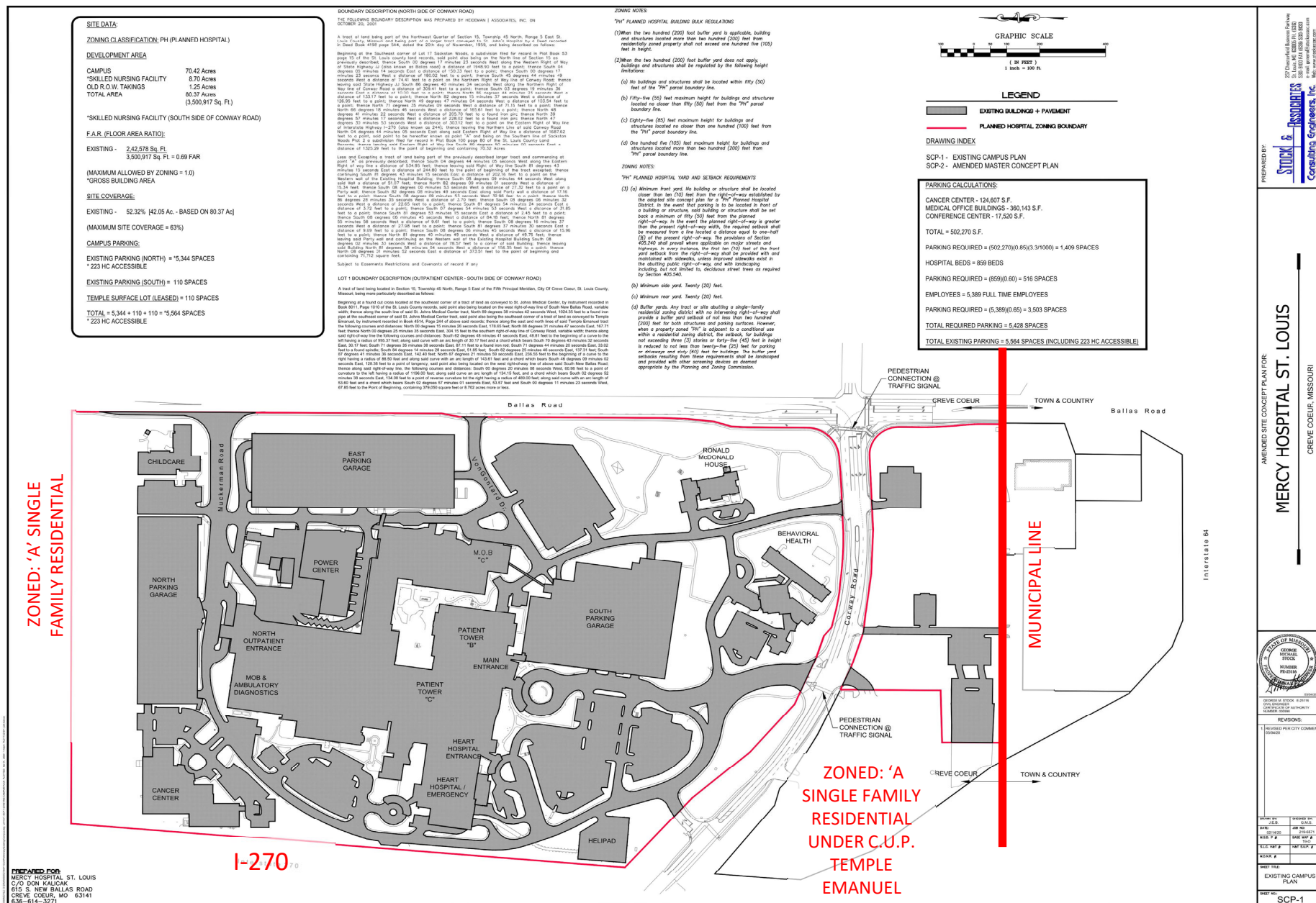
Mr. Josh Barcus, P.E. – Associate – Stock & Associates Consulting Engineers, Inc.

Staff Report Summary & RECOMMENDATIONS

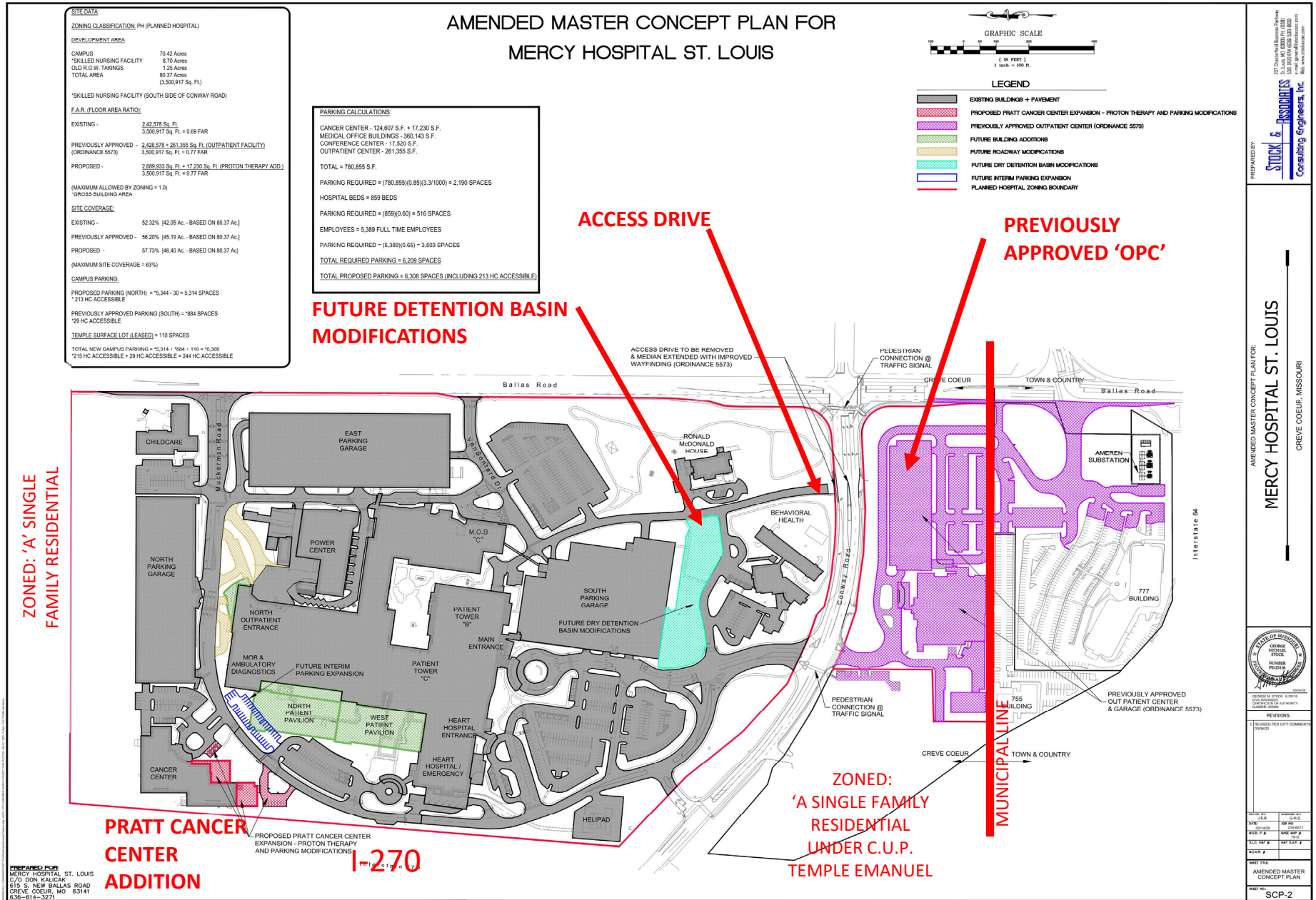
- Request: New 17,230 s.f. addition to Pratt Cancer Center & Modified Stormwater Basin
- Zoning: 'PH' Planned Hospital
- Amended Site Concept Plan
 - Amended to include 17,230 s.f. Pratt Cancer Center Addition & Modified Stormwater Basin (OK)
 - Amended to remove drive access from Conway Road new the Behavioral Health Center and Ronald McDonald House (Discuss)
 - This area is used for various hospital operations and staging.
 - Shared parking Agreement with Temple Emmanuel
 - Temporarily approved until Outpatient Center Parking structure is completed. (OK)
- Site Development Plan
 - Elevations to replace EIFS material with precast stone and provide the brick banding along the base of the addition to match the existing building. The roof parapet should be increased, and the mechanical screening lowered to fully screen the equipment and limit the visibility of screening. The design of the screening should match the existing screening material. (Discuss)
 - EIFS is requested to remain at the vault and south east corner lantern component. This material will be similar to precast and much easier to match. All other items within this are OK.
 - Video detection cameras on the traffic signal located at the northern entrance on Ballas and any necessary controller cabinet modifications shall be in conjunction with other traffic improvements undertaken in Ordinance 5573. (OK)
- Comprehensive Plan Review
 - Expansion is consistent with the City's plan. Access drive between Behavioral Health and Ronald McDonald House to be removed.
- Zoning Review
 - Proposal meets zoning regulations – with exceptions noted above.
- Landscaping – Consistent with zoning regulations
- Lighting – Existing light standards and low-level lighting being relocated as part of the plan, utilizing LED standards.

+/- 70.42 Acres Main Campus
+/- 8.70 Acres – OPC Approved 2018

EXISTING 52.32% COVERAGE

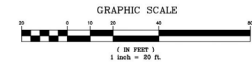


AMENDED CAMPUS PLAN
+/- 70.42 Acres Main Campus
PROPOSED 57.73% COVERAGE
+/- 8.70 Acres – OPC Approved 2018



SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN FOR MERCY HEALTHCARE PRATT CANCER CENTER EXPANSION - PROTON THERAPY A Tract of Land in the Northwest 1/4 of Section 15 Township 45 North, Range 5 East St. Louis County, Missouri



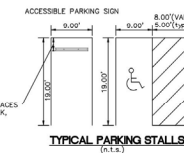
DRAWING INDEX
SDP-1 SITE DEVELOPMENT PLAN
SDP-2 SITE SECTIONS
ES-P1 ELECTRIC SITE PLAN - PHOTOMETRIC
TS1.01 TREE SURVEY
L1.01 LANDSCAPE PLAN
PS1.1 ARCHITECTURAL ELEVATIONS
& EXTERIOR PERSPECTIVE

BUILDING ADDITION = 17,230 S.F.

42 EXISTING PARKING SPACES
12 PROPOSED PARKING SPACES
NET REDUCTION OF 30 SPACES

SITE INFORMATION:

OWNER: MERCY HOSPITAL ST. LOUIS
ADDRESS: 621 S. NEW BALLAS ROAD
LOCATOR NUMBERS: 190610106
ZONING: PLANNED HOSPITAL
FIRE DISTRICT: CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT: PARKWAY SCHOOL DISTRICT
SEWER SERVICE: MSD
WATER SERVICE: MAINC
GAS SERVICE: SPIRE
ELECTRIC SERVICE: AMEREN
PHONE SERVICE: AT&T



FOR ALL PARKING SPACES
ADJOINING A SIDEWALK
PLACE WHEEL STOPS
2.5 FT. (MIN.) FROM
FACE OF CURB.



STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS MADE. THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND UNDERSIGNED FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXTENT, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING

PREPARED FOR
MERCY HOSPITAL ST. LOUIS
C/O DON KALICK
615 S. NEW BALLAS ROAD
CREVE COEUR, MO 63141
636-614-3271

OWH
Ottolino Winters Huebner
Planning Architecture Interior Architecture
200 South Brentwood Ave. St. Louis, MO 63108 Telephone (314) 721-6889
FAX (314) 721-6889
HEIDEMAN ASSOCIATES, INC.
AIA Licensed
Missouri State Certificate of Authority # 001194
3401 Lakeside Industrial Center
Fenton, MO 63120
636.403.3200

AKC, LLC
3000 Laclede Highway
Fairview Heights, IL 62208
PH: 618.332.0505 FX: 618.332.0889

STOCK & ASSOCIATES
Consulting Engineers, Inc.
Missouri State Certificate of Authority # 000996
257 Chestnut Business Parkway
St. Louis, MO 63105
636.530.9100

REV. # 1
DATE 02/14/20
BY J.E.B.
REV. # 2
DATE 02/14/20
BY J.E.B.



03/10/20
GEORGE M. STOCK E-20116 CIVIL
ENGINEER CERTIFICATE OF
AUTHORITY NUMBER: 000996

Project Manager Checked By
J.E.B. G.M.S.

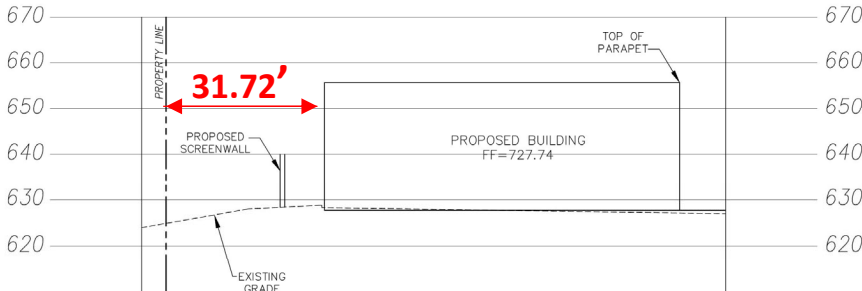
**MERCY HEALTHCARE
PRATT CANCER CENTER
EXPANSION - PROTON THERAPY**
607 S. NEW BALLAS RD. #3300
ST. LOUIS, MO

1	REVISED PER CITY COMMENTS	03/04/20
2	ADDED SECTION PER CITY COMMENT	03/10/20
NO.	REVISIONS	DATE

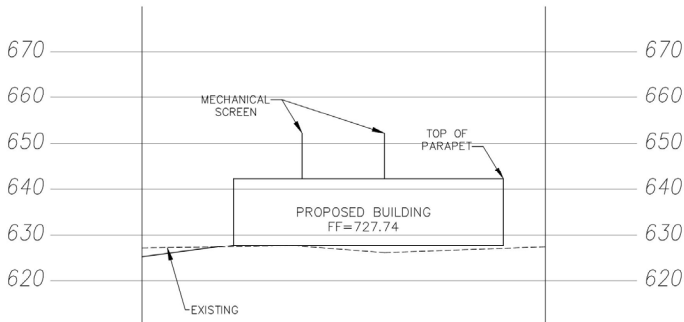
SITE DEVELOPMENT PLAN

DATE 02/14/20 STOCK PROJECT NO. 219-6571 DRAWING NO. SDP-1

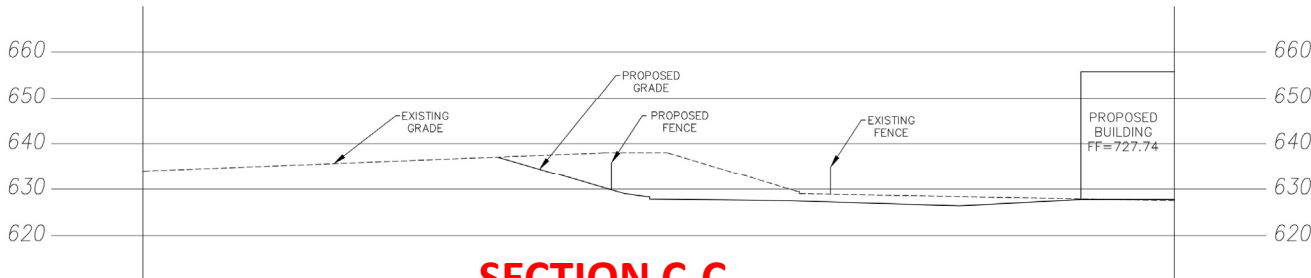
SITE SECTIONS



SECTION A-A



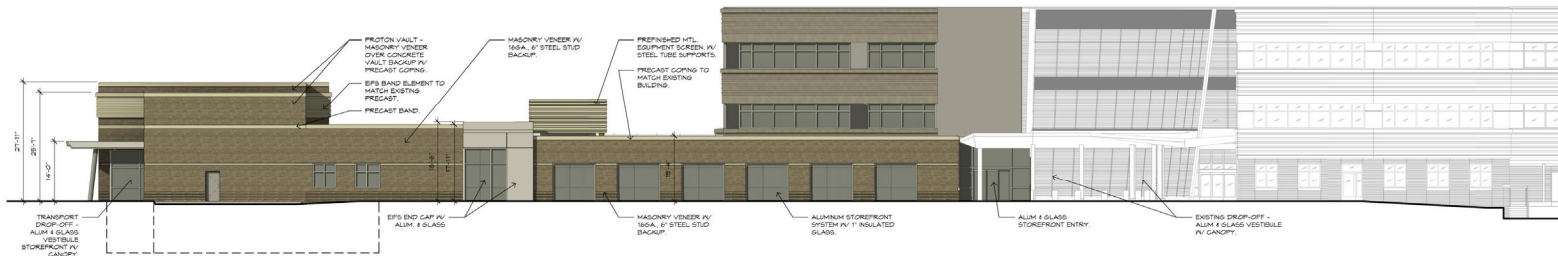
SECTION B-B



SECTION C-C

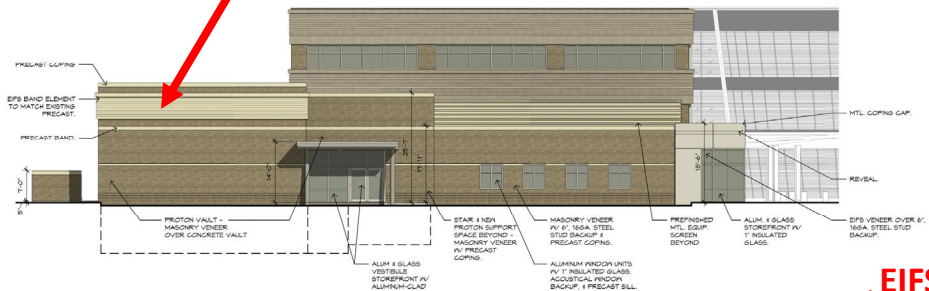
 Ottoline Winters Huebner Planning Architects - Interior Architects 222 South Brentwood Ave., St. Louis, MO 63105 Telephone (314) 721-4405																																																	
HEIDEMAN ASSOCIATES, INC. <i>a Division of</i> MO State Certificate of Authority # 0001594 2401 Lecher Williams Industrial Court Fenton, MO 63420 636-402-2070																																																	
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STOCK & ASSOCIATES Consulting Engineers, Inc. MO State Certificate of Authority # 000994 217 Chestnutfield Business Parkway St. Louis, MO 63055 636-520-9150																																																	
03/10/20 GEORGE M. STOCK - E-25118 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996																																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Project Manager _____</td> <td style="width: 50%;">Checked By _____</td> </tr> <tr> <td>J.E.B.</td> <td>C.M.S.</td> </tr> </table>		Project Manager _____	Checked By _____	J.E.B.	C.M.S.																																												
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">1</td> <td style="width: 85%;">REVISED PER CITY COMMENTS</td> <td style="width: 10%; text-align: center;">(3/24/02)</td> </tr> <tr> <td>2</td> <td>ANNOX DESIGN/TECH CITY COMMENTS</td> <td style="text-align: center;">(8/15/02)</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr> <td>NO.</td> <td> </td> <td>DATE</td> </tr> <tr> <td colspan="3">REVISIONS</td> </tr> <tr> <td colspan="3" style="text-align: center;">SITE SECTIONS</td> </tr> <tr> <td>DATE</td> <td>STOCK PROJECT NO.</td> <td>DRAWING NO.</td> </tr> <tr> <td>02/14/20</td> <td>219-6571</td> <td>SDP-20</td> </tr> </table>		1	REVISED PER CITY COMMENTS	(3/24/02)	2	ANNOX DESIGN/TECH CITY COMMENTS	(8/15/02)																												NO.		DATE	REVISIONS			SITE SECTIONS			DATE	STOCK PROJECT NO.	DRAWING NO.	02/14/20	219-6571	SDP-20
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02/14/20	219-6571	SDP-20																																															

