

**AGENDA**  
**STE. GENEVIEVE BOARD OF ALDERMEN**  
**REGULAR MEETING**  
**THURSDAY – FEBRUARY 13, 2025**  
**6:00 P.M.**

**CALL TO ORDER.**

**PLEDGE OF ALLEGIANCE.**

**ROLL CALL.**

**APPROVAL OF AGENDA.**

**PRESENTATION/AWARDS.**

**PERSONAL APPEARANCE.**

**CITY ADMINISTRATORS REPORT.**

**STAFF REPORTS.**

- AARON SMITH - TOURISM
- DAVID BOVA – COMMUNITY DEVELOPMENT
- KENNY STEIGER – FIRE DEPARTMENT

**PUBLIC COMMENTS.** Please identify yourself for the record and please try and keep comments to 5 minutes. (The Board will not interact during public comments and will have staff investigate any city related issues brought forward and contact the individual later with a response.)

**CONSENT AGENDA.**

- Minutes – Board of Aldermen – Regular Meeting – January 23, 2025
- Minutes – Board of Aldermen – Work Session – January 23, 2025
- Minutes – Board of Aldermen – Work Session – CLOSED SESSION – January 23, 2025
- Street Closure request Valle Catholic Grade School – May 2, 2025 – 8:45 a.m. to 9:45 a.m.

**OLD BUSINESS.**

**BILL NO. 4658.** AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT TO ACCEPT A DONATION OF REAL ESTATE FROM STE. GENEVIEVE, DAY OF CELEBRATION, A NON-PROFIT CORPORATION. **2<sup>nd</sup> READING.**

**NEW BUSINESS.**

**BILL NO. 4659.** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PROPOSAL FOR PROFESSIONAL SERVICES WITH COCHRAN ENGINEERING FOR A FACILITY PLAN FOR THE WASTEWATER COLLECTION SYSTEM. **1<sup>st</sup> READING.**

**BILL NO. 4660.** AN ORDINANCE AMENDING CHAPTER 500: BUILDINGS AND BUILDING REGULATIONS; ARTICLE II "BUILDING CODE," SECTION 500.110 CODES & SECTION 500.360 BUILDING PERMIT FEES IN ITS ENTIRETY. **1<sup>st</sup> READING.**

**BILL NO. 4461.** AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI CREATING A "NO PARKING DURING CERTAIN TIMES" RESTIRCTION ON THE WEST SIDE OF VIRGINIA STREET BETWEEN MAPLE & RIDGEWAY. **1<sup>st</sup> READING.**

**OTHER BUSINESS.**

**MAYOR/BOARD OF ALDERMEN COMMUNICATION.**

**ADJOURNMENT.**

*Any person requiring special accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend the meeting please notify this office at 573-883-5400 no later than forty-eight hours prior to the scheduled commencement of the meeting.*

**Join us on the Zoom app at:**

Meeting ID: 848 1121 1564 Passcode: 808225

**Find the Zoom Link at: [www.facebook.com/stegenevievecityhall/](http://www.facebook.com/stegenevievecityhall/)**

**And you can watch live on SGTV Spectrum Channel 991.**

**POSTED BY: Pam Meyer**

**February 10, 2025**

## **CITY ADMINISTRATOR REPORT**

February 13, 2025

1. We have reviewed the Prop S street repavement plans for asphalt and concrete from Cochran and have had to pull some streets off our list. These are streets that have transite lines or problematic 4" lines that need replacing. The remainder of the streets with 4 inch lines we left in due to lack of funds to install new 6 inch water mains before repaving. For example, the cost just for the Jefferson Street 4" water main I estimate at \$1.2 million running from Front St. to 8<sup>th</sup> St. Bids are out and due the first week of March.
2. Chief Halek has started discussions with Enterprise to possibly use them for police vehicle purchases (vehicle and equipment install) and maintenance using the state cooperative purchasing contract. They can be a single point of contact for any vehicle we are interested in and help us with tracking maintenance with local repair shops.
3. We had a meeting this past week with Tralinet to coordinate marketing and sponsorships for the StG Gravel Road Race on Saturday, April 12, 2025. A portion of Main St. from Merchant to Washington will be closed for a large portion of that day for the race.
4. The committee met with McBride to iron out details of the agreement and the group felt very positive with the discussion. We have our next meeting scheduled Friday 2/14 to get their feedback on our recommended changes.
5. We met with Standard and Poor representatives last week to get a bond rating for the GO bonds that will be out for bid on March 13. We will get the results next Wednesday and hope to get a AA or AAA rating.
6. City offices will be closed Monday for the President's Day holiday.

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# Tourism Report

Aaron Smith | Feb 13, 2025



## The News

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### Focus on French Heritage

- Starting to understand my time and energy limitations
- Our history is still most unique aspect to promote: our festivals are the most unique anywhere
- Going to spend my time helping to improve and promote La Guignolee, King's Ball, and FHF

### King's Ball

- Just completed King's Ball
- I worked hard to help improve the decorations for the festival
- Attended by 360 people. Lots of younger people from St. Louis. Feeding off popularity of Bridgerton
- Should carry over well to FHF where we will host a ball as well.

