



**TASK FORCE
AGENDA
CITY OF CREVE COEUR
BUILDING TASK FORCE
300 N NEW BALLAS ROAD
AUGUST 10, 2021
4:00 PM**

CALL TO ORDER

DISCUSSION ITEMS

- 1. Approval of July 20, 2021 Building Permitting Process Review Task Force Task Force Minutes**
- 2. Introduction of Chief Building Officer - Gregory Tate**
- 3. Efficiency**
- 4. Communication**
- 5. Perception**
- 6. Other Considerations**
- 7. Next Meeting Date**

Posted: _____ posted 08/5/2021
Deborah Ryan, MPCC
City Clerk



**TASK FORCE
MINUTES
CITY OF CREVE COEUR
BUILDING TASK FORCE
300 N NEW BALLAS ROAD
JULY 20, 2021
4:00 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Chair Tierney at the Building Task Force Meeting, on Tuesday, July 20, 2021 at 4:00 PM.

ROLL CALL

Chair Dan Tierney
Task Force Member Joseph Martinich
Task Force Member James Myers
Task Force Member Mark Manlin
Task Force Member Ned Maniscalco
Task Force Member Victor Perrin
Task Force Member Jeffrey Bernstein
Task Force Member Barry Glantz
Mayor Robert Hoffman
Vice Chair Heather Silverman – **Absent**

Staff Present: City Administrator Mark Perkins, Community Development Director Jason Jaggi, Senior Plans Examiner Brad Holmes, Plans Examiner Jared Reid and Recording Secretary/City Clerk Deborah Ryan

APPROVAL OF MINUTES

1. Approval of June 8, 2021 Building Permitting Process Review Task Force Task Force Minutes

Member Don Perrin requested an addition to the minutes at the end of Section 2, brief discussion of exterior maintenance standards/aesthetics between members.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Ned Maniscalco, Task Force Member
SECONDER:	James Myers, Task Force Member
AYES:	Tierney, Martinich, Myers, Manlin, Maniscalco, Perrin, Bernstein
ABSENT:	Silverman

Unanimously approved, as amended.

DISCUSSION OF RECOMMENDATIONS

1. Technical Code Modifications



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Brad Holmes reviewed information received at the forums is that the city has more restrictive codes than the ICC. When the city amends the ICC codes it is to provide more safety, but these amendments result in stricter codes which generates complaints.

Interior Doors

Creve Coeur code calls for 2'8" and ICC calls for 2'6" doors/openings and it has been this way for years. Staff has to call for changes in designs, nearly every time as this is not the normal.

Jeff Bernstein asked if 2'8" is an ADA requirement.

Brad Holmes stated not that he is aware of.

James Myer asked if remodeling a room would trigger a change in the door opening.

Brad Holmes stated no, as long as the room change didn't involve a change in the drywall.

James Myer stated the market will dictate the size of the door and openings. Most new homes have the larger openings.

Motion by: James Myer and seconded by: Mayor Hoffman to change the city code to match the 2015 ICC and set the standard of interior door egress to 2'6".

Unanimously approved.

Basement Egress Window

Brad Holmes stated the Egress Window is a requirement for any basement changes. The issue is, this is an expensive change order and often residents just do the basement updates and don't pull permits for the remodel. This is a safety issue to allow for two points for exit in case of a fire or emergency.

Mark Perkins asked how do other municipalities handle this issue.

Council Member Manlin stated this is a big expense to add an egress window.

Mayor Hoffman asked how big is the opening of the egress window.

Brad Holmes stated 5'7" required opening.

Don Perrin asked if we have any statistics regarding fatalities for Creve Coeur or other municipalities, regarding basement entrapment.



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Brad Holmes stated he did not have that information.

Motion by: James Myers and seconded by Council Member Manlin to reduce the egress window requirement to the ICC standard, when a sleeping room is created.

Unanimously approved.

Guard Rails/Opening Limitations

Brad Holmes stated currently the ladder effect is prohibited by code and in either commercial or residential.

Jeff Bernstein stated other municipalities allow this.