ARCHITECTURAL ELEVATIONS AND RENDERING

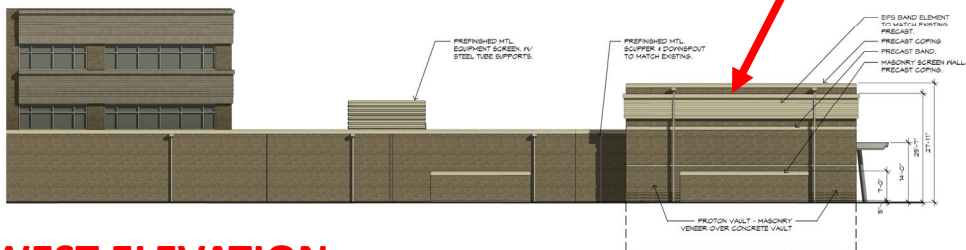


EAST ELEVATION

EIFS BAND ELEMENT TO MATCH EXISTING PRECAST



SOUTH ELEVATION

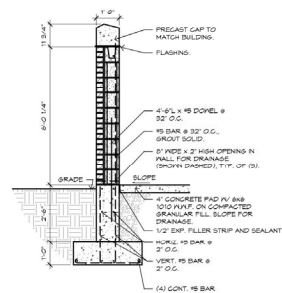


WEST ELEVATION

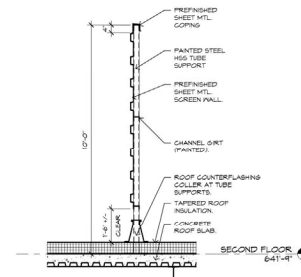


EIFS BAND ELEMENT TO MATCH EXISTING PRECAST

3. RENDER EXTERIOR PERSPECTIVE



5 DETAIL @ MASONRY SCREEN
1/2" x 1'-0"



6 DETAIL @ ROOF SCREEN
1/2" x 1/2"



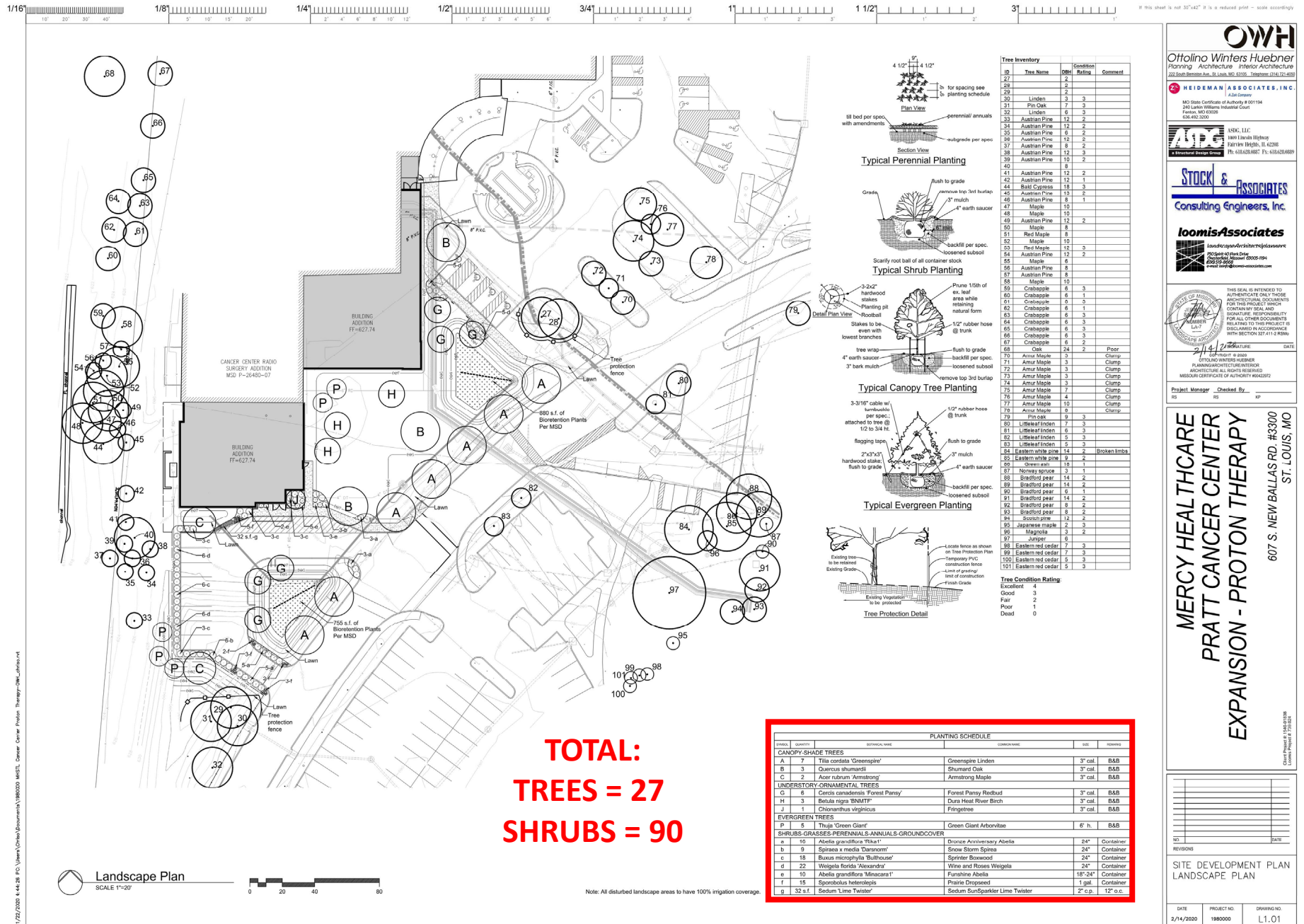
PRATT CANCER CENTER EXPANSION - PROTON THERAPY



PS1.1
OWH



LANDSCAPE PLAN



OWH
Ottolino Winters Huebner
Planning Architecture Interior Architecture
240 Lavin Winters Industrial Court
Pawnee, MO 63208
Phone: 636.320.3000
Fax: 636.320.3000

WEIDEMAN ASSOCIATES, INC.
A Joint Venture
MSIC, LLC
Main Lovers Highway
22019 Wagon, IL 62286
Ph: 618.628.6887 Fx: 618.628.6889

Stock & Associates
Consulting Engineers, Inc.

loomisAssociates
landscape architecture
7000 W. 12th Ave.
P.O. Box 100
P.O. Box 100
P.O. Box 100
loomisassociates.com

THIS SEAL IS INTENDED TO
AUTHENTICATE ONLY THOSE
ARCHITECTURAL DOCUMENTS
CONTAIN MY SEAL AND
SIGNATURE. I AM NOT
RESPONSIBLE FOR ANY
OTHER DOCUMENTS
RELATING TO THIS PROJECT
DECLARED IN ACCORDANCE
WITH SECTION 107.011 RSMo

Project Manager **Checked By**
RS RS KP

**MERCY HEALTHCARE
PRATT CANCER CENTER
EXPANSION - PROTON THERAPY**

607 S. NEW BALLAS RD. #3300
ST. LOUIS, MO

DATE: 2/14/2020
PROJECT NO: 1980000
DRAWING NO: L1.01

THANK YOU



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: Public Works Department
Category: Ordinance
Prepared By: Matt Wohlberg
Department Head: Jim Heines

SCHEDULED

ORDINANCE

Bill No. 5819 - an Ordinance Designating a Portion of the Parcel of Land Known as 523 Emerson Road as Public Right of Way and Other Portions of This Parcel as Permanent Easements. Final Reading and Passage

The proposed widening of Emerson Road will require the relocation of several utilities and the construction of new utilities along the west side of Emerson. Public Works staff recommends that the City designate new right of way and new easements along the City's parcel at 523 Emerson Road to accommodate the new and relocated utilities.

AN ORDINANCE DESIGNATING A PORTION OF THE PARCEL OF LAND KNOWN AS 523 EMERSON ROAD AS PUBLIC RIGHT OF WAY AND OTHER PORTIONS OF THIS PARCEL AS PERMANENT EASEMENTS.

WHEREAS, the City owns parcel 17O220066 (523 Emerson Road) and controls the adjacent Emerson Road right of way; and

WHEREAS, the City plans to widen Emerson Road for the benefit and safety of the traveling public; and

WHEREAS, widening Emerson Road will require the relocation of several utilities and the construction of new utilities; and

WHEREAS, the existing right of way along Emerson Road provides insufficient space to relocate the existing utilities a safe distance from the proposed edge of pavement or to construct and maintain new facilities that are required for the roadway improvements; and

WHEREAS, City staff recommends designation of 153 square feet of parcel 17O220066 as part of the public right of way of Emerson Road; and

WHEREAS, City staff recommends that the City designate 369 square feet of parcel 17O220066 as permanent drainage easement; and

WHEREAS, City staff recommends that the City designate 9,682 square feet of parcel 17O220066 as a permanent utility easement; and

WHEREAS, the Creve Coeur Planning and Zoning Commission approved the proposed designation of portions of parcel 17O220066 as right of way and permanent easements at their meeting on Monday, March 16, 2020.

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

Section 1. The land depicted and described in the Right of Way Plat, attached hereto as "Exhibit A," is hereby designated as public right of way, and the City Administrator is hereby authorized and directed to execute documents on behalf of the City as necessary to designate this right of way, and the City Clerk is authorized and directed to attest thereto.

Section 2. The land depicted and described in the Permanent Drainage Easement Plat, attached hereto as "Exhibit B," is hereby designated as a permanent drainage easement, and the City Administrator is hereby authorized and directed to execute documents on behalf of the City as necessary to designate this easement, and the City Clerk is authorized and directed to attest thereto.

Section 3. The land depicted and described in the Permanent Utility Easement, attached hereto as "Exhibit C," is hereby designated as a permanent utility easement, and the City Administrator is hereby authorized and directed to execute documents on behalf of the City as necessary to designate this easement, and the City Clerk is authorized and directed to attest thereto.

Section 4. 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 Ordinance and the matters herein authorized, including but not limited to recording documents with the St. Louis County Recorder of Deeds.

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

ADOPTED THIS __ DAY OF __, 2020.

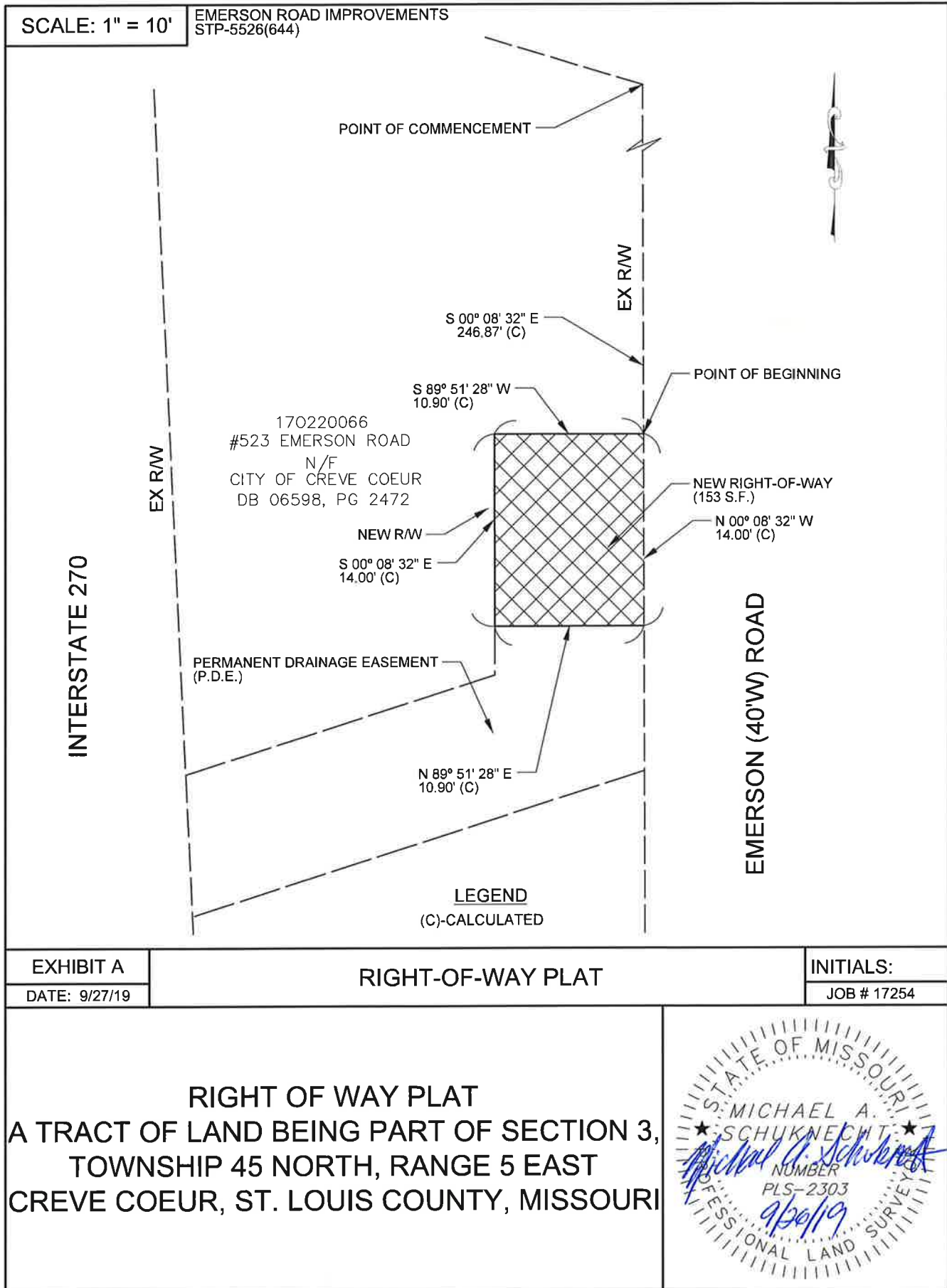
ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS __ DAY OF __, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

EXHIBIT A

PROJECT: Emerson Road
 Improvements
 Exhibit 1
 PARCEL NO.: 20
 OWNER: City of Creve Coeur
 September 26, 2019
 Page 1 of 1

RIGHT OF WAY PLAT

A tract of and being part of Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Commencing at the northeast corner of the land thereof recorded in Deed Book 6598 Page 2472 of the St. Louis County Records, thence along the westerly line of Emerson (40'W) Road, South 00 degrees 08 minutes 32 seconds East a distance of 246.87 feet to the True Point of Beginning; thence South 89 degrees 51 minutes 28 seconds West a distance of 10.90 feet to a point; thence South 00 degrees 08 minutes 32 seconds East a distance of 14.00 feet to a point; thence North 89 degrees 51 minutes 28 seconds East a distance of 10.90 feet to the aforementioned westerly line of Emerson (40'W) Road; thence along said westerly line, North 00 degrees 08 minutes 32 seconds West a distance of 14.00 feet to the True Point of Beginning.

The described tract contains 153 square feet or 0.004 acre.



EXHIBIT B

SCALE: 1" = 10'	EMERSON ROAD IMPROVEMENTS STP-5526(644)	
EXHIBIT B	PERMANENT DRAINAGE EASEMENT PLAT	INITIALS: JOB # 1725400
EASEMENT PLAT A TRACT OF LAND BEING PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST CREVE COEUR, ST. LOUIS COUNTY, MISSOURI		

PROJECT: Emerson Road
 Improvements
 Exhibit B
 PARCEL NO.: 20
 OWNER: City of Creve Coeur
 September 26, 2019
 Page 2 of 2

PERMANENT DRAINAGE EASEMENT

A tract of and being part of Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Commencing at the northeast corner of the land thereof recorded in Deed Book 6598 Page 2472 of the St. Louis County Records, thence along the westerly line of Emerson (40'W) Road, South 00 degrees 08 minutes 32 seconds East a distance of 260.87 feet to the True Point of Beginning; thence South 89 degrees 51 minutes 28 seconds West a distance of 10.90 feet to a point; thence South 00 degrees 08 minutes 32 seconds East a distance of 3.55 feet to a point; thence South 72 degrees 12 minutes 45 seconds West a distance of 23.71 feet to the easterly line of Interstate 270; thence along said easterly line, South 02 degrees 41 minutes 27 seconds East a distance of 10.36 feet to a point; thence North 72 degrees 12 minutes 45 seconds East a distance of 34.66 feet to the aforementioned westerly line of Emerson (40'W) Road; thence along said westerly line, North 00 degrees 08 minutes 32 seconds West a distance of 10.58 to the True Point of Beginning.

The described tract contains 369 square feet or 0.01 acres.