## Rebrand

- The Rebrand has been completed
- Gave a brand reveal party last night at Orris: was open to public, invited nearly 90 business owners and organization heads including our state representatives.
- it's a big step in aligning everyone under the same mission. Is the basis of what we serve and how we serve it. Will help us add services and resources for businesses for continued alignment.
- Since we used a St. Louis company, St. Louis Magazine is releasing an article this weekend on our brand. That factored into why I chose Blacktop Sailor

## Commercial

- finished the commercial this past weekend as well
- includes our new branding
- sets the stage for people to enjoy all we offer throughout the county and to focus on decompressing while here

## Website/Visit Widget

- We are going through last revisions/adding new branding elements
- Used Visit Napa as a template

## Missouri Main Street Connection

- TTC has agreed to restart our city's participation in Missouri Mainstreet
- organization that helps revitalize downtowns through economic development in the context of historic preservation.
- this will help us build a blueprint for addressing our visitor experience and give us an umbrella organization that will not only help us stay on track for our goals, but will hold us accountable to those goals. We need that discipline.
- The community puts up \$13,000 to receive \$40,000 worth of professional services that will help us get our downtown revitalization projects shovel ready and find us funding opportunities. TTC has pledged \$6,000. The Chamber of Commerce and Downtown Ste. Gen have each pledged \$1,000. That means we only have \$5,000 to go. We're hoping some of our downtown partners who stand to gain the most pitch in to cover the rest.

## USA Today


- Ad Space In Midwest Travel edition
- distributed heavily throughout Midwest
- advertising with a large national brand to target people within a 5 hour driving range from us

## Continuing Projects

- Mo Humanities Small Town Showcase

- Website Launch
- Missouri Main Street Connection
- Visit Widget Ste. Genevieve App
- RTCA Grant through NPS (Due in March)
- French Heritage Festival

SAINTE  
GENEVIEVE  
MISSOURI




SAINTE  
GENEVIÈVE  
MISSOURI



SAINTE  
GENEVIÈVE

*There's something special here*



SAINTE  
GENEVIÈVE

*There's something special here*

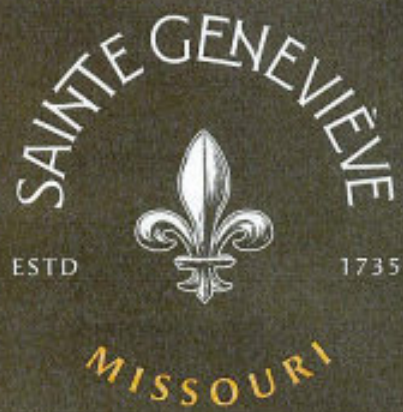
**S<sup>TE</sup> GENEVIÈVE**  
MISSOURI

**S<sup>TE</sup> GEN**  
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MISSOURI

ST<sup>E</sup> GEN  
MISSOURI





CHAMBER OF  
COMMERCE  
STE GENEVIEVE



CHAMBER OF  
COMMERCE  
S<sup>TE</sup> GENEVIÈVE



## Community Development February 2025 Staff Report 1/4/25 – 2/10/25

### *Historic Preservation – Heritage Commission*

- Jan. mtg – admin. approval of 1 attestation & 2 COAs, discussion of public awareness campaign and Paul Bruhn grant
- Next meeting – 2/24
- 2024 HP grant application – mobile app walking tour – recommended for funding

### *Building Department / Code Enforcement*

- Occupancy Permits / Inspections 31
- Building Permits Issued 17 (14 roof permits)
- Demolition Permits 1
- Sign Permits 0
- Chicken Permits 8 (renewals)
- Special Use Permits 0)
- Sidewalks – sidewalk review in Spring 2025
- Building Code – adoption of 2021 building codes on 2/13 agenda

### *Comprehensive Plan*

- Comp plan committee met – met Jan. 16<sup>th</sup>
- Major themes of meeting – annexation plans, housing, & Econ. Dev.
- Staff to draft Annexation Plan and letter to property owners, research MML resources, and develop tentative meeting plans (draft plans to board in February)
- Tentative next meeting – April '25

### *Planning & Zoning*

- No meeting in February
- Next scheduled meeting – 3/6

### *City / County Info*

- Assistance with Tourism / EcDev – Provided 5k in '23 & '24, discussion of poss. adding lodging tax to 2024 ballot – ballot language not submitted – looking at April 2025 election / discussion of forming a CVB type organization with County & Chamber / County partnered with City for Parkland REDI membership for 2024/ statute must be passed to raise lodging tax – bill will be introduced in Mo. House in 2025 session
- Progress Parkway property – county provided assistance to IDC for infrastructure
- FLAP Grant (N 4<sup>th</sup> Street bridge) – remains on track for 2025 / cost has risen to approximately 950k (originally 750k) now & county has asked for assistance from city
- TAP Grant (Hwy 61 sidewalk) – County app. approved – on track for 2026

- 911 Tax – Board formed (includes City officer) – payments from City & Amb. Dist. to continue until new infrastructure installed and paid; potentially 4 – 5 years (2027-28); City portion of dispatching services lowered in FY2025
- Improvements to Ferry Landing – USCOE will not require permits and have given permission to move forward; MLC has responded they have no issue with the project. UP has now given initial approval to move forward also. Drafting MOU for UP & MLC – UP has declined MOU and will draft their own. Potential buyer's offer was declined. UP has sent a lease application but no agreement on cost yet.