Discussion is that this is a safety issue and unanimous agreement to keep the code as is.

Retaining Walls

Brad Holmes stated this section all depends on the height of the retaining wall.

Motion by Jeff Bernstein and seconded by Mayor Hoffman to go back to the 2015 ICC code and remove the requirement.

Unanimously approved.

Smoke Detector

Brad Holmes stated currently the code stated that any alteration in a home will require hard wired smoke detectors throughout the home.

Council Member Tierney stated the burden of the cost is on the residents and it could be a huge increase in the budget of a small renovation project.

Brad Holmes stated the Fire Department prefers hardwire and the city requires it where possible without moving drywall. St. Louis County is consistent with ICC with smoke detectors either battery or hardwired. All new construction is hardwired, per ICC.

Council Member Manlin asked what is acceptable at the County should be acceptable here. This has been an issue and we heard it at both forums the irritation this code causes.

Motion by Mark Manlin, seconded by Joe Martinich to amend ordinance to be consistent with the county and the ICC requirement, allowing for battery operated smoke detectors on renovations.



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Unanimously approved.

Window and Door Replacements

Brad Holmes discussed window and door permits, issued primarily due to ensure energy code compliance. However, Mr. Holmes states that most all windows meet the minimum requirements of the energy code anyway.

Mark Perkins stated that window and door permits are a major source of consternation among contractors and homeowners, as Creve Coeur is an outlier with regard to requiring permits. Window and door replacements comprise nearly 10% of all permits issued by the Building Division.

A motion was made by Jeff Bernstein and seconded by Barry Glantz. to amend the code to exempt residential replacement windows and doors from needing a permit when 1) the rough framing is not altered and 2) there are no emergency escape and rescue openings proposed.

Unanimously approved.

Mr. Tierney stated that discussion on efficiency, communication and perception recommendations would be deferred until the next meeting. Mr. Tierney asked that the next agenda include a discussion of exterior maintenance standards and aesthetics, as requested by Don Perrin.

RESULT:	ITEM DISCUSSED
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2. Efficiency

CONTINUED [UNANIMOUS]

Next: 8/10/2021 4:00 PM

3. Communication

CONTINUED [UNANIMOUS]

Next: 8/10/2021 4:00 PM

4. Perception

CONTINUED [UNANIMOUS]

Next: 8/10/2021 4:00 PM

BUSINESS FROM STAFF

5. Changes Implemented to Date



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CONTINUED [UNANIMOUS]

Next: 8/10/2021 4:00 PM

6. Update on Staffing

CONTINUED [UNANIMOUS]

Next: 8/10/2021 4:00 PM

NEXT MEETING DATE

7. Next Meeting Date

Mr. Tierney announced the next meeting date of Tuesday, August 10, 4 pm, in the City Council Chambers.

RESULT: ITEM DISCUSSED

Adjourned at 5:35 pm



ing Permitting Process Review Task Force

300 N New Ballas Road
Creve Coeur, MO 63141

Meeting: 08/10/21 04:00 PM
Department: Building Permitting Process Review Task Force

Category: Discussion

Prepared By: Debbie Ryan

Department Head: Debbie Ryan

SCHEDULED

STAFF REPORT

Introduction of Chief Building Officer - Gregory Tate



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SCHEDULED

STAFF REPORT

Meeting: 08/10/21 04:00 PM
Department: Legislative /City Clerk
Category: Discussion
Prepared By: Debbie Ryan
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Efficiency

HISTORY:

07/20/21 Building Permitting Process Review Task Force
Next: 08/10/21

CONTINUED



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STAFF REPORT

Communication

HISTORY:

07/20/21 Building Permitting Process Review Task Force
Next: 08/10/21

CONTINUED



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Perception

HISTORY:

07/20/21 Building Permitting Process Review Task Force
Next: 08/10/21

CONTINUED



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Other Considerations

HISTORY:

07/20/21 Building Permitting Process Review Task Force
Next: 08/10/21

CONTINUED



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STAFF REPORT

Next Meeting Date