**A TRACT OF AND BEING PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5
EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI.
Easement Summary**

Parcel #22 City of Creve Coeur
A Tract of and Being Part of Section 3, Township 45 North, Range 5 East
17O22006

<u>Property Area</u>	<u>34,537.00 Square Feet</u>
-----------------------------	-------------------------------------

New Easement Areas

Hachured Area	368.82 Square Feet
---------------	--------------------

Area overlapped in existing easements	<u>0 Square Feet</u>
---------------------------------------	----------------------

<u>New Easement Total Area</u>	<u>368.82 Square Feet</u>
---------------------------------------	----------------------------------

Temporary Construction Easement Area

<u>Temporary Construction Easement Area Total</u>	<u>0 Square Feet</u>
--	-----------------------------

EMERSON ROAD IMPROVEMENTS (STP-5526(644))
17O220066

E A S E M E N T

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that CITY OF CREVE COEUR, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to it in hand paid by The Metropolitan St. Louis Sewer District, the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on The Metropolitan St. Louis Sewer District the exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "B" and made a part hereof, and to use such additional space adjacent to the easement(s) so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements. The Metropolitan St. Louis Sewer District may from time to time enter upon said premises to construct, reconstruct, replace, maintain, or repair the aforesaid sewer or sewers, including stormwater improvements, and may assign its rights herein to the State, County, City, or other political subdivisions of the State. The easement(s) hereby granted is(are) irrevocable and shall continue forever.

IN WITNESS WHEREOF, the said CITY OF CREVE COEUR has caused these presents to be signed by its _____ this _____ day of _____, 20 20.

CITY OF CREVE COEUR

(Name of Corporation)

By _____

Attest:

Officer

Secretary

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this _____ day of _____, 20 20, before me appeared _____, to me personally known, who being by me duly sworn, did say he/she is _____ of CITY OF CREVE COEUR and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission expires _____.

Notary Public

MSD/ENG. 3.10 – Corp - Standard Esmt.

EXHIBIT C

EMERSON ROAD IMPROVEMENTS
STP-5526(644)

POINT OF COMMENCEMENT

S09°38'37"W 88.25' (C)

170220066
#523 EMERSON ROAD
N/F
CITY OF CREVE COEUR
DB 06598, PG 2472

N00°08'32"W 14.00' (C)

PERMANENT DRAINAGE
EASEMENT (P.D.E.)

S00°08'32"E 601.96' (C)

PERMANENT UTILITY
EASEMENT (P.U.E.)

N89°51'28"E 15.00' (C)

S00°08'32"E 16.99' (C)

POINT OF BEGINNING

N00°08'32"W 243.88' (C)

N89°51'28"E 10.90' (C)

S89°51'28"W 10.90' (C)

N00°08'32"W 431.05' (C)

EX RW

EX RW

EMERSON (40'W) ROAD

**LEGEND**

(R)—RECORDED

(C)—CALCULATED

ROCKY(50'W) DRIVE

INITIAL:

EXHIBIT "C"

PERMANENT UTILITY EASEMENT
A TRACT OF LAND BEING PART OF SECTION 3,
TOWNSHIP 45 NORTH, RANGE 5 EAST
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PROJECT: Emerson Road Improvements
 Exhibit C
 PARCEL NO.: 20
 OWNER: City of Creve Coeur
 March 5, 2020
 Page 2 of 2

PERMANENT UTILITY EASEMENT

A tract of and being part of Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Commencing at the northeast corner of the land thereof recorded in Deed Book 6598 Page 2472 of the St. Louis County Records, thence along the westerly line of Emerson (40'W) Road, South 00 degrees 08 minutes 32 seconds East a distance of 16.99 feet to the True Point of Beginning; thence South 09 degrees 38 minutes 37 seconds West a distance of 88.25 feet to a point; thence South 00 degrees 08 minutes 32 seconds East a distance of 601.96 feet to a point; thence North 89 degrees 51 minutes 28 seconds East a distance of 15.00 feet to the aforementioned westerly line of Emerson (40'W) Road; thence along said westerly line, North 00 degrees 08 minutes 32 seconds West a distance of 431.05 feet to a point; thence South 89 degrees 51 minutes 28 seconds West a distance of 10.90 feet to a point, thence North 00 degrees 08 minutes 32 seconds West a distance of 14.00 feet to a point; thence North 89 degrees 51 minutes 28 seconds East a distance of 10.90 feet to the aforementioned westerly line of Emerson (40'W) Road; thence along said westerly line, North 00 degrees 08 minutes 32 seconds West a distance of 243.88 feet to the True Point of Beginning.

The described tract contains 9682 square feet or 0.22 acres.



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: March 18, 2020

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Recommendation to Designate Right of Way and to Grant Easements
Emerson Road Improvement Project

The Department of Public Works recommends that the City designate a portion of its parcel at 523 Emerson Road as right of way and that the City grant two utility easements through this parcel. This right of way and these easements are recommended in order to help with pre-construction utility relocation and future maintenance associated with planned improvements to Emerson Road.

Description of City Property

The City of Creve Coeur owns 523 Emerson Road, a parcel of land located on the west side of Emerson Road between Emerson and Interstate 270. This parcel is vacant and undevelopable, and it generally serves as a landscape buffer between the Balmoral Subdivision and the highway.

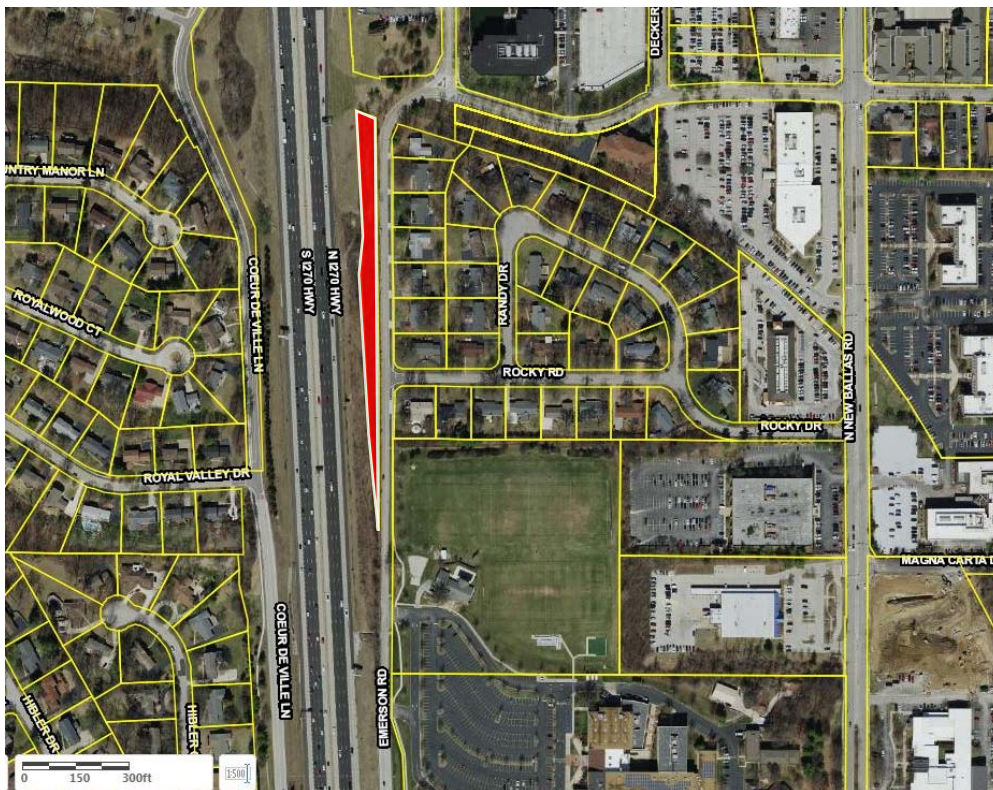


Figure 1. City parcel at 523 Emerson Road (highlighted).

Roadway Improvements

The City is currently designing improvements to Emerson Road with a plan to partially reconstruct Emerson in 2021. The Emerson pavement is currently about 21 feet wide, which is less than current standards would suggest for a collector roadway. Further, the western edge of pavement generally drops off to a down slope, which could make it difficult for drivers to recover and return to the roadway if a tire leaves the pavement. One of the primary goals of the Emerson Road project is to improve driver safety by widening the pavement to 26 feet and by adding a curb and gutter along each side of the road.

Widening Emerson poses several challenges with utilities along the City's parcel. The fire hydrant and utility poles are located very close to the existing edge of pavement and will need to be moved to accommodate the pavement widening. In addition, a new drainage inlet and water quality feature will be required. Unfortunately, the right of way at this location does not provide enough space for the new and relocated facilities.

Proposed Right of Way and Easements

Staff proposes to expand the Emerson right of way and to provide two new easements along the City's property at 523 Emerson Road. The right of way and easements are illustrated in the attached excerpt from the Emerson Road plans.

1. Right of Way (illustrated in red). A small area of right of way is proposed to extend around a new water-quality structure that will be constructed as part of the Emerson project. The Metropolitan St. Louis Sewer District (MSD) has stated that they will maintain this structure if it is located in public right of way. Staff proposes this small section of right of way to limit future maintenance costs.
2. Permanent Drainage Easement (illustrated in blue). MSD has stated that they will take ownership of and responsibility for the new drainage structures around the water-quality structure if these drainage structures are located within a permanent drainage easement. Staff proposes this easement in order to limit future maintenance costs.
3. Permanent Utility Easement (illustrated in yellow). The City's proposed roadway widening will force several utilities (namely, Missouri American Water, Ameren, and Charter) to move their facilities out of the way of the road project. Staff proposes to provide a utility easement so that these utilities have a place to go and so that the process is expedited.

Planning and Zoning Commission Approval

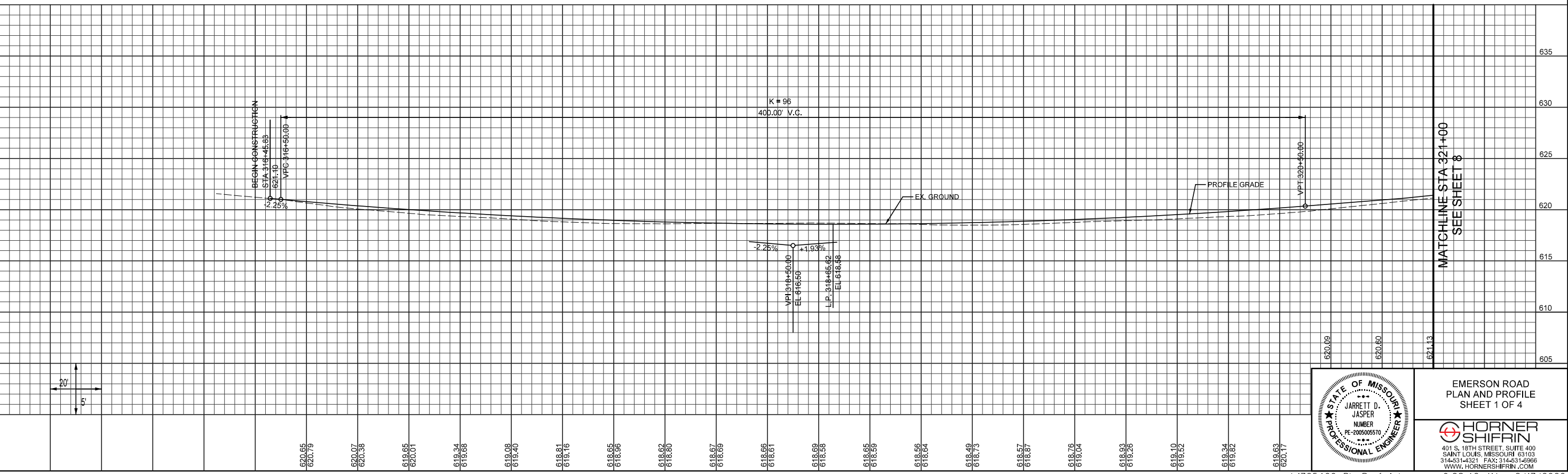
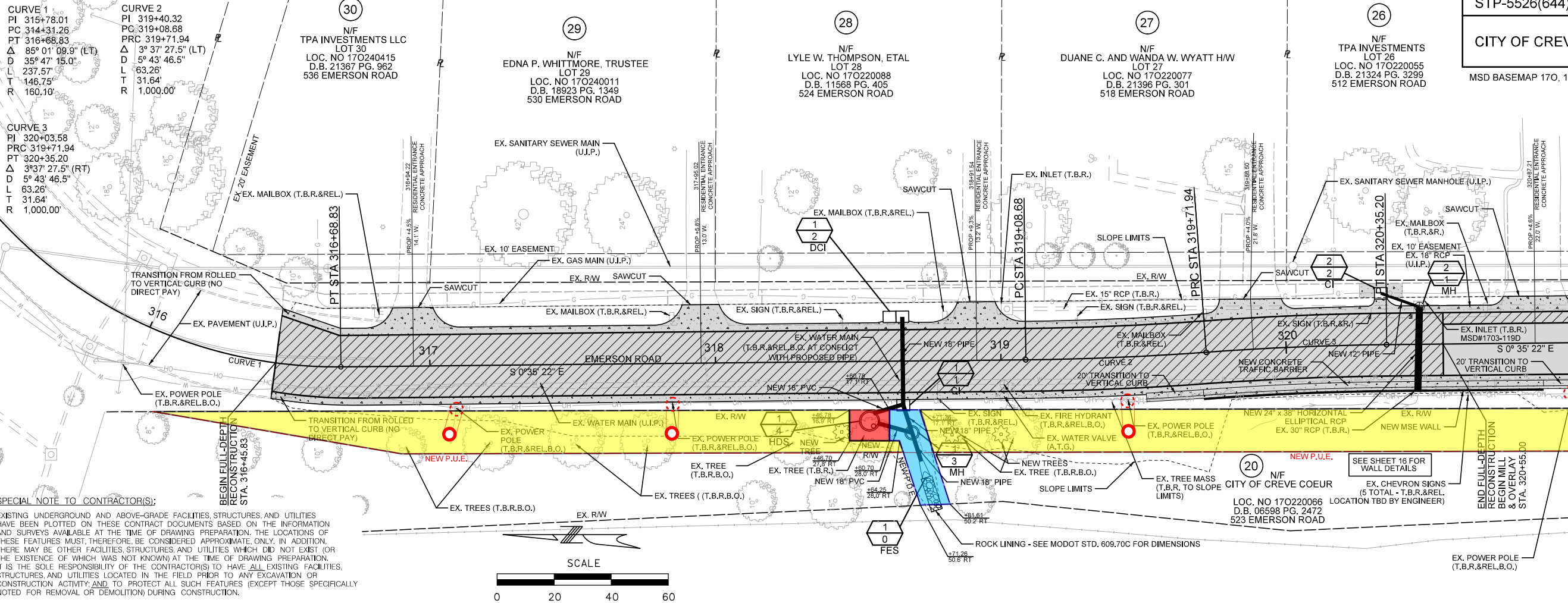
The City's Planning and Zoning Commission approved the proposed designation of portions of 523 Emerson Road as right of way and permanent easements at their meeting on Monday, March 16, 2020. Such approval is required according to Chapter 89 RsMO.

Recommendation

The Department of Public Works recommends that the City designate the right of way and easements shown in the attached exhibit to facilitate the utility relocations needed prior to the City's Emerson Road project and to limit future maintenance costs. Staff does not foresee that designating the right of way and easements will create any negative impacts to the City.

Attachments: Excerpt of Emerson Road plan to illustrate right of way and easement areas.
 Right of Way plat and description
 Permanent Drainage Easement plat and description
 Permanent Utility Easement plat and description.

EMERSON ROAD STP-5526(644)	SHEET 7
CITY OF CREVE COEUR	OF 35
MSD BASEMAP 170, 180 19MSD-00015	



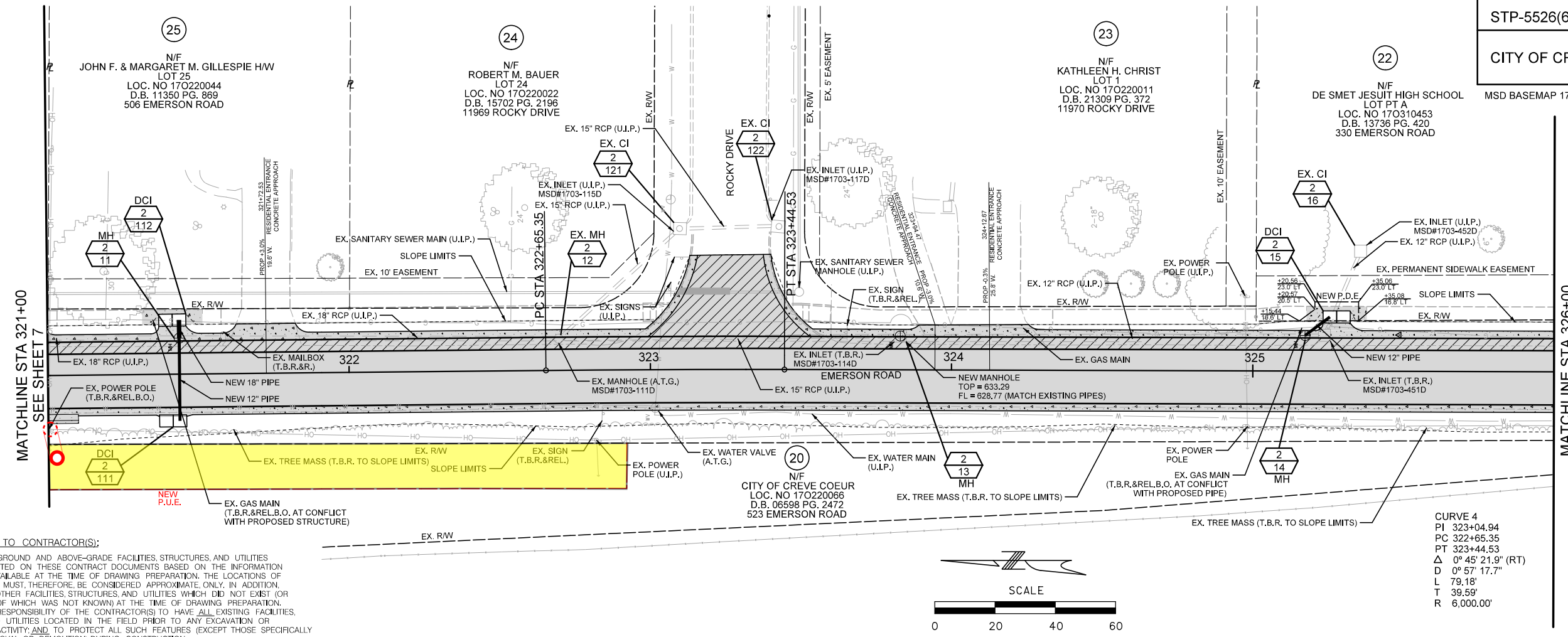
JARRETT D. JASPER
NUMBER
PE-200505570
PROFESSIONAL ENGINEER

EMERSON ROAD
PLAN AND PROFILE
SHEET 1 OF 4

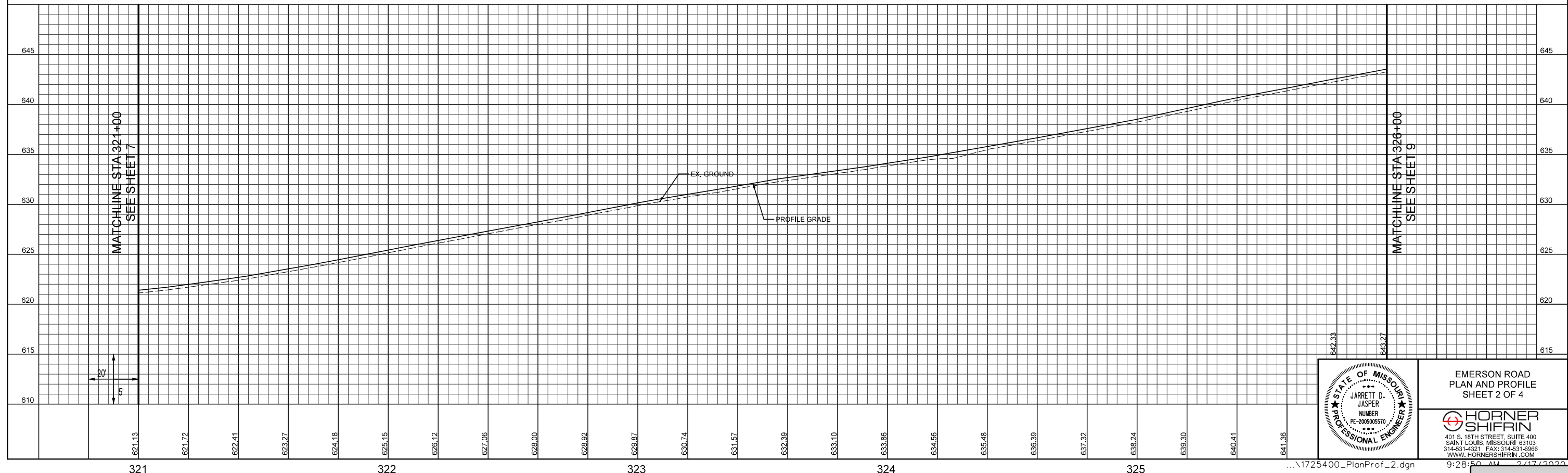
401 S. 18TH STREET, SUITE 400
SAINT LOUIS, MISSOURI 63103
314-531-4321 FAX: 314-531-4986
WWW.HORNERSHIFFRIN.COM