***Board of Adjustment***

- Nothing new to report

***Floodplain Management***

- Current long range forecasts show 41% chance of Minor Flooding in Feb-Mar-Apr.
- Current long range forecasts also show 11% chance of Moderate flooding in Feb-Mar-Apr.
- Current river stage (1/10) is 4.9'; expected to fall to 3' next week.
- Ferry is currently not operating.

***Property Maintenance***

- Nuisance Property Issues 4
- Vegetation Nuisance Issues 1
- Code Violation Issues 2
- Sidewalk Issues 1
- 58 S Main – owner has contracted and presented paid contract on 5/13



# Ste. Genevieve Fire Department

Kon Stoiger Fire Chief  
165 South 4<sup>th</sup> Street  
Ste. Genevieve, Mo. 63670

Phone: 573-883-5400 City Hall  
Phone: 573-883-5321 Fire House  
Fax: 573-883-8081 Fire House  
Email: sgfd7101@gmail.com  
Cell Phone: 573-883-0615

## Monthly Operations Report

Date: **January 2025**

### Calls for Assistance:

- SGFD responded to **15** emergency calls in **January**.
- The total for this year is **15** calls, down 10 calls from last year.

### Staffing:

- SGFD roster is down 4. Due to the fireman being volunteer, openings will occur.
- Volunteers are still needed to form an applicant list, contact any SGFD firefighter if interested
- **Have a new volunteer application in hand, background and reference checks complete. Waiting for him to meet at the firehouse for an interview.**

### Training: (FYI, all monthly training is done after hours or on weekends)

- **Monthly Training was Radio Communications, review of structure fire, fire dept/public perception.**
- **Preplan Training was cancelled due to snow and ice.**
- **2 started Fire Fighter 1 & 2 Certification class**
- **3 to 8 hour Hazardous Materials Class**

### Meetings Attended

**Bi County Chiefs Meeting – Attended**  
**City Council Meeting X2– Attended**  
**Ozark Fire Assoc. Meeting – Attended**  
**Ste Gen County Fire Chief - Attended**  
**Ste Gen and Ste Gen County Fire District meetings – Attended**

### Technical Rescue: (FYI, all Tech Rescue training is done after hours or on weekends in addition to regular monthly training)

- Nothing to report

### Apparatus & Equipment Maintenance:

- Nothing big to report – Normal Maintenance work

### Fire Radio

- St Francis County 911 radio survey – Radio improvements project moving forward with 2025 anticipated completion.

## Grants

### **2023 DPS Grant**

Received notification that the grant program will open soon. I intend to apply again to try to get some of our handheld radios upgraded. This will be a no matching funds grant, the same as the last 2 DPS grants. Grant has been submitted for approximately \$72,000. Grant has been approved. Waiting for permission from the state to order. **Still closing out this grant.**

### **ARP Grant**

#### **2024**

This is a 50% match which can be in the form of money or "in kind match". Will only require additional funding of approximately \$6,000.00 that would be available from the rural fire fund. **The hose approved at the last board meeting has been ordered, delivery date in the next couple of weeks.**

### **Firehouse Subs Grant**

In the process of gathering information to apply for Firehouse Subs Foundation grant. Started the process. Application opens January 9<sup>th</sup>. Will be applying for auto extrication equipment. **Grant program closed in 24 hours of opening was not able to submit the request. Will attempt again in April.**

### **County Firefighters Assn.:**

- **Setting a date for a Flammable Liquids class later this year.**

### **Local & State Mutual Aid:**

- **Nothing to report**

### **Misc.**

#### **Misc.**

**In February we will be hosting a National Weather Service Storm Spotter Class in conjunction with Ste Genevieve County Emergency Preparedness**

### **KnoxBox Program**

Boxes Approved, shipped and Waiting for installs

Ste. Genevieve Do It Center (still waiting for warehouse ou Chadwell)

Mid State Wood Products for Trautman Building

**Ste Genevieve Early Childhood Center**

**Ste Genevieve Elementary School**

### **Installed**

**Sara's Ice Cream**

**Le Techniques**

**MINUTES OF THE  
STE. GENEVIEVE BOARD OF ALDERMEN  
REGULAR MEETING  
THURSDAY – JANUARY 23, 2025**

**CALL TO ORDER.** Mayor Keim called the regular meeting of the Ste. Genevieve Board of Aldermen to order at 6:00 p.m. and all stood for the Pledge of Allegiance.

**ROLL CALL.** A roll call by City Clerk, Pam Meyer showed the following members present:

Mayor Brian Keim	
Alderman Amie Dobbs (arriving at 6:15)	Alderman Jeff Eydmann
Alderman Eric Bennett	Alderman Bob Donovan
Alderman Mike Raney	Alderman Joe Steiger
Alderman Joe Prince	

**Absent:** Alderman Patrick Fahey

**APPROVAL OF AGENDA.** A motion by Alderman Donovan, second by Alderman Raney to approve the agenda as presented. Motion carried 6-0-2 with Alderman Fahey and Alderwoman Dobbs absent.

**PRESENTATION/AWARDS.** None.

**PERSONAL APPEARANCE.**

At this time Ashley Crider presented the annual report of the Ste. Genevieve Housing Authority and answered any questions the Board had.

