

**Memorandum  
Department of Planning**



**To:** Michael O. Geisel, City Administrator

**From:** Justin Wyse, Director of Planning *JW*

**Date:** April 23, 2020

**RE:** **Ordinance Adopting the Technical Codes as Amended and Adopted by St. Louis County**

**Summary**

On November 21, 1988, the City of Chesterfield entered into an agreement with St. Louis County for enforcement of their Building, Mechanical, Plumbing, Electrical, and Explosives codes within the City of Chesterfield. Pursuant to this ongoing agreement, it is necessary for the City of Chesterfield to periodically adopt the updated editions of the St. Louis County Codes as our minimum standards for construction, alteration, use and occupancy of building and structures.

St. Louis County recently passed legislation to repeal and re-enact various codes by amending and adopting the 2015 editions of the International Code Council (ICC) Building, Residential, Existing Building, Mechanical, Electrical (2014), Plumbing, and Property Maintenance Codes. No changes are proposed for the Explosives Code.

In order for the City of Chesterfield to continue utilization of the St. Louis County building permit, plan review, field inspection, and occupancy permit services, the above listed codes as amended by St. Louis County must be adopted by the City of Chesterfield.

The legislation for this adoption has been reviewed and approved by St. Louis County. The County ordinances for each of the code amendments are available in PDF format on the St. Louis County website at:

<https://www.stlouisco.com/Your-Government/Public-Works/Codes>

**Request**

This item should be forwarded to the Planning and Public Works Committee for consideration of adopting the 2015 Building Code, 2015 Residential Code, 2015 Existing Building Code, 2015 Mechanical Code, 2014 Electrical Code, 2015 Plumbing Code and the 2015 Property Maintenance Code.

Staff is recommending that the new codes be adopted. If the Committee recommends approval of the items, a resolution of notice to adopt will be forwarded to the City Council and a minimum 90 day comment period will be opened, as required by RSMo

67.280.2. Following the required 90 day period, a second reading can be held and any feedback will be presented to the City Council at that time.

- April 23, 2020 – Motion to Forward to City Council by P&PW
- May 4, 2020 – Resolution of Notice to Adopt and First Reading
- 90 day comment period
- August 3, 2020 – Second Reading

If the new codes are not adopted, the City will no longer be operating in accord with the agreement for the services and the City would need to immediately start the process of creating a building department within the City. For reference, the Planning and Public Works Committee discussed the arrangement to continue utilizing St. Louis County for building department services in June of 2018 where a motion was approved that the current agreement with, “St. Louis County is an overall positive relationship and the City should not consider creating the permitting, review and building inspection process in-house.” The motion passed unanimously.

Please forward to PPW for review and approval, before moving to the Full City Council.

 2020-4-15