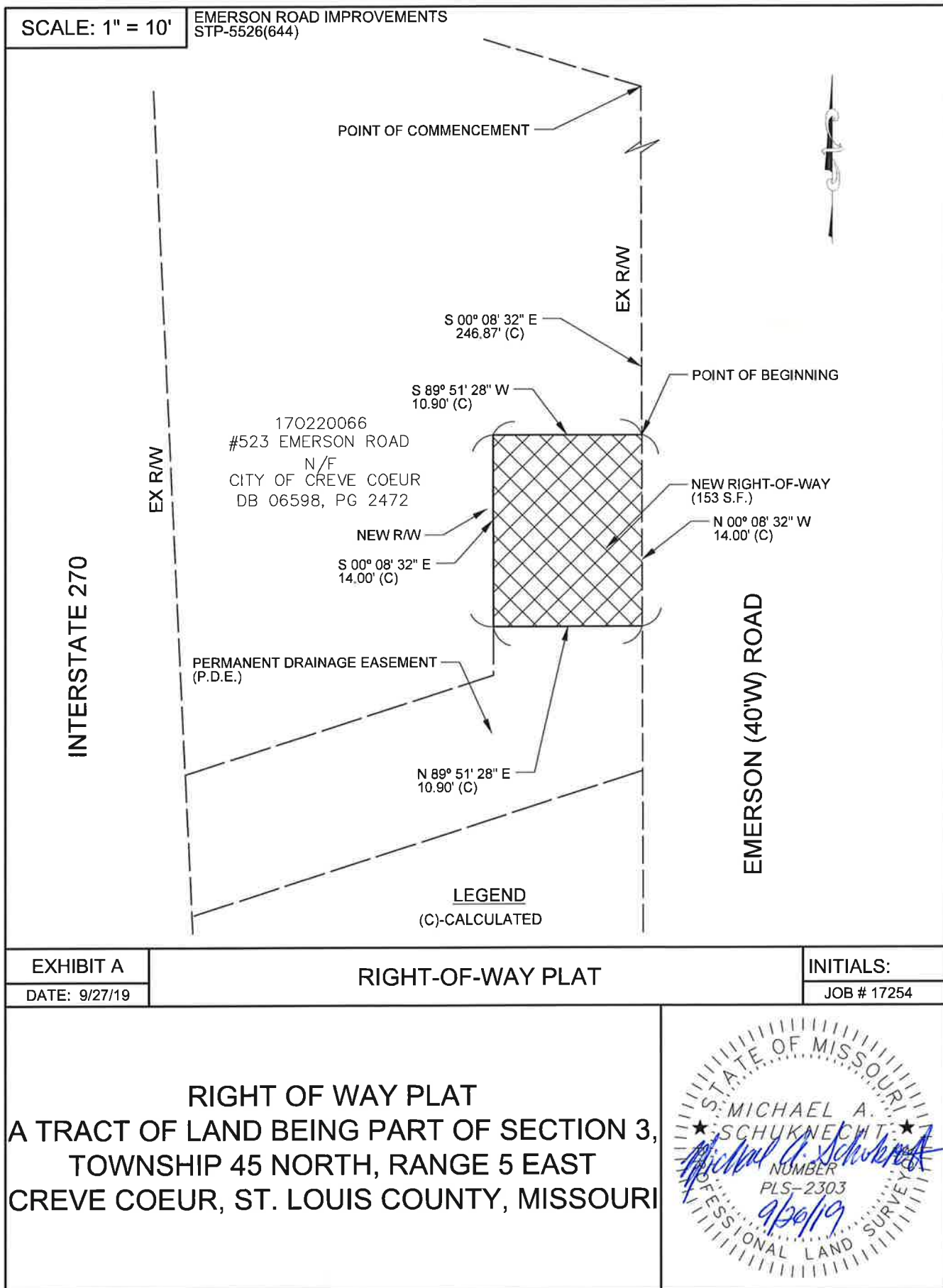
EMERSON ROAD STP-5526(644)	SHEET 8
CITY OF CREVE COEUR	OF 35

MSD BASEMAP 170, 180 19MSD-00015



SPECIAL NOTE TO CONTRACTOR(S):
EXISTING UNDERGROUND AND ABOVE-GRADE FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED ON THESE CONTRACT DOCUMENTS BASED ON THE INFORMATION AND SURVEYS AVAILABLE AT THE TIME OF DRAWING PREPARATION. THE LOCATIONS OF THESE FEATURES MUST, THEREFORE, BE CONSIDERED APPROXIMATE ONLY. IN ADDITION, THERE MAY BE OTHER FACILITIES, STRUCTURES, AND UTILITIES WHICH DID NOT EXIST (OR THE EXISTENCE OF WHICH WAS NOT KNOWN) AT THE TIME OF DRAWING PREPARATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO HAVE ALL EXISTING FACILITIES, STRUCTURES, AND UTILITIES LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY, AND TO PROTECT ALL SUCH FEATURES (EXCEPT THOSE SPECIFICALLY NOTED FOR REMOVAL OR DEMOLITION) DURING CONSTRUCTION.





PROJECT: Emerson Road
 Improvements
 Exhibit 1
 PARCEL NO.: 20
 OWNER: City of Creve Coeur
 September 26, 2019
 Page 1 of 1

RIGHT OF WAY PLAT

A tract of and being part of Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Commencing at the northeast corner of the land thereof recorded in Deed Book 6598 Page 2472 of the St. Louis County Records, thence along the westerly line of Emerson (40'W) Road, South 00 degrees 08 minutes 32 seconds East a distance of 246.87 feet to the True Point of Beginning; thence South 89 degrees 51 minutes 28 seconds West a distance of 10.90 feet to a point; thence South 00 degrees 08 minutes 32 seconds East a distance of 14.00 feet to a point; thence North 89 degrees 51 minutes 28 seconds East a distance of 10.90 feet to the aforementioned westerly line of Emerson (40'W) Road; thence along said westerly line, North 00 degrees 08 minutes 32 seconds West a distance of 14.00 feet to the True Point of Beginning.

The described tract contains 153 square feet or 0.004 acre.



SCALE: 1" = 10'		EMERSON ROAD IMPROVEMENTS STP-5526(644)	
EXHIBIT A		PERMANENT DRAINAGE EASEMENT PLAT	
DATE: 9/27/19		INITIALS: JOB # 1725400	
EASEMENT PLAT A TRACT OF LAND BEING PART OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST CREVE COEUR, ST. LOUIS COUNTY, MISSOURI			

PROJECT: Emerson Road
 Improvements
 Exhibit 1
 PARCEL NO.: 20
 OWNER: City of Creve Coeur
 September 26, 2019
 Page 1 of 1

PERMANENT DRAINAGE EASEMENT

A tract of and being part of Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Commencing at the northeast corner of the land thereof recorded in Deed Book 6598 Page 2472 of the St. Louis County Records, thence along the westerly line of Emerson (40'W) Road, South 00 degrees 08 minutes 32 seconds East a distance of 260.87 feet to the True Point of Beginning; thence South 89 degrees 51 minutes 28 seconds West a distance of 10.90 feet to a point; thence South 00 degrees 08 minutes 32 seconds East a distance of 3.55 feet to a point; thence South 72 degrees 12 minutes 45 seconds West a distance of 23.71 feet to the easterly line of Interstate 270; thence along said easterly line, South 02 degrees 41 minutes 27 seconds East a distance of 10.36 feet to a point; thence North 72 degrees 12 minutes 45 seconds East a distance of 34.66 feet to the aforementioned westerly line of Emerson (40'W) Road; thence along said westerly line, North 00 degrees 08 minutes 32 seconds West a distance of 10.58 to the True Point of Beginning.

The described tract contains 369 square feet or 0.01 acres.



EMERSON ROAD IMPROVEMENTS
STP-5526(644)

POINT OF COMMENCEMENT

S09°38'37"W 88.25' (C)

170220066
#523 EMERSON ROAD
N/F
CITY OF CREVE COEUR
DB 06598, PG 2472

POINT OF BEGINNING

S00°08'32"E 16.99' (C)

N00°08'32"W 243.88' (C)

N89°51'28"E 10.90' (C)

N00°08'32"W 14.00' (C)

PERMANENT DRAINAGE
EASEMENT (P.D.E.)

S89°51'28"W 10.90' (C)

S00°08'32"E 601.96' (C)

PERMANENT UTILITY
EASEMENT (P.U.E.)

N00°08'32"W 431.05' (C)

EX RW

EX RW

EMERSON (40'W) ROAD

N89°51'28"E 15.00' (C)



LEGEND

(R)—RECORDED

(C)—CALCULATED

ROCKY(50'W) DRIVE

INITIAL:

EXHIBIT "A"

PERMANENT UTILITY EASEMENT
A TRACT OF LAND BEING PART OF SECTION 3,
TOWNSHIP 45 NORTH, RANGE 5 EAST
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



PROJECT: Emerson Road Improvements
 Exhibit 1
 PARCEL NO.: 20
 OWNER: City of Creve Coeur
 March 5, 2020
 Page 1 of 1

PERMANENT UTILITY EASEMENT

A tract of and being part of Section 3, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Commencing at the northeast corner of the land thereof recorded in Deed Book 6598 Page 2472 of the St. Louis County Records, thence along the westerly line of Emerson (40'W) Road, South 00 degrees 08 minutes 32 seconds East a distance of 16.99 feet to the True Point of Beginning; thence South 09 degrees 38 minutes 37 seconds West a distance of 88.25 feet to a point; thence South 00 degrees 08 minutes 32 seconds East a distance of 601.96 feet to a point; thence North 89 degrees 51 minutes 28 seconds East a distance of 15.00 feet to the aforementioned westerly line of Emerson (40'W) Road; thence along said westerly line, North 00 degrees 08 minutes 32 seconds West a distance of 431.05 feet to a point; thence South 89 degrees 51 minutes 28 seconds West a distance of 10.90 feet to a point, thence North 00 degrees 08 minutes 32 seconds West a distance of 14.00 feet to a point; thence North 89 degrees 51 minutes 28 seconds East a distance of 10.90 feet to the aforementioned westerly line of Emerson (40'W) Road; thence along said westerly line, North 00 degrees 08 minutes 32 seconds West a distance of 243.88 feet to the True Point of Beginning.

The described tract contains 9682 square feet or 0.22 acres.



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: Planning Division
Category: Ordinance
Prepared By: Jason Jaggi
Department Head: Jason Jaggi

SCHEDULED

ORDINANCE

**Bill No. 5820 - an Ordinance Adopting and Enacting the New
Electrical, Plumbing and Mechanical Codes of St. Louis
County as the Electrical, Plumbing and Mechanical Codes of
the City of Creve Coeur, Missouri. Final Reading and Passage**

The city contracts with St. Louis County to issue electrical, plumbing and mechanical permits and to make those subsequent inspections when this type of work is done within the City of Creve Coeur. In order for St. Louis County to continue to fulfill their contractual obligations to the city, it is necessary to adopt the same electrical, plumbing and mechanical codes as the county. The updated code versions are the 2015 Uniform Plumbing Code, 2014 National Electric Code, and the 2015 International Mechanical Code.

Ordinance

Meeting of April 13, 2020

BILL NO. 5820

ORDINANCE NO. ____

AN ORDINANCE ADOPTING AND ENACTING THE NEW ELECTRICAL, PLUMBING AND MECHANICAL CODES OF ST. LOUIS COUNTY AS THE ELECTRICAL, PLUMBING AND MECHANICAL CODES OF THE CITY OF CREVE COEUR, MISSOURI.

WHEREAS, the City of Creve Coeur, St. Louis County, Missouri is desirous of adopting new minimum requirements and standards for the installation of electrical, plumbing and mechanical equipment and systems to protect the health, safety and welfare of the citizens of Creve Coeur, St. Louis County, Missouri.

WHEREAS, copies of the proposed new codes to be adopted by reference have been filed in the City Clerk's office and 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.

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

SECTION 1: Section 500.390 of the City Code is hereby amended to read as follows:

Section 500.390: ELECTRICAL CODE ADOPTED

"The National Electrical Code, 2014 Edition" which was amended and adopted by the St. Louis County Council on October 1, 2019 by Ordinance No. 27,430 as the Electrical Code of St. Louis County, is hereby adopted as so amended as the Electrical Code of the City of Creve Coeur as if it were fully set out herein. Such document and County Ordinance are on file with the City Clerk.

SECTION 2: Section 500.400 of the City Code is hereby amended to read as follows:

Section 500.400: PLUMBING CODE ADOPTED

"The Uniform Plumbing Code, 2015 Edition" which was amended and adopted by the St. Louis County Council on October 1, 2019 by Ordinance No. 27,424 as the Plumbing Code of St. Louis County, is hereby adopted as so amended as the Plumbing Code of the City of Creve Coeur as if it were fully set out herein. Such document and County Ordinance are on file with the City Clerk.

SECTION 3: Section 500.410 of the City Code is hereby amended to read as follows:

SECTION 500.410: MECHANICAL CODE ADOPTED

"The International Mechanical Code, 2015 Edition" which was amended and adopted by the St. Louis County Council on April 1, 2020 by Ordinance No. 27,619 as the Mechanical Code of St. Louis County, is hereby adopted as so amended as the Mechanical Code of the City of Creve Coeur as if it were fully set out herein. Such document and County Ordinance are on file with the City Clerk.

SECTION 4: The penalties for violating the foregoing adopted codes are set forth in sections 100.090 through 100.110 of the City's Code of Ordinances, which read as follows:

SECTION 100.090 GENERAL PENALTY – CONTINUING VIOLATIONS

A. Where, by any provision of this code or any other ordinance of the City or any

rule or regulation promulgated pursuant thereto, the doing or the failure to do anything or any act is prohibited, declared to be a misdemeanor, an offense or unlawful and no other penalty or punishment is provided therefor, the same shall be punishable by a fine not to exceed one thousand dollars (\$1,000) or a jail sentence not to exceed three (3) months, or by both such fine and jail sentence unless a lesser penalty be required by law, in which the punishment shall not exceed such lesser penalty required by law, any provision of this Code or other ordinance to the contrary notwithstanding. "*Misdemeanor*" shall be construed to mean a violation of any ordinance of the City.

B Except as otherwise provided, every day any such violation shall continue shall constitute a separate offense.

SECTION 100.100: WHEN SAME OFFENSE PUNISHABLE UNDER DIFFERENT ORDINANCES, ETC.

In all cases wherein the same offense may be made punishable or shall be created by different provisions of this Code or other ordinances of the City or by different clauses or Sections of the same ordinance, the prosecuting officer may elect under which to proceed, but not more than one (1) recovery or penalty shall be had or enforced against the same person for the same offense, provided that the revocation of a license or permit shall not be considered a recovery or penalty so as to bar any other penalty or recovery being enforced or had.

SECTION 100.110: PARTIES TO AN OFFENSE

Every person who commits, attempts to commit, conspires to commit or aids or abets in the commission of any act declared herein to be unlawful or an offense or a misdemeanor, whether individually or in connection with one (1) or more other persons or as a principal, agent or accessory, shall be guilty of such unlawful act or offense or misdemeanor and every person who falsely or fraudulently, or forcibly or willfully induces, causes, coerces, requires, permits or directs another to violate any provision hereof shall likewise be guilty.

SECTION 5: This ordinance shall become effective pursuant to Section 3.11 (g) of the City Charter.

Adopted this _____ day of _____, 2020

President
City Council

Approved this _____ day of _____, 2020

Barry Glantz, Mayor

Attest:

Deborah Ryan, MPCC
City Clerk

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

TO: Mark Perkins, City Administrator

CC: Jason Jaggi, Director of Community Development

FROM: Steve Unser, Chief Building Official

DATE: March 18, 2020

RE: Proposed Ordinance to Adopt St. Louis County's Electrical, Plumbing and Mechanical Codes as the City of Creve Coeur's Electrical, Plumbing and Mechanical Codes.

The city contracts with St. Louis County to issue electrical, plumbing and mechanical permits and to make those subsequent inspections when this type of work is done within the City of Creve Coeur.

In order for St. Louis County to continue to fulfill their contractual obligations to the city, the city is required to adopt the same electrical, plumbing and mechanical codes as the county.