**CITY ADMINISTRATORS REPORT.** (See Attached Report)

**STAFF REPORTS.**

- DANIEL HALEK – POLICE CHIEF (See Attached Report)
- COREY LITTEREST – ALLIANCE RESOURCES LOCAL MANAGER (See Attached Report)

**PUBLIC COMMENTS.** None.

## **CONSENT AGENDA.**

- Minutes – Board of Aldermen – Regular Meeting – January 9, 2025
- Minutes – Board of Aldermen – Work Session – January 9, 2025
- Minutes – Board of Aldermen – Work Session – CLOSED SESSION – January 9, 2025
- Treasurer’s Report – December – 2025
- Street Closure Request for Trailnet for the StG Gravel Classic Fundraiser Bike Ride to held on April 12, 2025. (5 a.m. to 5 p.m.) The closure will include N. Main Street from Merchant Street to Washington Street.
- Street Closure request for “Fighting with Lainey” 5K/1 mile run/walk for March 1, 2024 from 9 a.m. to 11 a.m. The run/walk will start at the Valle Desert proceeding to Merchant to Main to Matthews Drive and same route back to the Valle Desert.

A motion by Alderman Bennett, second by Alderman Steiger to remove Resolution 2025-17 from the consent agenda. Motion carried 7-0-1 with Alderman Fahey absent.

A motion by Alderman Steiger, second by Alderman Eydmann to approve the consent agenda as amended. Motion carried 7-0-1 with Alderman Fahey absent.

## **OLD BUSINESS.**

**RESOLUTION 2025 - 17. RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH MINERAL AREA COLLEGE TO RENT 5-7 ACRES OF LAND ON PROGRESS PARKWAY.** A motion by Alderman Bennett, second by Alderman Prince to approve Resolution 2025-17. Motion carried 7-0-1 with Alderman Fahey absent.

**BILL NO. 4654. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A FARM LEASE AGREEMENT WITH KERTZ FARMS, LLC FOR AN AGRICULTURAL OPERATION ON CITY MANAGED PROPERTY ADJACENT TO THE URBAN DESIGN LEVEE. 2<sup>nd</sup> READING.** A motion by Alderman Steiger, second by Alderman Prince, Bill No. 4654 was placed on its second and final reading, read by title only, considered, and passed by a roll call vote as follows: Ayes: Alderman Eric Bennett, Alderman Joe Steiger, Alderman Mike Rancy, Alderwoman Amie Dobbs. Alderman Bob Donovan, Alderman Joe Prince and Alderman Jeff Eydmann. Nays: None. Absent: Alderman Parick Fahey. Motion carried 7-0-1. Thereupon Bill No. 4654 was declared Ordinance No. 4576 signed by the Mayor and attested by the City Clerk.

**BILL NO. 4655. AN ORDINANCE AMENDING THE CITY OF STE. GENEVIEVE MUNICIPAL CODE OF ORDINANCES CHAPTER 203 – FIRE PREVENTION & PROTECTION – ARTICLE I – FIRE DEPARTMENT – SECTION 203.010 CREATED COMMANDING OFFICER AS SET FORTH BELOW. 2<sup>nd</sup> READING.** A motion by

Alderman Donovan, second by Alderman Raney, Bill No. 4655 was placed on its second and final reading, read by title only, considered, and passed by a roll call vote as follows: Ayes: Alderman Eric Bennett, Alderman Joe Steiger, Alderman Mike Raney, Alderwoman Amie Dobbs, Alderman Bob Donovan, and Alderman Jeff Eydmann. Nays: Alderman Joe Prince. Absent: Alderman Parick Fahey. Motion carried 6-1-1. Thereupon Bill No. 4655 was declared Ordinance No. 4577 signed by the Mayor and attested by the City Clerk.

**BILL NO. 4656. AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI AMENDING THE PERSONNEL MANUAL AS SET FORTH BELOW. 2<sup>nd</sup> READING.**

A motion by Alderman Bennett, second by Alderman Steiger, Bill No. 4656 was placed on its second and final reading, read by title only, considered, and passed by a roll call vote as follows: Ayes: Alderman Eric Bennett, Alderman Joe Steiger, Alderman Mike Raney, Alderwoman Amie Dobbs, Alderman Bob Donovan, Alderman Joe Prince and Alderman Jeff Eydmann. Nays: None. Absent: Alderman Parick Fahey. Motion carried 7-0-1. Thereupon Bill No. 4656 was declared Ordinance No. 4578 signed by the Mayor and attested by the City Clerk.

**BILL NO. 4657. AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR PATRICK FAHEY, MAIN STREET INN, LLC, THAT WILL ALLOW THE OPERATION OF AN RV PARK BUSINESS AT 198 FRONT STREET AND OTHER PROPERTY. 2<sup>nd</sup> READING.**

A motion by Alderman Steiger, second by Alderman Prince, Bill No. 4657 was placed on its second and final reading, read by title only, considered, and passed by a roll call vote as follows: Ayes: Alderman Eric Bennett, Alderman Joe Steiger, Alderman Mike Raney, Alderwoman Amie Dobbs, Alderman Bob Donovan, Alderman Joe Prince and Alderman Jeff Eydmann. Nays: None. Absent: Alderman Parick Fahey. Motion carried 7-0-1. Thereupon Bill No. 4657 was declared Ordinance No. 4579 signed by the Mayor and attested by the City Clerk.

**NEW BUSINESS.**

**RESOLUTION 2025 – 18. A RESOLUTION RE-APPOINTING WHITNEY TUCKER TO THE STE. GENEVIEVE HERITAGE COMMISSION.** A motion by Alderman Steiger second by Alderman Eydmann to approve Resolution 2025-18. Motion carried 7-0-1 with Alderman Fahey absent.

**RESOLUTION 2025 – 19. A RESOLUTION RE-APPOINTING MARK BUCHHET TO THE STE. GENEVIEVE HERITAGE COMMISSION.** A motion by Alderman Prince second by Alderman Donovan to approve Resolution 2025-19. Motion carried 7-0-1 with Alderman Fahey absent.

**RESOLUTION 2025 – 20. A RESOLUTION APPOINTING KENNY STEIGER TO THE POSITION OF PAID PART-TIME FIRE CHIEF FOR THE CITY OF STE. GENEVIEVE, MISSOURI.** A motion by Alderman Donovan, second by Alderman Raney to approve Resolution 2025-20. Motion carried 6-1-1 with Alderman Prince voting no and Alderman Fahey absent.

**BILL NO. 4658. AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT TO ACCEPT A DONATION OF REAL ESTATE FROM STE . GENEVIEVE, DAY OF CELEBRATION, A NON-PROFIT CORPORATION. 1<sup>ST</sup> READING.** A motion by Alderman Bennett, second by Alderman Donovan, Bill No. 4658 was placed on its first reading, read by title only, considered and passed by an 7-0-1 vote of the Board of Alderman with Alderman Fahey absent.

**OTHER BUSINESS.**

**MAYOR/BOARD OF ALDERMEN COMMUNICATION.**

**ADJOURNMENT.** With no further business Mayor Keim adjourned the meeting at 6:39 p.m.

Respectfully submitted by,

Pam Meyer  
City Clerk

**MINUTES OF THE  
STE. GENEVIEVE BOARD OF ALDERMEN  
WORK SESSION  
JANUARY 23, 2025**

The work session of the Ste. Genevieve Board of Aldermen was called to order by Mayor Brian Keim at 6:10 p.m. with the following members present:

Alderman Bob Donovan  
Alderman Joo Prince  
Alderman Eric Bennett  
Alderwoman Amie Dobbs

Alderman Miko Raney  
Alderman Jeff Eydmann  
Alderman Joe Steiger

Absent: Alderman Patrick Fahey

**APPROVAL OF AGENDA.** A motion by Alderman Eydmann, second by Alderman Prince to approve the agenda as amended. Motion carried 7-0-1 with Alderman Fahey absent.

**BUSINESS ITEMS.**

• **GENERAL FUND CHANGES IF FIRE DISTRICT IS APPROVED.**

Discussion occurred regarding the possibility of the City offsetting some of the tax burden of the residents by reducing either the public safety tax commensurate or voluntarily rolling back the general revenue tax when the tax rate ceiling is approved. The purpose is to offset what residents would be paying for the Fire District Tax if it passes in April. After discussion it was noted that the best way would be rolling back the general revenue tax when the tax rate ceiling is approved for approximately the same amount that is put in general revenue for the fire department each year. This would only be done if the Fire District tax passes on the April ballot.

• **ASSET AGREEMENT WITH POTENTIAL FIRE DISTRICT.**

The board discussed the probability of leasing the fire department building to the fire district which would require an agreement between the City and the Fire District if the tax is approved by voters in April.

• **MCBRIDE AGREEMENT.**

A motion by Alderman Bennett, second by Alderman Donovan to go into closed session to discuss RSMO Section 610.021(2) Leasing, purchase or sale of real estate. Motion carried 7-0-1 with the following roll call vote: Ayes: Alderman Bennett, Alderman Donovan, Alderwoman Dobbs, Alderman Raney, Alderman Prince, Alderman Steiger and Alderman Eydmann. Nays: None Absent: Alderman Fahey 7:34 p.m.

**ANY OTHER BUSINESS.** None.

**ADJOURNMENT.** With no further business Mayor Keim adjourned the work session at 8:35 p.m.

Respectfully submitted by,

Pam Meyer  
City Clerk





## Street Closure Request

Date 2-11-2025

Name Stephanie DeGenova Organization Valle Catholic Grade School

Address 40 North 4th Street, Sainte Genevieve State MO Zip 63470

Phone Number and/or email information 573-571-8517 degenova@valleschool.org

Reason for closure May crowning at the statue of Mary in front of the Valle Catholic School - mother's day mass with students

Street(s) to be closed 4th to Jefferson - strip in front of Valle  
4th to merchant - strip from church to parish center

Date of event for closure May 2nd 2025

Time(s) for closure 8:45 am to 9:45 am

### Office Use Only

Council Approval Yes \_\_\_ No \_\_\_ Date \_\_\_\_\_

Police Dept. Approval Yes \_\_\_ No \_\_\_ Date \_\_\_\_\_

Public Works Approval Yes \_\_\_ No \_\_\_ Date \_\_\_\_\_

Special Conditions \_\_\_\_\_

**BILL NO. 4658**

**ORDINANCE NO.**

**AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT TO ACCEPT A DONATION OF REAL ESTATE FROM STE. GENEVIEVE, DAY OF CELEBRATION, A NON-PROFIT CORPORATION**