St. Louis County's Ordinance No. 27,424 to amend and adopt the 2015 Uniform Plumbing Code was available for public review on 6/5/2019 and became effective on 10/1/2019.

St. Louis County's Ordinance No. 27,430 to amend and adopt the 2014 National Electrical Code was available for public review on 6/5/2019 and became effective on 10/1/2019.

St. Louis County's Ordinance No. 27,619 to amend and adopt the 2015 International Mechanical Code was available for public review on 12/5/2019 and will become effective on 4/1/2020.



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: City Council
Category: Ordinance
Prepared By: Lori Obermoeller
Department Head: Lori Obermoeller

SCHEDULED

ORDINANCE

Bill No. 5821 - an Ordinance Amending the Adopted 2020 General Fund, Enterprise Fund and Public Safety Sales Tax Fund Budgets of the City of Creve Coeur by Authorizing Additional Appropriations for the Enterprise Fund and the Public Safety Sales Tax Fund and Authorizing a Transfer Between General Fund Divisions. Final Reading and Passage

An ordinance amending the adopted 2020 budget of the City of Creve Coeur by authorizing additional appropriations for a lease for Body Worn and In-Car Cameras in the Public Safety Sales Tax Fund, and, an additional amendment is requested for purchase of additional computer hardware.

Ordinance

Meeting of April 13, 2020

BILL NO.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ADOPTED 2020 GENERAL FUND, ENTERPRISE FUND AND PUBLIC SAFETY SALES TAX BUDGETS OF THE CITY OF CREVE COEUR BY AUTHORIZING AN ADDITIONAL APPROPRIATION FOR THE ENTERPRISE FUND AND THE PUBLIC SAFETY SALES TAX FUND AND AUTHORIZING A TRANSFER BETWEEN GENERAL FUND DIVISION

WHEREAS, REVENUES WERE ESTIMATED AND APPROPRIATIONS WERE AUTHORIZED IN THE ANNUAL CITY BUDGET ADOPTED ON JUNE 24, 2019 BY ORDINANCE NO. 5643, AND

WHEREAS, THE DETAIL OF AUTHORIZED FULL-TIME EQUIVALENTS (FTE'S) WERE SUBMITTED AND AUTHORIZED IN THE ANNUAL CITY BUDGET ADOPTED ON JUNE 24, 2019 BY ORDINANCE NO. 5592, AND

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO REPLACE TWO OF THE PART-TIME POSITIONS WITH ONE FULL-TIME RECREATION SUPERVISOR POSITION.

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO SPLIT EXPENDITURES FOR THE PARK MAINTENANCE WORKER BETWEEN PARK MAINTENANCE AND FACILITY MAINTENANCE.

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

SECTION 1. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL AND ENTERPRISE FUND FOR THE FISCAL YEAR 2020 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL APPROPRIATION IN THE AMOUNT OF \$8,161 FOR ONE FULL-TIME POSITION.

GENERAL FUND

FT SALARIES-COMMUNITY SERVICES (01-14-11-5101)	\$ 3,338
HEALTH INSURANCE-COMMUNITY SERVICES (01-14-11-5230)	\$ 207
DENTAL-COMMUNITY SERVICES (01-14-11-5233)	\$ 489
LIFE INSURANCE-COMMUNITY SERVICES (01-14-11-5234)	\$ 23
ACCIDENTAL DEATH INSURANCE-COMMUNITY SERVICES (01-14-11-5235)	\$ 12
DISABILITY INSURANCE-COMMUNITY SERVICES (01-14-11-5236)	\$ 3
SOCIAL SECURITY-COMMUNITY SERVICES (01-14-11-5240)	\$ 10

TOTAL ADD. APPROPRIATIONS-GENERAL FUND	\$ 4,081
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ENTERPRISE FUND

FT SALARIES-ICE ARENA (01-14-11-5101)	\$ 3,338
HEALTH INSURANCE-ICE ARENA (01-14-11-5230)	\$ 207
DENTAL-ICE ARENA (01-14-11-5233)	\$ 489
LIFE INSURANCE-ICE ARENA (01-14-11-5234)	\$ 23
ACCIDENTAL DEATH INSURANCE-ICE ARENA (01-14-11-5235)	\$ 12
DISABILITY INSURANCE-ICE ARENA (01-14-11-5236)	\$ 3
SOCIAL SECURITY-ICE ARENA (01-14-11-5240)	\$ 10

TOTAL ADD. APPROPRIATIONS-ENTERPRISE FUND	\$ 4,081
--	-----------------

SECTION 2. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL FUND FOR THE FISCAL YEAR 2020 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING A TRANSFER OF \$21,332 FROM THE PARK MAINTENANCE DIVISION TO THE FACILITY MAINTENANCE DIVISION.

GENERAL FUND

FT SALARIES-PARK MAINTENANCE (01-31-43-5101)	\$ (16,344)
HEALTH INSURANCE-PARK MAINTENANCE (01-31-43-5230)	\$ (2,240)
DENTAL-PARK MAINTENANCE (01-31-43-5233)	\$ (100)
LIFE INSURANCE-PARK MAINTENANCE (01-31-43-5234)	\$ (68)
ACCIDENTAL DEATH INSURANCE-PARK MAINTENANCE (01-31-43-5235)	\$ (14)
DISABILITY INSURANCE-PARK MAINTENANCE (01-31-43-5236)	\$ (57)
SOCIAL SECURITY-PARK MAINTENANCE (01-31-43-5240)	\$ (1,250)
PENSION CONTRIBUTION (01-31-43-5241)	\$ (1,259)
FT SALARIES-ICE ARENA (01-16-11-5101)	\$ 16,344

BILL NO. _____

ORDINANCE NO. _____

HEALTH INSURANCE-FACILITY MAINTENANCE (01-16-11-5230)	\$ 2,240
DENTAL-FACILITY MAINTENANCE (01-16-11-5233)	\$ 100
LIFE INSURANCE-FACILITY MAINTENANCE (01-16-11-5234)	\$ 68
ACCIDENTAL DEATH INSURANCE-FACILITY MAINTENANCE (01-16-11-5235)	\$ 14
DISABILITY INSURANCE-FACILITY MAINTENANCE (01-16-11-5236)	\$ 57
SOCIAL SECURITY-FACILITY MAINTENANCE (01-16-11-5240)	\$ 1,250
PENSION CONTRIBUTION (01-16-11-5241)	\$ 1,259
TOTAL ADD. APPROPRIATIONS-ENTERPRISE FUND	\$ -

SECTION 3. THAT THE ANNUAL PUBLIC SAFETY SALES TAX BUDGET FOR FISCAL YEAR 2020 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING ADDITIONAL EXPENDITURES APPROPRIATIONS IN THE AMOUNT OF \$64,964 FOR BODY/IN-CAR CAMERAS

PUBLIC SAFETY SALES TAX FUND

EQUIPMENT RENTAL (19-21-23-6266)	64,964
TOTAL ADD. APPROPRIATIONS-PUBLIC SAFETY SALES TAX FUND	\$ 64,964

SECTION 4. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS _____ DAY OF _____ 2020.

ELLEN LAWRENCE
PRESIDENT OF THE CITY COUNCIL

ADOPTED THIS _____ DAY OF _____ 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: March 18, 2020

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Budget Amendment #5 – FY 2020

Director of Recreation Jason Valvero has requested that the part-time building supervisor and the part-time farmers market positions be replaced with one full-time recreation supervisor. Because the position may only be filled for 2 months in FY2020, the total additional appropriations needed for FY2020 is only \$8,161. The position is split between Community Services and Ice Arena, so you will see a request for \$4,081 in the General Fund (1411 Community Services) and \$4,081 in the Enterprise Fund (1431 Ice Arena). Please see a complete explanation of the request in the attached memo from Director Valvero. A budget amendment will decrease the fund balance for the General and the Enterprise Fund by \$4,081 each. It will increase the full-time count for FY2020 from 105 to 106 and decrease part-time count from 9.68 to 8.66.

Police Chief Glenn Eidman has requested approval for a 5-year lease agreement for body/in-car cameras that total \$324,819. This amount covers the lease of all equipment, which includes all service, repair, replacement and upgrades. This amount equates to \$64,963.80 per year. We originally budgeted a small amount to purchase body cameras from the Public Safety Sales Tax Fund, but after lots of research have determined that leasing is the best way to go for the City. A budget amendment to allow for the lease for FY2020 is needed in the amount of \$64,964. This amendment will decrease the fund balance for the Public Safety Sales Tax Fund by \$64,964.

We are requesting to reclassify a park maintenance position to a parks & building maintenance position, and split the expenditures between park maintenance (3143) and facility maintenance (1611). There is no net affect to the ending General Fund balance.

I'd be happy to answer any questions.

CITY OF CREVE COEUR

**MEMORANDUM**

Date: March 9, 2020
To: Mark Perkins, City Administrator
From: Jason Valvero, Director of Recreation
CC:
Subject: Recreation Department Staff

The department has relied heavily on part-time staff to manage the Dielmann Recreation Complex (DRC) and the Farmer's Market. The DRC has nine part-time shifts during any given week and they typically occur from 5:00 PM to Midnight Monday through Friday and from 6:00 AM to 11:00 PM on Saturday and Sunday. The market is held on average 23 Saturdays during the peak season and six Saturdays in the off-season.

The department currently has a part-time recreation supervisor (28 hours per week) who is responsible for programming, special events and support for ice rink operations, as well as a part-time farmer's market manager (17 hours per week) who works mostly off-site and then on location of the market week in and week out.

I would like you to eliminate the department's two part-time positions and make the part-time recreation supervisor's position full-time. The benefits are:

- The department staff is very lean and adding a full-time staff member will allow for additional coverage when the facility schedule is at its peak. Currently, staff gets pulled in various directions and it is hard to stay on task.
- The part-time recreation supervisor is taking on more shifts outside programming and special events to help maintain a high level of customer service in areas of front desk operation and building supervision.
- Managing the farmer's market will allow staff to meet, research and communicate with current and potential vendors via the DRC. Providing a central location for the processes.
- Additional hours will allow for help and flexibility in covering gaps when other staff are out sick, on vacation or outside the office. The staff has a combined total of 12 weeks of vacation each year and it is hard to get covered many times during the year.

Retaining high quality part-time workers is very challenging, especially with two new competing ice rinks, with almost every community offering a farmer's market and many part-time employees are seeking full-time employment elsewhere. It is tough to find a qualified worker to fit a very specific job position in a part-time entry level position.

The following is a breakdown of the cost to make the full-time position a reality. Start by taking the new full-time salary of \$40,056, subtract the current recreation supervisor's part-time cost of \$18,525, subtract the current market manager cost of \$12,760 and subtract one 8-hour shift of a building supervisor at a cost of \$4,992. The difference is only \$3,779 in base salary. Once you factor in all the taxes, health benefits and pension, the additional cost is \$14,185. The additional cost can be covered by the increase in various user and rental fees City Council approved that took effect January 1, 2020. The additional revenue is estimated to be \$39,500 looking at usage levels over the last three years.

**MUNICIPAL ENTERPRISE FUND
DETAIL OF AUTHORIZED FULL-TIME EQUIVALENTS (FTEs)
BY DEPARTMENT FY 2020**

DEPARTMENT	POSITION TITLE	FY 19 AUTHORIZED FTEs	FY 20 AUTHORIZED FTEs
FULL-TIME POSITIONS			
ICE ARENA			
	(1) Recreation Director	0.8	0.8
	(1) Administrative Assistant	0.5	0.5
*	(1) Recreation Supervisor	0.00	0.50
	Building Maintenance Technician	1	1
	(4) Maintenance Worker	0.2	0.2
		2.5	3
PART-TIME POSITIONS			
ICE ARENA			
*		HRS	HRS
	(1) Recreation Supervisor	0.31	650
	(1) Receptionist-Comm. Serv./Ice	0.48	988
	Building Supervisor - Ice	0.38	780
	Custodian - Ice	1.59	3301
	Recreation Aide - Ice	0.81	1695
	Learn to Skate Coordinator	0.12	240
	Learn to Skate Instructor	0.23	480
		3.91	8134
		3.22	6700
FULL-TIME POSITIONS			
GOLF COURSE - MAINTENANCE			
	Golf Maintenance Superintendent	1	1
	Maintenance Worker I	1	0
	Maintenance Worker II	0	1
	(4) Maintenance Worker	0.8	0.8
		2.80	2.80
PART-TIME POSITIONS			
GOLF COURSE - MAINTENANCE			
	Greenskeeper I	0.44	915
	Greenskeeper II	0.31	640
		0.75	1555
		0.72	1503
FULL-TIME POSITIONS			
GOLF COURSE - PRO SHOP			
	Asst. Recreation Director	1	1
		1	1
PART-TIME POSITIONS			
GOLF COURSE - PRO SHOP			
	Recreation Aide - Golf	1.54	3200
		1.54	3200
		1.61	3352
		1.61	3352

* change effective April 14, 2020

PART-TIME POSITIONS**GOLF COURSE - FOOD SERVICES**

		HRS		HRS
Concession Attendant	0.43	900	0.46	950
	0.43	900	0.46	950
ENTERPRISE FUND TOTAL FULL-TIME (FTEs)	6.30		6.80	
ENTERPRISE FUND TOTAL PART-TIME (FTEs)	6.63		6.01	
TOTAL FULL-TIME FTEs (ALL FUNDS)	106.00		106.00	
TOTAL PART-TIME FTEs (ALL FUNDS)	11.42		8.66	

Notes: ⁽¹⁾ Shared between Community Services and Ice Arena
⁽²⁾ Shared between Building Maintenance and Public Works-Parks
⁽³⁾ Shared between Public Works-Administration and Community Development-Planning
⁽⁴⁾ Shared between Golf Maintenance and Ice Arena

**GENERAL FUND
DETAIL OF AUTHORIZED FULL-TIME EQUIVALENTS (FTEs)
BY DEPARTMENT FY 2020**

DEPARTMENT	POSITION TITLE	FY 2019 AUTHORIZED FTEs	FY 2020 AUTHORIZED FTEs	
FULL-TIME POSITIONS				
LEGISLATIVE SERVICES				
	City Clerk	1	1	
		1.00	1.00	
PART-TIME POSITIONS				
LEGISLATIVE SERVICES				
	Intern - Archiving	0.42	HRS 880	HRS 480
		0.42	880	480
FULL-TIME POSITIONS				
LEGAL SERVICES				
	Administrative Assistant to Prosecutor	1	0	
		1.00	0.00	
FULL-TIME POSITIONS				
ADMINISTRATIVE SERVICES				
	City Administrator	1	1	
	Assistant City Administrator	1	1	
	Public Information Officer & Management	1	1	
	Human Resources Generalist	1	1	
		4	4	
FULL-TIME POSITIONS				
ADMINISTRATIVE SERVICES - MIS OPERATIONS				
	Information Systems Coordinator	1	1	
		1	1	
FULL-TIME POSITIONS				
FINANCE - ADMINISTRATION				
	Director of Finance	1	1	
	Finance Manager/Accountant	1	1	
	Payroll Associate	1	1	
	Accounting Associate	1	2	
		4	5	
PART-TIME POSITIONS				
FINANCE - ADMINISTRATION				
	Accounting Clerk	0.60	HRS 1250	HRS 0
	Clerk	0.60	1250	0
		1.20	2500	0

FULL-TIME POSITIONS
FINANCE - MUNICIPAL COURT

Court Administrator	1	1
Court Clerk	1	1
	<u>2</u>	<u>2</u>

PART-TIME POSITIONS
FINANCE - MUNICIPAL COURT

		HRS		HRS
Clerk	0.34	700	0.50	1040
	<u>0.34</u>	<u>700</u>	<u>0.50</u>	<u>1040</u>

FULL-TIME POSITIONS
COMMUNITY SERVICES - ADMINISTRATION

	⁽¹⁾ Recreation Director	0.20	0.20
	⁽¹⁾ Administrative Assistant	0.50	0.50
*	⁽¹⁾ Recreation Supervisor	0.00	0.50
		<u>0.70</u>	<u>1.20</u>

PART-TIME POSITIONS
COMMUNITY SERVICES - ADMINISTRATION

SERVICES - ADMINISTRATION			HRS		HRS
		Community Center Monitor	0.04	75	0.02 50
*		Market Manager	0.41	850	.40 to 0 825 to 0
*	(1)	Recreation Supervisor	0.31	650	.31 to 0 650 to 0
	(1)	Receptionist - Comm. Serv./Ice	0.48	988	0.29 600
			1.23	2563	0.31 650

FULL-TIME POSITIONS
MAINTENANCE OF MUNICIPAL FACILITIES

*	(2) Building Maint./PW-Parks Maint.	0.67	0.5	0 to .5
	Building Maintenance Worker II	1	1	
	Building Maintenance Worker I	0	1	
		1.67	2.5	

FULL-TIME POSITIONS
POLICE - ADMINISTRATION

Chief of Police	1	1
Police Captain-Administrative	1	1
Police Lieutenant-CALEA	1	0
Police Sergeant-CALEA	0	1
Administrative Assistant to Police Chief	1	0
Records Associate	2	2
Executive Assistant to Police Chief	0	1
	<u>6</u>	<u>6</u>

PART-TIME POSITIONS
POLICE - ADMINISTRATION

		HRS		HRS
Support Services/Fleet Maintenance Asst.	0.60	1248	0.60	1248
Records Clerk	0.40	832	0.00	0
Administrative Support Specialist	0.60	1248	0.00	0
Evidence Custodian	0.00	0	0.40	832
Administrative Assistant	0.00	0	0.60	1248
	<u>1.60</u>	<u>3328</u>	<u>1.60</u>	<u>3328</u>

* change effective April 14, 2020

FULL-TIME POSITIONS
POLICE - INVESTIGATIONS

Police Lieutenant	0	1
Police Sergeant	1	1
Police Detective	5	5
	6	7

FULL-TIME POSITIONS
POLICE - PATROL

Police Captain	1	1
Police Lieutenant	1	1
Police Sergeant	7	6
Police Officer	26	25
Police Lieutenant - COPPS	1	1
Police Officer - TSO	2	2
Police Officer - SRO	1	1
Police Officer - CPO	2	2
	41	39

FULL-TIME POSITIONS
PUBLIC WORKS - ADMINISTRATION

Director of Public Works	1	1
City Engineer	1	1
Project Manager - Engineering	1	1
⁽³⁾ Administrative Supervisor	0	0.5
Administrative Assistant	1	0
	4	3.5

FULL-TIME POSITIONS
PUBLIC WORKS - STREET MAINTENANCE

Operations Superintendent	1	1
Foreman II	1	0
Foreman I - Streets	1	2
Maintenance Worker II	4	4
Maintenance Worker II/Mechanic	1	1
Maintenance Worker I	2	2
	10	10

FULL-TIME POSITIONS
PUBLIC WORKS - PARKS MAINTENANCE

Foreman I - Parks/Arborist	1	1	
Maintenance Worker II	1	1	
Maintenance Worker I	1	0.5	1 to .5
(2) Building Maintenance/Public Works - Parks	0.33	0	
	3.33	2.5	

* change effective April 14, 2020

**FULL-TIME POSITIONS
PLANNING DEPARTMENT**

Community Development Director	1	1
City Planner	1	1
Project Manager - Planning	1	1
⁽³⁾ Administrative Supervisor	0	0.5
Administrative Assistant	1	1
	4	4.5

**FULL-TIME POSITIONS
BUILDING DEPARTMENT**

Chief Building Official	1	1
Senior Plans Examiner	1	1
Plans Examiner/Building Inspector	1	1
Commercial Building Inspector	2	2
Residential Building Inspector	1	1
Apartment Re-Occupancy Inspector/Code	1	1
Administrative Assistant	2	2
	9	9

GENERAL FUND TOTAL FULL-TIME (FTEs)
GENERAL FUND TOTAL PART-TIME (FTEs)

98.70	*	98.20	*
4.79		2.64	

SUBSTITUTE BILL NO.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE 2020 GENERAL FUND, ENTERPRISE FUND AND PUBLIC SAFETY SALES TAX BUDGETS
OF THE CITY OF CREVE COEUR BY AUTHORIZING AN ADDITIONAL APPROPRIATION FOR THE ENTERPRISE FUND, **GENERAL
FUND** AND THE PUBLIC SAFETY SALES TAX FUND AND AUTHORIZING A TRANSFER BETWEEN GENERAL FUND DIVISIONS**

WHEREAS, REVENUES WERE ESTIMATED AND APPROPRIATIONS WERE AUTHORIZED IN THE ANNUAL CITY BUDGET ADOPTED ON JUNE 24, 2019 BY ORDINANCE NO. 5643, AND

~~**WHEREAS**, THE DETAIL OF AUTHORIZED FULL-TIME EQUIVALENTS (FTE'S) WERE SUBMITTED AND AUTHORIZED IN THE ANNUAL CITY BUDGET ADOPTED ON JUNE 24, 2019 BY ORDINANCE NO. 5592, AND~~

~~**WHEREAS**, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO REPLACE TWO OF THE PART-TIME POSITIONS WITH ONE FULL-TIME RECREATION SUPERVISOR POSITION.~~

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO SPLIT EXPENDITURES FOR THE PARK MAINTENANCE WORKER BETWEEN PARK MAINTENANCE AND FACILITY MAINTENANCE.