**WHEREAS**, Ste. Genevieve, Day of Celebration, a non-profit corporation, desires to donate certain real estate to the City of Ste. Genevieve; and

**WHEREAS**, this donation will help large vehicle when turning at the intersection of South Main and South Gabouri St.; and

**WHEREAS**, the receipt of the property donated by Ste. Genevieve, Day of Celebration, a non-profit corporation, would be in the best interests of the people of the City of Ste. Genevieve.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI, AS FOLLOWS:**

**SECTION 1.** The City Administrator is authorized to accept a donation of real estate on behalf of the City of Ste. Genevieve of a parcel of land generally located at the intersection of South Main and South Gabouri Street in the city limits, which is more particularly described in the Quit Claim Deed attached to this ordinance.

**SECTION 2.** The City Administrator is authorized to incur expenses associated with the payment of the recording fees and the necessary expenses associated with the receipt of this donation of real estate to the City of Ste. Genevieve.

**SECTION 3.** This ordinance shall be in full force and effect from and after the date of its passage.

**SECTION 4.** This ordinance shall not be codified.

**DATE OF FIRST READING:** January 23, 2025

**DATE OF SECOND READING:** \_\_\_\_\_

**PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS FOLLOWS:**

**VOTE**

**ALDERMAN PATRICK FAHEY  
ALDERWOMAN AMIE DOBBS  
ALDERMAN ROBERT DONOVAN  
ALDERMAN ERIC BENNETT  
ALDERMAN JEFF EYDMANN  
ALDERMAN MIKE RANEY  
ALDERMAN JOE STEIGER  
ALDERMAN JOE PRINCE**

**\_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ Absent**

Approved as to form:

\_\_\_\_\_  
Brian Keim, Mayor

\_\_\_\_\_  
Mark Bishop, City Attorney

SEAL

Reviewed by:

\_\_\_\_\_  
Pam Meyer, City Clerk

\_\_\_\_\_  
Happy Welch, City Administrator

## QUIT CLAIM DEED

This Deed, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between **STE. GENEVIEVE DAY OF CELEBRATION**, a Non-Profit Corporation, 950 Sainte Genevieve Drive, Ste. Genevieve, MO 63670, party of the first part ("Grantor"), and **CITY OF STE. GENEVIEVE**, a Municipal Corporation, 165 S. Fourth St., Ste. Genevieve, MO 63670, party of the second part ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar and other valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, the following described Real Estate, situated in the County of Ste. Genevieve and State of Missouri, to-wit:

Part of US Survey 328 in Township 38 North, Range 9 East of the Fifth Principal Meridian and being part of a tract of land conveyed to the Ste. Genevieve Day of Celebration by Deed Book 419, page 233 in the Ste. Genevieve County, Missouri land records, more particularly described as follows:

Beginning at a set spike on the Northeast line of said US Survey, at the Northern corner of said Day of Celebration tract; thence with the West line of Day of Celebration tract South 15 degrees 42 minutes 35 seconds West for a distance of 24.14 feet to a set iron pin; South 05 degrees 28 minutes 25 seconds East for a distance of 12.38 feet to a set iron pin; thence leaving the said West line North 73 degrees 00 minutes 26 seconds East for a distance of 35.90 feet to a set spike on the Northeast line of said US Survey; thence North 49 degrees 08 minutes 39 seconds West for a distance of 38.32 feet to the point of beginning.

Said property contains 0.01 acres more or less.

Together with and subject to covenants, easements, reservations, and restrictions of record or now in effect.

This description is based on a survey performed by Gerald Bader, PLS 2544, Ste. Genevieve County Surveyor in November, 2024. See Plat filed in Ste. Genevieve County, Missouri land records. This plat herein becomes part of this description.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to the heirs and assigns of such Party forever. So that neither the said Grantor, nor its heirs, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

THIS DOCUMENT, INCLUDING LEGAL DESCRIPTION, WAS PREPARED BY THE WEGMANN LAW FIRM SOLELY UPON INFORMATION FURNISHED BY THE PARTIES OR THEIR AGENTS AND WITHOUT TITLE SEARCH OR EXAMINATION.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand, the day and year first above written.

Sts. Genevieve, Day of Celebration, a Non-Profit Corporation

\_\_\_\_\_  
By: Jami Inman, President

STATE OF MISSOURI            )  
  ) SS.  
COUNTY OF STE. GENEVIEVE )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public in and for said state, personally appeared Jami Inman, President of Sts. Genevieve, Day of Celebration, a Non-Profit Corporation, known to me to be the person who executed the within Quit Claim Deed, and acknowledged to me that he/she executed the same for the purposes therein stated.

\_\_\_\_\_  
Notary Public

My Commission Expires:

**Staff Report**

February 13, 2025

To: Board of Aldermen  
From: Happy Welch  
Re: Sewer System Study



**Issue:**

The board budgeted for a sewer system inflow and infiltration study to be done on the collection system to start planning for yearly improvements to older sections of pipe, cut down on rainwater inflow and infiltration, and other improvements to the main/manhole equipment.

Missouri Department of Natural Resources has approved the proposed agreement with Cochran Engineering who was our top rated engineering firm from the submittals to the RFQ. \$50,000 of the \$62,500 price tag is being paid for by grant funds from MoDNR.

Cochran will work with Alliance to review the system, camera areas that are requested, and look at manholes to determine those that need to be sealed.

**Recommendation:**

Approve the contract agreement with Cochran Engineering for the sewer system improvement plan.

**BILL NO. 4659**

**ORDINANCE NO.**

**AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PROPOSAL FOR PROFESSIONAL SERVICES WITH COCHRAN ENGINEERING FOR A FACILITY PLAN FOR WASTEWATER COLLECTION SYSTEM.**

**WHEREAS**, the City of Ste. Genevieve ("City") has determined a need for a "Facility Plan" for the Wastewater Collection System; and

**WHEREAS**, Cochran Engineering has submitted a proposal for professional services; and

**WHEREAS**, the Missouri Department of Natural Resources has approved the proposed agreement with Cochran Engineering and will pay for \$50,000 of the \$62,500 costs by grant funds available with MoDNR; and

**WHEREAS**, the Board of Aldermen believe it to be in the best interests of the City to accept the proposal for professional engineering services from Cochran Engineering.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:**

**Section 1.** The Board of Aldermen hereby authorize and direct the Mayor to execute and deliver the attached Proposal on behalf of the City with Cochran Engineering; the Proposal hereby accepted and approved in substantially the form of Exhibit "A" attached hereto.

**Section 2.** The portions of this ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions within the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 3.** This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**DATE OF FIRST READING:** \_\_\_\_\_

**DATE OF SECOND READING:** \_\_\_\_\_

**PASSED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025 BY A  
ROLL CALL VOTE OF THE BOARD OF ALDERMEN AS FOLLOWS:**

	<b>VOTE</b>
<b>Alderwoman Amie Dobbs</b>	_____
<b>Alderman Patrick Fahey</b>	_____
<b>Alderman Bob Donovan</b>	_____
<b>Alderman Eric Bennett</b>	_____
<b>Alderman Jeff Eydmann</b>	_____
<b>Alderman Mike Raney</b>	_____
<b>Alderman Joe Steiger</b>	_____
<b>Alderman Joe Prince</b>	_____

\_\_\_ Ayes \_\_\_ Nays \_\_\_ Absent

Approved as to form:

\_\_\_\_\_  
Mayor, Brian Keim

\_\_\_\_\_  
City Attorney, Mark Bishop

ATTEST:

Reviewed by:

\_\_\_\_\_  
City Clerk, Pam Meyer

\_\_\_\_\_  
City Administrator, Happy Welch





cochraneng.com

St. Louis | Kansas City | Union | Wentzville | Ozark | Osage Beach | Farmington

January 15, 2025  
 REVISED January 23, 2025

Mr. Happy Welch  
 City of Ste. Genevieve  
 165 S. Fourth Street  
 Ste. Genevieve, MO 63670

SENT VIA: Email  
 (hwelch@stegenevieve.org)

RE: Proposal – Facility Plan for Wastewater Collection System

Dear Mr. Welch:

Thank you for giving Cochran the opportunity to submit this proposal to provide professional services for the Facility Plan for the City's Wastewater Collection System. In accordance with our discussions we offer the following professional services:

**SCOPE OF WORK:**

The project work will include preparation of a Facility Plan to evaluate the sanitary sewer collection system with regards to Inflow and Infiltration for the City of Ste. Genevieve (hereinafter called City). The City's sewer system is heavily influenced by stormwater inflow and infiltration (I&I). The following will be included as part of the evaluation:

1. Compile and analyze flow data from the treatment plant and system lift stations regarding the impact of Inflow/Infiltration (I/I).
2. Compile existing collection system inventory including gravity sewer mains, forcemains, manholes and lift stations.
3. Perform Field Inspections to determine the condition of system manholes. An appropriate number of manholes will be inspected to develop a representative condition of manholes in the system.
4. Assist City Crews with CCTV in an effort to identify a representative condition of sewer mains & sources of stormwater I&I.
5. Evaluate alternatives and make specific recommendations for reducing I&I.
6. A "Do Nothing" alternative will also be evaluated to consider potential operational changes that could bring the system in to compliance without any upgrades.
7. Prepare a budgetary cost estimate of the recommended improvements.
8. Identify financial capabilities and funding options.
9. The Engineering Report can be used as a Capital Improvement Report.

It is understood that this project is being funded in part through the Missouri Department of Natural Resources (DNR) Clean Water Engineering Report Grant (SCEAP) and that requirements associated with this funding will apply.

1. The Facility Plan will be completed in accordance with 10 CSR 20-8.110 Engineering—Reports, Plans, and Specifications.
2. Although the use of subcontractors is not anticipated, any subcontracting for services will follow the Six Affirmative Steps to ensure that all minority business enterprises (MBE) and Woman Business Enterprises (WBE) have the opportunity to compete for contracting opportunities.