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO PURCHASE BODY/IN-CAR CAMERAS FOR THE POLICE DEPARTMENT.

WHEREAS, IT IS IN THE INTEREST OF THE CITY OF CREVE COEUR TO PURCHASE IT EQUIPMENT NEEDED DUE TO COVID-19 IN FY 2020 INSTEAD OF WAITING UNTIL FY 2021 WHICH IS WHEN IT WAS GOING TO BE PURCHASED.

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

~~**SECTION 1.** THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL AND ENTERPRISE FUND FOR THE FISCAL YEAR 2020 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL APPROPRIATION IN THE AMOUNT OF \$8,161 FOR ONE FULL-TIME POSITION.~~

GENERAL FUND

FT SALARIES COMMUNITY SERVICES (01-14-11-5101)	\$ 3,338
HEALTH INSURANCE COMMUNITY SERVICES (01-14-11-5230)	\$ 207
DENTAL COMMUNITY SERVICES (01-14-11-5233)	\$ 489
LIFE INSURANCE COMMUNITY SERVICES (01-14-11-5234)	\$ 23
ACCIDENTAL DEATH INSURANCE COMMUNITY SERVICES (01-14-11-5235)	\$ 12
DISABILITY INSURANCE COMMUNITY SERVICES (01-14-11-5236)	\$ 3
SOCIAL SECURITY COMMUNITY SERVICES (01-14-11-5240)	\$ 10
TOTAL ADD. APPROPRIATIONS GENERAL FUND	\$ 4,081

ENTERPRISE FUND

FT SALARIES ICE ARENA (01-14-11-5101)	\$ 3,338
HEALTH INSURANCE ICE ARENA (01-14-11-5230)	\$ 207
DENTAL ICE ARENA (01-14-11-5233)	\$ 489
LIFE INSURANCE ICE ARENA (01-14-11-5234)	\$ 23
ACCIDENTAL DEATH INSURANCE ICE ARENA (01-14-11-5235)	\$ 12
DISABILITY INSURANCE ICE ARENA (01-14-11-5236)	\$ 3
SOCIAL SECURITY ICE ARENA (01-14-11-5240)	\$ 10
TOTAL ADD. APPROPRIATIONS ENTERPRISE FUND	\$ 4,081

SECTION 1. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL FUND FOR THE FISCAL YEAR 2020 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING A TRANSFER OF \$21,332 FROM THE PARK MAINTENANCE DIVISION TO THE FACILITY MAINTENANCE DIVISION.

GENERAL FUND

FT SALARIES-PARK MAINTENANCE (01-31-43-5101)	\$ (16,344)
HEALTH INSURANCE-PARK MAINTENANCE (01-31-43-5230)	\$ (2,240)

SUBSTITUTE BILL NO.

ORDINANCE NO. _____

DENTAL-PARK MAINTENANCE (01-31-43-5233)	\$ (100)
LIFE INSURANCE-PARK MAINTENANCE (01-31-43-5234)	\$ (68)
ACCIDENTAL DEATH INSURANCE-PARK MAINTENANCE (01-31-43-5235)	\$ (14)
DISABILITY INSURANCE-PARK MAINTENANCE (01-31-43-5236)	\$ (57)
SOCIAL SECURITY-PARK MAINTENANCE (01-31-43-5240)	\$ (1,250)
PENSION CONTRIBUTION (01-31-43-5241)	\$ (1,259)
FT SALARIES-ICE ARENA (01-16-11-5101)	\$ 16,344
HEALTH INSURANCE-FACILITY MAINTENANCE (01-16-11-5230)	\$ 2,240
DENTAL-FACILITY MAINTENANCE (01-16-11-5233)	\$ 100
LIFE INSURANCE-FACILITY MAINTENANCE (01-16-11-5234)	\$ 68
ACCIDENTAL DEATH INSURANCE-FACILITY MAINTENANCE (01-16-11-5235)	\$ 14
DISABILITY INSURANCE-FACILITY MAINTENANCE (01-16-11-5236)	\$ 57
SOCIAL SECURITY-FACILITY MAINTENANCE (01-16-11-5240)	\$ 1,250
PENSION CONTRIBUTION (01-16-11-5241)	\$ 1,259
TOTAL ADD. APPROPRIATIONS-ENTERPRISE FUND	\$ -

SECTION 2. THAT THE ANNUAL OPERATING BUDGET FOR THE GENERAL FUND FOR THE FISCAL YEAR 2020 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING AN ADDITIONAL APPROPRIATION IN THE AMOUNT OF \$11,200 FOR 5 LAPTOPS AND EMAIL ENCRYPTION.

GENERAL FUND

COMPUTER HARDWARE (01-12-51-7331)	\$ 10,000
OFFICE EQUIPMENT MAINTENANCE (01-12-51-6213)	\$ 1,200
TOTAL ADD. APPROPRIATIONS-GENERAL FUND	\$ 11,200

SECTION 3. THAT THE ANNUAL PUBLIC SAFETY SALES TAX BUDGET FOR FISCAL YEAR 2020 AS ADOPTED, IS HEREBY AMENDED BY AUTHORIZING ADDITIONAL EXPENDITURES APPROPRIATIONS IN THE AMOUNT OF \$64,964 FOR BODY/IN-CAR CAMERAS

PUBLIC SAFETY SALES TAX FUND

EQUIPMENT RENTAL (19-21-23-6266)	64,964
TOTAL ADD. APPROPRIATIONS-PUBLIC SAFETY SALES TAX FUND	\$ 64,964

SECTION 4. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO PROVISIONS OF SECTION 3.11(G) OF THE CHARTER.

ADOPTED THIS _____ DAY OF _____ 2020.

ELLEN LAWRENCE
PRESIDENT OF THE CITY COUNCIL

ADOPTED THIS _____ DAY OF _____ 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



MEMORANDUM

DATE: March 18, 2020

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Budget Amendment #5 – FY 2020

Director of Recreation Jason Valvero has requested that the part-time building supervisor and the part-time farmers market positions be replaced with one full-time recreation supervisor. Because the position may only be filled for 2 months in FY2020, the total additional appropriations needed for FY2020 is only \$8,161. The position is split between Community Services and Ice Arena, so you will see a request for \$4,081 in the General Fund (1411 Community Services) and \$4,081 in the Enterprise Fund (1431 Ice Arena). Please see a complete explanation of the request in the attached memo from Director Valvero. A budget amendment will decrease the fund balance for the General and the Enterprise Fund by \$4,081 each. It will increase the full-time count for FY2020 from 105 to 106 and decrease part-time count from 9.68 to 8.66. This is being put on hold and removed as a result of COVID-19.

Police Chief Glenn Eidman has requested approval for a 5-year lease agreement for body/in-car cameras that total \$324,819. This amount covers the lease of all equipment, which includes all service, repair, replacement and upgrades. This amount equates to \$64,963.80 per year. We originally budgeted a small amount to purchase body cameras from the Public Safety Sales Tax Fund, but after lots of research have determined that leasing is the best way to go for the City. A budget amendment to allow for the lease for FY2020 is needed in the amount of \$64,964. This amendment will decrease the fund balance for the Public Safety Sales Tax Fund by \$64,964.

We are requesting to reclassify a park maintenance position to a parks & building maintenance position, and split the expenditures between park maintenance (3143) and facility maintenance (1611). There is no net affect to the ending General Fund balance.

MIS is asking for 5 laptops in the amount of \$10,000 that were going to be budgeted in FY2021 to be moved up to FY2020 due to COVID-19. MIS is also asking for \$1,200 to be added to FY2020 to cover unexpected expenditures due to COVID-19. Please see the attached memo from Information Systems Coordinator Chris Tumbarello for further clarification. This amendment will decrease the fund balance for the General Fund by \$11,200. This is now a Substitute Bill.

I'd be happy to answer any questions.



Memorandum

DATE: March 25, 2020
TO: Mark Perkins, City Administrator, Lori Obermoeller, Director of Finance
FROM: Chris Tumbarello, Information Systems Coordinator
RE: Budget Adjustment items for MIS FY20

MIS is asking for a budget adjustment for the following line items for FY20:

01-12-51-7331 Computer Hardware

The preliminary budget for FY21 has MIS purchasing 4 laptops (total allocated: \$7,800) for Administrative, Public Works, and Court departments. We would like to purchase these laptops in FY20 and swap them out as soon as possible, so that we can use the older spare laptops for employees that require remote access during the current state of affairs. When things settle down, we would repurpose the laptops into Public Works for normal work use.

We would like to replace the Director of Finance laptop with a new laptop. This is not budgeted. The director's current laptop is running into issues with video connections and USB connections, making it hard to work in conference rooms or at home. The current laptop is out of warranty. I would like to ask for an additional \$2,200 in 01-12-51-7331 to purchase a new laptop. Replacing this one would also provide the old laptop to be repurposed for remote work or another department's need for a laptop.

01-12-51-6213

We had an increase in the amount of users enrolled in email encryption that was not planned when FY20 was originally approved. MIS is asking for \$1200 to cover the cost of the new encryption licenses.

In Summary, MIS is asking for a budget adjustment of \$10,000 in 01-12-51-7331 and an adjustment of \$1200 in 01-12-51-6213

Please let me know if you have any questions.



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: City Administrator
Category: Ordinance
Prepared By: Mark Perkins
Department Head: Carl Lumley

SCHEDULED

STAFF REPORT

Reconsideration of Ordinance No. 5689 Enacting a New Subsection C to Section 130.010 of the City Code of Ordinances Regarding the Covid 19 Pandemic.

With the release of federal regulations subsequent to approval of Ordinance No. 5689, a motion to re-consider is requested. A revised version will be available Monday.

BILL NO. 5823ORDINANCE NO. 5689

AN ORDINANCE ENACTING A NEW SUBSECTION C TO SECTION 130.010 OF THE CITY CODE OF ORDINANCES REGARDING THE COVID 19 PANDEMIC.

WHEREAS, the public health emergency posed by the COVID 19 pandemic has caused the City Council to review the Personnel Procedures Manual, and

WHEREAS, Congress has enacted the Families First Coronavirus Response Act which concerns issues address in the Personnel Procedures Manual,

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

SECTION 1. A new subsection C to Section 130.010 of the City Code of Ordinances is hereby adopted, to read as follows:

130.010.C. A supplement to the City's Personnel Procedures Manual is hereby adopted, as set forth in Exhibit B, to increase the City Administrator's authority and to address issues concerning employee leave during the COVID 19 Pandemic and the U.S. Families First Coronavirus Response Act. In the event of a conflict between the provisions of this supplement and the other provisions of the Manual, the provisions of the supplement shall prevail. Absent further action by the City Council, this supplement shall remain in effect until the end of the Pandemic in the St. Louis area, as determined by the City Council by resolution.

SECTION 2. Due to the COVID 19 pandemic, an emergency is hereby declared, and this Ordinance shall take effect after having been read two times at a single meeting and immediately upon adoption pursuant to Section 3.11(E) of the Charter.

ADOPTED BY THE CITY COUNCIL THIS 23 DAY OF march, 2020.

DocuSigned by:

2A6710E64A514B4
ELLEN LAWRENCE, COUNCIL PRESIDENT

APPROVED THIS 23 DAY OF march, 2020.

DocuSigned by:

A265D863F74465
BARRY GLANTZ, MAYOR

ATTEST:



DEBORAH RYAN, MPOC
CITY CLERK



BILL NO. 5823**ORDINANCE NO. 5689****EXHIBIT B****COVID 19 SUPPLEMENT TO CREVE COEUR PERSONNEL PROCEDURES
MANUAL**

This supplement shall be in effect and be applied as provided in City Code Section 130.010.C

Employees shall be given reasonable notice of this Supplemental Policy.

City Administrator Authority

In addition to the full authority of the City Administrator to administer and interpret the Personnel Procedures Manual, the City Administrator shall have authority to take emergency action related to such administration and interpretation beyond the limitations stated in the Manual, as he may deem necessary for the protection of the public health, employee safety, provision of services to the public, and the financial stability of the City. For example, and without suggesting limitations on this authority, the City Administrator could authorize accrual of additional compensatory time beyond the limits stated in the Manual or could suspend the practice of paying for unused vacation time. The City Administrator shall report any and all such actions to the Mayor and City Council contemporaneously by email and add the matter to the agenda for the next City Council meeting for discussion.

On Call Pay

The City Administrator or his designee may direct any employee not to report to the workplace (or to leave the workplace) during their assigned working hours, whether to work from home or to remain on call to return to the workplace during their assigned working hours, in order to reduce the number of employees on City premises at any particular time or for other reasons related to the pandemic. Any such employee shall be compensated for working at home and/or for being on call at their applicable rate of pay. An employee assigned to be on call who fails to promptly return when called back to work shall be subject to discipline, unless otherwise excused by law. Any employee who is directed away from the workplace who becomes unable to return to the workplace upon being called back must advise the Office of the City Administrator as soon as practicable. No employee shall accept regular pay when they should be claiming paid leave under applicable law or City policies including as provided herein. Vacation time must be pre-approved as provided in the Personnel Procedures Manual.

BILL NO. 5823**ORDINANCE NO. 5689****Additional Sick Leave and Expanded FMLA**

Employees shall notify the Office of the City Administrator if they have been diagnosed as being infected by COVID 19 or if they have been exposed to a person diagnosed with COVID 19 as soon as practicable. An employee and shall provide medical clearance to return to work if requested by the Office of the City Administrator.

Employees shall notify the Office of the City Administrator as soon as practicable if they need to use additional sick leave or expanded FMLA under the U.S. Families First Coronavirus Response Act or this Supplemental Policy and shall regularly update the Office of the City Administrator regarding their need for leave.

Upon the U.S. Families First Coronavirus Response Act going into effect, the following shall apply:

1. The City shall fully comply with the U.S. Families First Coronavirus Response Act and applicable regulations.
2. As allowed by law, the City elects to exclude commissioned police officers from the provisions of the U.S. Families First Coronavirus Response Act regarding expanded FMLA. However, commissioned police officers will instead be allowed to use up to four weeks of their remaining FMLA leave for the expanded purpose of childcare under the U.S. Families First Coronavirus Response Act, subject to approval by the Chief for each day of leave in order to assure that a sufficient police force can be deployed.
3. In instances where the U.S. Families First Coronavirus Response Act requires additional paid leave, but at less than the employee's full rate of pay, the City will allow the employee to apply previously accrued paid leave so as to supplement the requirements of the Act and receive the additional amount needed so that the employee receives their full rate of pay as a full time or part time employee, as applicable.
4. Personnel Procedures Manual section 11.14 shall apply when the employee uses the additional paid sick leave required under the U.S. Families First Coronavirus Response Act, but NOT when the employee is utilizing leave under the expansion of FMLA (after the first 10 days to the extent unpaid).



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: City Council
Category: Resolution
Prepared By: Lori Obermoeller
Department Head: Lori Obermoeller

SCHEDULED

RESOLUTION

Resolution No. 1481 - a Resolution Designating Busey Bank as the City's Depository

Designating Busey Bank as the City's depository institution through April 30, 2025.

Resolution

Meeting of April 13, 2020

RESOLUTION NO. 1481**A RESOLUTION DESIGNATING BUSEY BANK AS THE CITY'S
DEPOSITORY INSTITUTION PURSUANT TO SECTION 140.060(B)**

WHEREAS, the City solicited and received bids for banking services in March 2020, and

WHEREAS, the current term of the designation of Busey Bank ends April 30, 2020, and

WHEREAS, Busey Bank was the best and lowest bid.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Creve Coeur, Missouri that:

SECTION 1. The City Council of Creve Coeur designates Busey Bank as the City's depository pursuant to Section 140.060(B) of the City Code of Ordinances for a period of five (5) years ending April 30, 2025, subject to termination by the City Council in its discretion. 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 Contract.

SECTION 2. This Resolution shall take effect upon adoption.

Adopted this 13th day of April 2020.

Barry Glantz
Mayor

ATTEST:

Deborah Ryan, MPCC
City Clerk



MEMORANDUM

DATE: April 2, 2020

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Banking Services Request for Proposals

In February 2020, the City sent out RFPs to nineteen (19) banks. These were banks that had either expressed an interest in submitting a proposal or had a physical location in Creve Coeur. In response to the RFP, four banks (Busey Bank, Enterprise Bank & Trust, US Bank and Stifel Bank) submitted proposals for banking services. Two additional banks (Arvest and UMB Bank) submitted proposals just for other optional services (purchasing card).

I have prepared a spreadsheet of our current services with the fees of those in each submitted proposal. You will see that Enterprise Bank & Trust did not quote a price for Courier Service, but said they would work with the city on providing the most efficient and cost-effective service. US Bank doesn't offer Courier Service and Stifel Bank charges \$7 per day. Currently, all city deposits are made by courier service at no cost to the City (Busey Bank waives this fee) and staff would like to see courier services remain in place. If you factor in a price for the Courier Service (approximately \$1,750 per year) for those that didn't offer this service, Busey Bank has the lowest overall fees.

In addition, if you look at the earnings credits, Busey Bank has the highest earnings credit rate, which is used to offset the monthly banking fees. If you look at the interest rate, you will see that Busey Bank is 80% of the Fed Fund Rate, but is floored at .15%, where no other bank used a percentage of the Fed Fund Rate and no other bank floored the rate at .15%. Busey Bank is the only bank to offer a guaranteed rate that has historically been above the floor. For example, our interest earnings with Busey Bank for 2019 was \$57,426.

The City has banked with Busey Bank since they took over Pulaski Bank in 2017. Overall, Busey Bank has been a great bank to work with and we have not had any significant problems with them in the past. Therefore, since Busey Bank is the best bank in regards to lowest fees, is equal to or higher in interest rates than the other proposals and has shown good customer service in the past, staff recommends a 5-year contract with the option to extend the contract for two additional years for banking services to Busey Bank.

In regards to a Purchasing Card Program, there are only 2 proposals (Enterprise Bank & Trust and Arvest) that offer a rebate or reward based on usage that does not require a minimum amount of at least \$500K in spending before earning those rebates/rewards. We received 3 others, but they all required at least \$500K in spending. It looks like Enterprise Bank & Trust may offer a slightly better reward than Arvest and since they are local, I would like to find out if they are still interested in just offering the Purchasing Card Program and to get more information on how it works. If it turns out that their Program will work with our financial software and our needs, I would recommend pursuing with Enterprise Bank & Trust. If not, I would recommend pursuing the Program with Arvest, which is a program I have worked with in the past, so I know it works well. Staff does not need council approval for the Purchasing Card Program, but I wanted to let you know that we will be evaluating this piece within the next month or so.

I would be pleased to respond to any questions.

Banking RFP Responses

A. REQUIRED SERVICES

Activity for all Accounts

Activity for all Accounts	Estimated Annual Units	Busey		ENTERPRISE		US Bank		Stifel	
		Unit	Estimated Annual Cost	Unit	Estimated Annual Cost	Unit	Estimated Annual Cost	Unit	Estimated Annual Cost
1 Account Maintenance - Regular	24	\$ 15.00	\$ 180.00	\$ 23.00	\$ 552.00	\$ 9.00	\$ 216.00	\$ 16.00	\$ 384.00
2 Deposits	272	\$ 0.20	\$ 54.40	\$ 0.40	\$ 108.80	\$ 0.25	\$ 68.00	\$ 0.35	\$ 95.20
3 Deposited Items-On-Us & Transit	5,996	\$ 0.13	\$ 779.48	\$ 0.12	\$ 719.52	\$ 0.09	\$ 509.66	\$ 0.11	\$ 659.56
4 Total Checks Paid	3,322	\$ 0.18	\$ 597.96	\$ 0.20	\$ 664.40	\$ 0.12	\$ 398.64	\$ 0.16	\$ 531.52
5 Transfer To Other Accounts (Debit)	60	\$ -	\$ -	\$ 0.20	\$ 12.00	\$ 0.12	\$ 7.20	\$ -	\$ -
6 Transfer From Other Accounts (Credit)	60	\$ -	\$ -	\$ 0.40	\$ 24.00	\$ 0.12	\$ 7.20	\$ -	\$ -
7 Returned Items	11	\$ 4.50	\$ 49.50	\$ 7.50	\$ 82.50	\$ 4.00	\$ 44.00	\$ 6.00	\$ 66.00
8 Re-deposits	0	\$ -	\$ -	\$ 7.50	\$ -	\$ 2.50	\$ -	\$ -	\$ -
9 ACH Debits	781	\$ 0.17	\$ 132.77	\$ 0.20	\$ 156.20	\$ 0.12	\$ 93.72	\$ 0.12	\$ 93.72
10 ACH Credits	1,489	\$ 0.17	\$ 253.13	\$ 0.40	\$ 595.60	\$ 0.12	\$ 178.68	\$ 0.15	\$ 223.35
11 Stop Payments	0	\$ 35.00	\$ -	\$ 30.00	\$ -	\$ 10.00	\$ -	\$ 15.00	\$ -
12 ACH Items Originated by the City (includes Direct Deposits)	4,349	\$ 0.08	\$ 347.92	\$ 0.11	\$ 478.39	\$ 0.08	\$ 347.92	\$ 0.12	\$ 521.88
13 Wire Transfers In	1	\$ 15.00	\$ 15.00	\$ 10.00	\$ 10.00	\$ 7.00	\$ 7.00	\$ -	\$ -
14 Wire Transfers Out	5	\$ 17.00	\$ 85.00	\$ 17.50	\$ 87.50	\$ 7.00	\$ 35.00	\$ 20.00	\$ 100.00
15 Monthly Statements per Account	0	\$ -	\$ -	\$ 4.00	\$ -	\$ -	\$ -	\$ -	\$ -
16 ACH Module Fee	0	\$ 30.00	\$ 360.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17 CD Rom Maintenance Fee	0	\$ 30.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18 Electronic Statements per Account	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19 Online Statement Fee	108	\$ 15.00	\$ 180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20 Positive Pay per Check	4489	\$ 0.03	\$ 134.67	\$ 0.05	\$ 224.45	\$ 0.03	\$ 134.67	\$ -	\$ -
21 ACH & Check Positive Pay Blockers an	25	\$ 50.00	\$ 600.00	\$ 40.00	\$ 480.00	\$ 15.00	\$ 375.00	\$ -	\$ -
22 Charge for Overdrafts	0	\$ -	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ 35.00	\$ -
Total w/out Courier Service or Supplies			\$ 3,769.83		\$ 4,195.36		\$ 2,422.69		\$ 2,675.23
23 Courier/Armor Car Service	250	Free	Free	Unspecified		Not Available		\$ 7.00	\$ 1,750.00
24 Printed Deposit Slips (Duplicates, 3 different accounts)	1,000	Free	Free	Free	Free	Bank Cos	Bank Cost	\$ 0.34	\$ 340.00
25 Deposit Bags (plastic)	700	Free	Free	Free	Free	Bank Cos	Bank Cost	\$ 1.00	\$ 700.00
26 Copy of Cleared/Cancelled Checks	0		\$ -	\$ -	\$ -	\$ 1.25	\$ -	\$ -	\$ -
27 Earnings Credit Rate		90%/91-day	\$ 0.54		\$ 0.40	Based on	\$ 0.20	No Min/No	\$ 0.40
28 Money Market Interest Rate*		80%/Fed Fur	\$ 0.15		\$ 0.15		\$ 0.01	Over \$10M	\$ 0.15
29 Checking Interest Rate		40%/Fed Fur	\$ 0.05		\$ 0.15		\$ 0.01		\$ 0.05
Total Annual Required Services			\$ 3,769.83		\$ 4,195.36		\$ 2,422.69		\$ 5,465.23

* Busey is the only bank that gave a guaranteed rate not to go below .15% and that based it on the Fed Fund Rate. The rates for all others are just what they are offering at this time, but is subject to change.



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

SCHEDULED

Meeting: 04/13/20 07:00 PM
Department: City Administrator
Category: Report
Prepared By: Mark Perkins
Department Head: Carl Lumley

STAFF REPORT

Coronavirus Update

Staff will provide an update on how the City is responding to the Coronavirus Pandemic.



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

SCHEDULED

Meeting: 04/13/20 07:00 PM
Department: City Administrator
Category: Report
Prepared By: Mark Perkins
Department Head: Carl Lumley

STAFF REPORT

Development Update

Staff will provide an update on recent development activity.



City Council
300 North New Ballas Rd
Creve Coeur, MO 63141

Meeting: 04/13/20 07:00 PM
Department: City Administrator
Category: Report
Prepared By: Mark Perkins
Department Head: Carl Lumley

SCHEDULED

STAFF REPORT

Municipal Waste Reduction Grant Application

The Energy & Environment Committee is asking the City to submit an application to St. Louis County to renew a grant for municipal waste reduction.



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.crevecoeurmo.gov

MEMO TO CITY ADMINISTRATOR

Meeting Date: April 13, 2020

Subject: 2020 Municipal Waste Reduction Grant Application

Memo Prepared by: Melissa Orscheln, Public Information Officer and Management Analyst

The Creve Coeur Energy and Environment Committee is seeking another year of grant funding to support the continuation of Creve Coeur's Green Business Program. This program would be funded by the 2020 Municipal Waste Reduction Grant offered by the St. Louis County Department of Public Health.

This Municipal Waste Reduction Grant was awarded to the City in FY20 to support the initial development of the Green Business Program. The purpose of the Green Business Program is to educate, train and encourage Creve Coeur businesses to reduce their material wastes, reduce the amount of contamination in their recyclables stream, and implement additional sustainability business practices. Any Creve Coeur business that has three or more green business practices in place is recognized with Green Business Certification.

Green Business Program Progress

Through this grant, the City has hired a part-time Business Sustainability Coordinator to develop, promote and execute the Green Business Program. During the past year, the Business Sustainability Coordinator has directly contacted 249 businesses in an effort to promote the program and educate them on proper recycling. Of those businesses contacted, approximately 18% expressed interest in participating in the program. To date, the Business Sustainability Coordinator has provided consultation for 10 businesses. During these consultations, the coordinator provides a customized plan of action to help the business implement recycling service and/or other actions like setting up an LED consultation or establishing a company green team.

Through the efforts of the Business Sustainability Coordinator, three additional businesses have received Green Business Certification, bringing Creve Coeur's total to five businesses with Green Business Certification. We hope that, as the program enters its second year, we see an increase in the number of program participants as the program continues to build credibility and foster relationships with the business community.

The continuation of this program will directly benefit the business community by reducing commercial waste, increasing the number of businesses recycling, building relationships with Creve Coeur business owners, and recognizing businesses going above and beyond to be "green." By continuing this program, Creve Coeur is also committing to being a leader of sustainability in the region and helping build the framework for other municipalities who want to establish similar programs in their cities.

Program Costs

The Energy and Environment Committee is requesting \$22,592 through the 2020 Municipal Waste Reduction Grant. The grant would reimburse the City for the costs of hiring a part-time Business Sustainability Coordinator, gas reimbursement, and printing marketing materials.

The Committee is requesting an additional \$1,500 commitment from the City of Creve Coeur to support the program and cover any overflow costs or miscellaneous purchases not covered by the grant. The City would also commit to providing office space and supplies for the hired part-time position, as well as designate a city staff member to supervise the position.

A breakdown of costs is listed below:

2020 Municipal Waste Reduction Grant - Funding Budget	
Business Sustainability Coordinator	\$19,500
(part-time employee 780 hours x \$25/hour)	
FICA costs	\$ 1,492
Pre-employment	\$ 100
Auto allowance for site visits	\$ 500
Marketing materials printing costs	\$ 1,000
	<u>\$22,592</u>
City of Creve Coeur Contribution	\$ 1,500
Total Program Budget	<u>\$24,092</u>

During FY20, the City was granted up to \$22,592 of reimbursement funds through the Waste Reduction Grant. We anticipate spending approximately \$22,110 of the \$22,592 budgeted. The difference is due to spending less than anticipated on auto allowance and marketing materials.

This 2020 Municipal Waste Reduction Grant application is attached for the City Council to review. The deadline to submit the application to St. Louis County Department of Public Health is Friday, April 24, 2020.



2020 MUNICIPAL WASTE REDUCTION GRANT “OTHER PROJECTS” APPLICATION INSTRUCTIONS

Deadline for submittal: 5:00 p.m. April 24th, 2020

The Saint Louis County Department of Public Health Waste Management Program (DPH) is tasked with developing requirements and guidelines for grant programs to provide landfill surcharge dollars to municipalities. The 2020 Grant program is designed to encourage municipalities to seek assistance for improving residential recycling and waste diversion programs in their communities by simplifying the application process.

Eligibility

Any municipality located in Saint Louis County is eligible to submit applications. \$200,000 has been allocated for the 2020 grant round. Grant requests for more than \$25,000 need to include a detailed justification and will need to be approved by Saint Louis County Council. The applications are scored by a committee. Should requests for funding exceed program budget, approved projects will be ranked for funding according to the evaluation score. Approved projects not funded in 2020 may be funded in the 2021 grant round. An itemized budget must be included for the grant application to be considered. Applications will be scored according to the following criteria. Factors such as recycling rates and economic demographics may be used to determine funding in the event of a tie.

Evaluation Criteria	
All fields complete or indicated N/A	5 points
Project description is complete	20 points
Resources needed for the project are identified	20 points
Project budget is itemized on budget form	10 points
Overall impression	25 points
Total points possible	80 points

Eligible Projects

Interested applicants have the option to select from the following list of community projects or to submit a proposal under the “other” category. The community projects were selected to align with DPH waste diversion goals and were based on feedback obtained from municipalities.

1. **Backyard Composting:** Promote waste reduction through backyard composting of food scraps and yard waste. This may include training resident volunteers, outreach, and equipment.
2. **Electronics Collection Events:** Funding may include education and outreach materials, hosting electronics collection at municipal venues, subsidizing costs for CRT and television recycling, etc.
3. **Special Event Recycling:** Implement recycling or composting at outdoor events, festivals and concerts. Funding can be used for purchasing equipment, signage and/or contracting for special event recycling and /or composting services.
4. **Other:** Use this category for any project that will improve waste reduction in your community that does not fall into options 1-3 above.

NOTE: Projects that target items already banned from landfill disposal (yard waste, appliances, and tires) are not eligible for waste diversion grant funds. If a municipality has a solid waste issue related to the banned items, that pose a public health threat to the community, please contact the Waste Management Program at 314-615-4032 or by email at waste.dph@stlouisco.com

Contract Information

1. Upon County approval of recommendations for 2020 funding, DPH staff will work “one-on-one” with grant applicant to finalize project scope of work and to establish the amount of technical and financial assistance required for the grant project.
2. Grant recipient will designate a program administrator and secure collaboration of those involved in the project. Please provide letters of support.
3. Grantee shall pass a municipal resolution before the contract can be signed. (See sample language.)
4. County shall issue a grant contract agreement for signature. St. Louis County Council approval is required for municipalities applying to receive grant funding that exceeds \$25,000, per Saint Louis County ordinance. If the project will exceed \$25,000 you will need to include a detailed justification. Please be advised that the council approval will process adds six weeks or more to the grant approval process.

5. Project will commence according to the timeline. To ensure that the grants stay on schedule, grantees shall communicate with their DPH grant liaison monthly.
6. Funding will be on a reimbursement basis after receiving an invoice and all supporting documentation. Project costs incurred prior to an executed contract or costs not identified in the contract budget are ineligible for reimbursement. Grantee should contact DPH with any questions before any money is spent.
7. Changes in the grant budget categories or timeline require an amendment to your grant. You cannot be approved for additional money.
8. Acknowledgement of the County's financial support including placement of the Saint Louis County Department of Public Health's "Reduce, Reuse, Recycle...Go Green!" logo or funding statement must be included on all equipment, signage, promotional, educational and advertising materials paid for by the county funds during the grant time-frame.
9. All grant recipients are required to submit a final report at the end of the grant period summarizing the results of the project and measurements of success.

How to Submit an Application

1. Complete the application form.
2. Obtain authorized official's signature on application form.
3. Submit the application electronically by 5:00 p.m., Friday, April 24th, 2020 to iashcraft@stlouisco.com If electronic submission is not feasible, the application can be mailed or dropped off by the due date at:

Saint Louis County Department of Public Health
 Waste Management Program
 6121 N. Hanley Rd.
 Berkeley, MO 63134

Sample Resolution Language

RESOLUTION No. _____

RESOLUTION OF THE _____ CITY COUNCIL ENDORSING SAINT LOUIS COUNTY'S GRANT PROGRAM FOR THE CITY'S WASTE REDUCTION EFFORTS

Whereas, the City of _____ is desirous of expanding the level of participation that the citizenry currently utilizes with regards to Recycling and waste diversion; and

WHEREAS, goals have been set to reduce the amount of solid waste in the landfills; and

WHEREAS, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the 2019 Saint Louis County Waste Reduction Grant Program to municipalities; and

WHEREAS, the City of _____ has submitted an application for this grant program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1: The City Council of the City of _____ supports the application to the 2019 Waste Reduction Grant and commits to provide data pertinent to the grant project to measure success of the grant project.

Section 2: Commit to gaining cooperation and input from residents to support the grant project.

Section 3: The governing body hereby authorizes the (title of person) to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

Adopted this _____ day of _____, 2019

President of the Council
City of _____

ATTEST:

City Clerk



Application - Other Projects

Each field must be filled. Use N/A as needed.

Municipality: City of Creve Coeur, MO		Date: April 24, 2020
Address: 300 N. New Ballas Rd., Creve Coeur, MO 63141		
Project Administrator (Contact Person): Melissa Orscheln		
Title: Public Information Officer and Management Analyst		Phone: 314-442-2081
Email: morscheln@crevecoeurmo.gov		Fax: 314-872-2505
Please complete the itemized budget page outlining projected costs. The itemized budget is required as a part of the application. Staff will meet with applicant after the application is recommended for funding to address any budget concerns before the approval and signature process. Grant Funding Requested: \$ 22,592		
What is the municipal population? 18,717 (according to U.S. Census Bureau population estimate, July 1, 2018)		
Number of one-and two-family households: 6,131 (single-residence and condominium units)	Number of multi-family households: 2,851 (apartment units)	
Does the municipality hold the waste hauling contract? Yes ☒ No ☐	If so, who is the waste hauler? Republic Services	
Is weekly yard waste available? No ☐ Optional ☒ Subscription ☐	Ton of yard waste collected in 2019: 2,751 cubic yards	
Tons of trash collected in 2019: 3,301 tons	Tons of recycling collected in 2019: 1,576 tons	
Additional information: N/A		

Project Description

Please describe the following: (If the question does not apply, use N/A)

1. **What issue is being addressed?** The key issues to be addressed are the levels of waste and rates of recycling contamination in the Creve Coeur business community. The Green Business Program aims to continue to educate, train and encourage Creve Coeur businesses to reduce their material wastes, reduce the amount of contamination in their recyclables stream, and implement additional sustainability business practices.
2. **Who will be involved?** The Green Business Program is led by the Business Sustainability Coordinator, who meets with and educates businesses owners and property managers on ways to reduce waste and improve their recycling within their business. The Business Sustainability Coordinator, who is hired through funding from the grant, is supported by current city staff and the Creve Coeur Energy & Environment Committee, a group of appointed volunteers dedicated to advising the city on issues relating to sustainability.
3. **Where in your municipality will the project take place?** This project will target the 1,000+ for-profit businesses and not-for-profit organizations located in the City of Creve Coeur, Missouri.
4. **Identify partnerships and attach commitment letters from each partner who will have a role in implementing this project.**
During the first year (2019-2020) of this grant-funded program, the Business Sustainability Coordinator has been working with the recycling auditor from Republic Services to identify Creve Coeur businesses that could use assistance from the city's Green Business Program. When Republic Services finds businesses that have a high level of contamination in their recycling dumpsters, Republic Services notifies the city's Business Sustainability Coordinator, who then offers to work with the business or building manager to reduce contamination, such as by providing recycling best practices fliers and employee training. The Business Sustainability Coordinator has also been establishing relationships with other recycling service providers, such as Pedro's Planet. When a business expresses an interest in starting recycling but does not know where to start or whom to contact, the Business Sustainability Coordinator provides them with contact information for some possible providers that fit their needs and budget. We have attached letters of support from community partners in the recycling industry, Republic Services and Pedro's Planet.
5. **How will the results of this project & related information improve existing diversion efforts or divert more waste from landfills?**

During the past year, the Republic Services materials recovery facility (MRF) reported some reduction in the contamination rate for the area (from ~22% down to ~19%). (Whether these improvements have been maintained during the current Covid-19 crisis is not known.) Clearly

this is not due entirely to the efforts of Creve Coeur, but we believe our efforts have contributed to this. The Business Sustainability Coordinator works directly with businesses to help them implement business practices that help reduce waste and improve recycling. Oftentimes these are businesses who have stated that they want to be more sustainable but do not know where to start. After consulting with the Business Sustainability Coordinator, these businesses have direction and customized plans of action to implement waste reduction practices. Continued success with this program should reduce the amount of waste going into the trash stream and directly to landfills, and more importantly, it should reduce the amount of contamination in the recycling stream, which should reduce the amount of residual material at the MRFs going to landfills and reduce the cost of sorting at the MRF, which should help the MRFs remain economically viable.

6. How might other municipalities benefit from the results of this project?

This program is the first of its kind in the St. Louis region. During the past year, the Business Sustainability Coordinator has learned skills and best practices about implementing a green business program such as this. At the end of the program's first year (2019-2020), the Business Sustainability Coordinator will prepare a report about lessons learned so far and suggestions on how to overcome barriers that can be shared with other municipalities and those in the waste management community. This will act as a guide and help other municipalities assist their businesses in adopting good waste management practices. The report will include case studies and describe barriers and possible ways to overcome the barriers that will be available to other municipalities. This will hopefully help other communities be more effective and efficient in their efforts and not reinvent the wheel (especially wheels that aren't fully round). The Business Sustainability Coordinator has already been sharing her experiences with the recycling and sustainability leaders in the region, and they have been sharing their experiences with her. If we are successful at reducing contamination, and other communities benefit from the sharing of our experiences, this should make recycling more economically viable for all businesses and municipalities in the area.

7. How will the results of this project impact your municipality in the future?

A public goal of Creve Coeur is to be a leader in sustainability and to be recognized as a great place to operate a business and to live. Having a successful program that supports businesses in their waste diversion and general sustainability efforts will help Creve Coeur achieve that goal. We believe the current project has already borne fruit. "Internally," the current grant is motivating the City to improve recycling efforts within its government building. We believe that receiving the current grant also increased the City's broader commitment to sustainability, as evidenced by its recent renewal of its residential recycling contract in 2019, and by its adoption of a much improved energy conservation building code in 2020.

8. Has a project like this been executed somewhere before?

(Attach information about similar projects or details about this project and what success will look like for it.)

The City of Creve Coeur hired a part-time Business Sustainability Coordinator in late September 2019 through funding from the St. Louis County 2019 Waste Reduction Grant. During her first 6+ months with the City, she has been very active in implementing the efforts proposed by the grant to create and execute a Green Business Program. To do this, she first familiarized herself with and reorganized the commercial waste and recycling audit database (for over 1050 Creve Coeur businesses) developed by the Creve Coeur Energy and Environment Committee. She then prepared an action plan that included: (1) ways to market the City's efforts, including the design and printing of flyers and brochures (attached); (2) ways to prioritize businesses to contact; (3) strategies for making meaningful contact with organizations to get them interested in the Green Business Program; (4) ways in which she could provide technical assistance to interested organizations; and (5) expanding the database to include tracking of her contacts with organizations (a customer relationship/contact database). The Green Business Program was advertised widely through the City's business newsletter and through paper inserts in the annual business licensing renewal mailing.

Based on information from the City's waste audit database, and input from other sources, such as Republic Services, the Business Sustainability Coordinator made a list of over 300 businesses to contact directly (by phone, email, and/or physical visit to the facility). Not all contact attempts were successful in obtaining responses from businesses, and of those approximately 40 businesses expressed sufficient interest to generate extended interactions and assistance on the part of the coordinator. Ultimately this led to in-depth assistance/participation with 10 businesses (four of which ultimately sought and received the City's Green Business Certification). The assistance provided was designed for the unique needs of each business, but reducing waste, increasing recycling, and recycling better (reducing contamination) were emphasized and were a common thread with all organizations contacted. A letter of support from the Compass Wealth Group, one of the businesses assisted, is attached.

As shown by the above data, getting businesses to devote time and effort to improve their environmental practices is a challenge. There are many hurdles that seem to be holding back business and property managers from committing to better and more extensive waste management practices. Cost and convenience (for example, knowing who to contact to get good recycling services, and what is a reasonable price for services) are two of the biggest obstacles. To address these, and other issues, the coordinator sought out and met with over 30 sustainability leaders and vendors to discuss these challenges and share ideas. Based on her interactions with businesses during the past six months, the coordinator is developing a set of "lessons learned," which can then be the basis for improving the program during 2020-21.

The proposed work is to develop better and additional approaches and resources to get more businesses to commit to waste reduction and responsible recycling, and to help them do so

(through training and making recycling services more convenient and affordable). The coordinator will also explore whether there are other actions the City might take, such as: adopt better waste reduction and recycling practices in its own operations that could be used as an example for businesses; and amend existing ordinances or pass new ordinances that could incentivize or support businesses in adopting better environmental practices. To do all this, the City is requesting that St. Louis County continue its financial support at the level it provided during 2019-20. The City of Creve Coeur will also provide an additional financial commitment of \$1,500 toward the program, as well as office space and a staff supervisor for the hired part-time coordinator. Needless to say, the COVID-19 pandemic is having a huge impact on all organizations, and what its impact will be on their interest in adopting or improving their waste management practices is an open question, and addressing that question is likely to be a major component of the coordinator's work during the project period.

9. How will you measure the results/success of this project?

The Business Sustainability Coordinator will be tracking data throughout the program, including number of businesses contacted, number of businesses interested in the program, and number of businesses who participated in the program. To illustrate the progress made, the Business Sustainability Coordinator will also write up case studies that show what successes the program has had. They will also provide the information required by the grant, including estimated number of tons/pounds diverted from the landfill and examples of advertising or education materials.

10. Include detailed justification if you are requesting more than \$25,000.

N/A

Labor

Please identify personnel involved in your project and describe their tasks:

Labor	YES	N/A	Tasks
City Staff/Personnel	☒	☐	One part-time person will be hired to run the program. Current city staff will supervise the program.
Volunteers	☒	☐	The Creve Coeur Energy and Environment Committee members developed the original program and will provide guidance and assistance as needed.
Hauler	☒	☐	The City will coordinate its efforts with Republic Services to target businesses with high contamination levels.
Service Providers/ Subcontractors	☐	☐	Click here to enter text.
Other (Partnerships/ Allied Organizations) Click here to enter text.	☐	☐	Click here to enter text.

Reporting

As a part of your grant funding you are required to provide the following in a final report:

- A short description of what worked well, what did not, and advice to others doing a similar project.
- The estimated number of tons/pounds diverted from landfill.
- Photos of equipment if purchased.
- Example of advertising or education materials.
- A photo from each event.

Budget

For each category, itemize all costs

Direct Costs:

a.	Auto allowance for site visits	\$500
b.	Marketing materials printing costs	\$1,000
c.	N/A	N/A
Total Direct Costs (\$) =		\$1,500

Personnel Costs:

a.	Sustainability Coordinator – hire one part-time employee 780 hours x \$25/hour	\$19,500
b.	FICA costs: \$19,500 x 7.65%	\$1,492
c.	Pre-employment	\$100
Total Personnel Costs (\$) =		\$21,092

Subcontractor Costs:

a.	N/A	N/A
b.	N/A	N/A
c.	N/A	N/A
Total Subcontractor Costs (\$) =		N/A

Other:

a.	N/A	N/A
b.	N/A	N/A
c.	N/A	N/A
Total Other Costs (\$) =		N/A
Total Costs (\$) =		\$22,592

Should a grant award be made for this project this grant application will be included in the final grant contract agreement, Signature indicates that applicant understands that all information they have provided in this application is accurate to the best of their knowledge and that they are committed to:

- a. Submitting a Resolution supporting the grant passed by their governing body. The Resolution can be attached to the application or submitted during the contract process.
- b. Securing cooperation from others involved in this project and providing letters of support as needed.

Authorized Official (typed): Mark Perkins, City Administrator

Signature: _____

Date: April 24, 2020



Melissa Orscheln <morscheln@crevecoeurmo.gov>

Fwd: County Grant

Melissa Orscheln <morscheln@crevecoeurmo.gov>
To: Melissa Orscheln <morscheln@crevecoeurmo.gov>

Tue, Apr 7, 2020 at 11:58 AM

----- Original message -----

From: "Batliner, Brent" <BBatliner@republicservices.com>
Date: 4/7/20 11:30 AM (GMT-06:00)
To: "Martinich, Joseph S." <Joseph.Martinich@umsl.edu>
Subject: RE: County Grant

Joe,

I am pleased to continue to work with the City of Creve Coeur in trying to get contamination out of the Commercial Business recycle stream. My dedicated load auditor, Jon, will continue to give your Sustainability Coordinator feedback. She has been great help in taking information Jon has provided and to clean up several businesses.

I feel that with continued efforts from Republic drivers, sales, operations and my auditor, combined with the one on one contact being provided by your Sustainability Coordinator, that we will continue to see improvement. I am in full support of this position and feel it is making an impact.

Brent J Batliner
General Manager

6025 Byassee Drive
Hazelwood, MO 63042

e: bbatliner@republicservices.com
o: 314-813-1087
c: 314-267-6130
w: RepublicServices.com



Melissa Orscheln <morscheln@crevecoeurmo.gov>

Fwd: Green Business Program

Melissa Orscheln <morscheln@crevecoeurmo.gov>
To: Melissa Orscheln <morscheln@crevecoeurmo.gov>

Mon, Apr 6, 2020 at 11:00 AM

----- Forwarded message -----

From: **Chuck Pass** <Chuck@pedrosplanet.com>
Date: Fri, Apr 3, 2020 at 8:16 AM
Subject: Green Business Program
To: nmuschinske@crevecoeurmo.gov <nmuschinske@crevecoeurmo.gov>

Nicole,

Thanks to your support of being the business sustainability coordinator for the City of Creve Coeur you have helped us in diverting recyclables from the landfills. You have given us leads from companies that have moved into Creve Coeur recently and some business' that already were located in your city information about our company. We have been able to show those companies how easy it is to work with us in recycling paper, toners, aluminum, and e-waste. If it was not for Nicole many of these companies in Creve Coeur would never have heard of us and all those recyclables would end up in the landfills.

I look forward in continuing our relationship with Nicole in the future to offer as much free recycling to the city of Creve Coeur as possible. I know the longer there is a sustainability effort in the city more and more business' will step up with their recycling efforts.

Thank you,

Chuck Pass

Chief Operations/ Sales Honcho

Pedro's Planet

Planet Earth : 800.853.9218

314.423.3898

www.pedrosplanet.com





Melissa Orscheln <morscheln@crevecoeurmo.gov>

Fwd: Supporting the Green Business Program!

Melissa Orscheln <morscheln@crevecoeurmo.gov>
To: Melissa Orscheln <morscheln@crevecoeurmo.gov>

Wed, Apr 8, 2020 at 2:29 PM

----- Forwarded message -----

From: **Carol M Dougherty** <cdougherty@wradvisors.com>
Date: Wed, Apr 8, 2020 at 12:54 PM
Subject: Supporting the Green Business Program!
To: nmuschinske@crevecoeurmo.gov <nmuschinske@crevecoeurmo.gov>

Re: Statement of support for the Green Business Program and the Business Sustainability Coordinator role.

It is my understanding that the Energy and Environment Committee is applying for a grant for the Green Business Program. I am writing in support of this program. I feel it is extremely important to keep alive programs like these. It was because of this coordinator that our office chose to go green. As a business, we are promoting this to our entire building. We are also advertising it to all of our clients in hopes that it encourages more people to recycle and do more to protect the earth. We got involved in the Green Business Program hoping to find ways to be more sustainable in the office, and the Business Sustainability Coordinator was able to help us get connected with local recycler Pedro's Planet. We also became Green Business Certified and look forward to continuing our efforts to not only be green in our office but to be ambassadors FOR this program. We would be extremely disappointed if this program was not funded. This is very important to us... and important to our planet!

Please feel free to contact me if you have any questions or I can be of further assistance.

Warm Regards,

Carol Dohack-Dougherty



Carol Dohack-Dougherty
Associate
On behalf of
Benjamin J. LeCroy



Office: 314-455-5610 | Fax: 314-736-1179

www.tcwg.financial | cdougherty@wradvisors.com

425 N New Ballas, Suite 102 | Creve Coeur, MO 63141-7142



Recycling & Waste Reduction

Eliminating contamination in the recycling stream means the St. Louis region's recycling industry is more viable.

This leads to a boost in the local economy as well as job opportunities in the green sector. To top it off, there's less items in landfills that end up polluting our planet.

*Keep recycling **simple** and **profitable** by sticking with the six most wanted items and keeping plastic bags out of bins!*



PAPER



FLATTENED
CARDBOARD



PLASTIC BOTTLES
AND CONTAINERS

RECYCLE RESPONSIBLY 6 STICK WITH THE



GLASS BOTTLES
AND JARS



METAL FOOD AND
BEVERAGE CANS



FOOD AND
BEVERAGE CARTONS



Recycling Do's and Don'ts

- Put recycling bins directly next to trash bins.
- Post "Stick with the 6" recycling signs next to bins.
- Keep your recyclables dry; keep dumpster lids closed.
- NEVER put plastic bags, food, or Styrofoam in recycling bins.



What happens when we recycle incorrectly?

- Recycling loads become contaminated, resulting in otherwise viable materials being sent to the landfill.
- Items like plastic bags and hoses jam the sorting machinery, which takes time and money to fix.



Get started!

If your business or building does not currently recycle, you may be missing out on an opportunity to be involved in the growing green economy.

The **Creve Coeur Green Business Program** is a free program that:

1. Offers free waste reduction training and recycling training
2. Connects businesses with local sustainability resources
3. Helps businesses attain Green Business Certification

Contact: Nicole Muschinske

Business Sustainability Coordinator

nmuschinske@crevecoeurmo.gov

(314) 872-2527

www.crevecoeurmo.gov/GreenBusiness

This program is funded by a grant from the St. Louis County Department of Public Health utilizing County landfill surcharge funds.

Sustainability:



Good for business,



Good for the community,



Good for the Earth!

How do I get started?

Our Business Sustainability Coordinator will assist your business in incorporating environmentally friendly practices that work for you.

Contact

Nicole Muschinske
Business Sustainability Coordinator
nmuschinske@crevecoeurmo.gov
(314) 872-2527
www.crevecoeurmo.gov/GreenBusiness



City of Creve Coeur Green Business Program



Funded by a grant from St. Louis County Department of Public Health
utilizing County landfill surcharge funds.

What is the Creve Coeur Green Business Program?

Creve Coeur's Green Business Program is a free resource for any business looking to go green!

The Green Business Program makes it possible for local businesses to respond to consumer demand for environmentally responsible products and practices.

By participating in the Green Business Program, you can learn how to implement sustainability practices based on the needs of your business.



Offers free waste reduction & recycling training

Includes periodic waste audits, bin set up, educational signage, and employee training



Connects businesses with local sustainability resources

Includes access to free and low cost technical support, networking, and rebates



Helps businesses attain Green Business Certification

Includes customized step-by-step assistance through the certification process



Green Business Certification

The Creve Coeur Green Business Certification is a free program that recognizes and promotes local businesses making meaningful efforts to reduce their environmental impacts.

Businesses that are incorporating three or more sustainability practices are eligible to apply for the certification. Examples include:

- Effective recycling system
- Energy efficient lighting
- Energy efficient water fixtures

What are the benefits of Green Business Certification?

Being Green Business Certified differentiates you from the rest of the crowd:



Businesses receive a **complimentary storefront window decal**, showing customers your efforts to operate in an environmentally and socially conscious way.



Customers prefer to buy from organizations that treat the environment as a priority, and **employees prefer to work** for environmentally responsible organizations.



Good environmental practices can **save you money** on energy, water, waste collection, and maintenance.



Certification will offer **promotional opportunities**, including being highlighted in city newsletters and being nominated for the annual Green Business Award.



Offers free waste reduction
& recycling training



Connects businesses with
local sustainability resources



Helps businesses attain
Green Business Certification

Good for business, good for the community... *Good for the Earth!*

The City of Creve Coeur is proud to offer a **Green Business Program** that makes it possible for local businesses to respond to consumer demand for green products and practices.

Our program offers **free** and **customizable** waste reduction and recycling training, connects businesses with local sustainability resources, and offers Green Business Certification to businesses making meaningful efforts to reduce their environmental impact.

How can my business get involved?

Contact our Business Sustainability Coordinator at (314) 872-2527 or visit www.crevecoeurmo.gov/GreenBusiness.



Funded by a grant from St. Louis
County Department of Public
Health utilizing County landfill