**SERVICES NOT INCLUDED:**

1. Detailed mapping or point collection of the City's Sewer System. (We anticipate using the City's existing GIS Mapping.)
2. Labor or equipment fees associated with smoke testing or CCTV work

3. Evaluation of existing treatment plant
4. Geotechnical/Wetlands Studies or Reports
5. Construction Documents, Drawings and Specifications
6. Topographic, Utility, or Boundary Survey
7. Construction Administration/Inspection
8. Right-of-Way Document Preparation and Acquisition

OWNER'S RESPONSIBILITY:

1. The Owner shall give prompt and thorough consideration to all documents laid before him. Prompt decisions will be required if project is to proceed on schedule.
2. Owner shall provide pertinent system and financial data requested by the Engineer.

FEE:

The fees for the professional services outlined in this proposal will be billed on a lump sum basis with the total fee **not to exceed \$62,500.00**. Work in excess of \$62,500.00 will only be performed if an amendment is executed by both the Engineer and City. This fee is good for a period of thirty (30) days from the date of this proposal.

Billing for Cochran fees and reimbursable expenses will be submitted monthly.

PAYMENT:

1. The owner shall make payment to the engineer in accordance with section §8.960, RSMo.
2. An invoice for progress payments will be submitted monthly during the performance period of this contract for professional services rendered. It is agreed that monthly progress payments for fees earned under this agreement are due and payable within fifteen (15) days of submission of invoices.
3. Any invoices remaining unpaid beyond fifteen (15) days will accrue interest at the rate of one and one-half (1½%) per month on the unpaid balance.
4. It is further understood that if the project is abandoned, or if any work being performed is suspended in whole or in part prior to the completion of any phase, payment will be due in direct proportion to the amount of work accomplished.
5. In addition, payment will be due for all reimbursable expenses incurred prior to receipt of written notice or such abandonment or suspension.

TIME OF PERFORMANCE:

A draft of the project will be submitted to DNR within (488) days from the Notice to Proceed and the project will be completed within (548) days from the Notice to Proceed Date. The Notice to Proceed date is the date the City signs the contract. Cochran will not, however, be responsible for delays caused by events beyond our control.

TERMS AND CONDITIONS:

Attached to this proposal is a copy of the Cochran Standard Terms and Conditions. These terms and conditions shall apply to this proposal for professional services, which can also serve as a letter agreement. This document is enclosed for your review and reference.

GENERAL:

The terms and conditions of this contract shall apply to all work performed for the benefit of the project, any contiguous property that may be acquired at a later date, and any work performed off the site that benefits the project (permits, licenses, easements, etc.).

Mr. Happy Welch  
City of Ste. Genevieve  
Proposal – Facility Plan for Wastewater System  
January 15, 2025  
**REVISED January 23, 2025**

Cochran's reputation is based on understanding and meeting all the project objectives of our clients. We look forward to having an opportunity to demonstrate that responsiveness by providing timely and cost effective professional services.

If you would like to authorize Cochran to perform the professional services outlined in this proposal, please indicate your acceptance of the terms of this letter agreement by signing in the space provided below **AND** initializing **ALL** other pages. Return one (1) copy for our contract files.

If you have any questions or changes regarding this proposal, please contact me at 636-584-0540. Thank you.

**THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY BE ENFORCED AT COCHRAN'S OPTION.**

Sincerely,



David Van Leer  
Cochran

Acceptance:  
City of Ste. Genevieve

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Attachments: Standard Charge Out Rates  
Cochran Terms & Conditions



**2025 Hourly Fee Schedule**

The following is a list of hourly rates for our Fee Service Contracts.  
 Effective January 1, 2025, these rates will apply to all projects performed on a time and expense basis.

<b><u>Title</u></b>	<b><u>Charge-Out</u></b>
Principal/Vice President	\$ 230.00
Department/Division Manager	\$ 195.00
Senior Project Manager	\$ 185.00
Project Manager	\$ 175.00
Project Engineer 1	\$ 160.00
Project Engineer 2	\$ 150.00
Design Engineer 1	\$ 130.00
Design Engineer 2	\$ 120.00
Design Engineer 3	\$ 110.00
Senior Architect	\$ 175.00
Project Architect 1	\$ 160.00
Project Architect 2	\$ 145.00
Design Architect 1	\$ 135.00
Design Architect 2	\$ 120.00
Managing Surveyor	\$ 160.00
Surveyor 1	\$ 150.00
Surveyor 2	\$ 140.00
Surveyor 3	\$ 125.00
Senior Field Manager	\$ 125.00
Field Manager	\$ 85.00
Inspector	\$ 65.00
MoDOT Certified Technician	\$ 70.00
Engineer/Survey Tech 1	\$ 120.00
Engineer/Survey Tech 2	\$ 110.00
Engineer/Survey Tech 3	\$ 100.00
Engineer/Survey Tech 4	\$ 80.00
Secretary	\$ 80.00
One Man Survey Crew	\$ 140.00

**Note:**

\*Survey Field crew prices will vary depending upon the Survey Tech assigned to the project.  
 \*Overtime rate of 1.5 times the regular rate will be charged for hours worked after 8 hours per day, Saturdays, Sundays, or Holidays.

## COCHRAN STANDARD TERMS AND CONDITIONS

1. Unless expressly stated in the attached proposal letter ("Proposal"), the Proposal must be accepted in writing within thirty days or the Proposal is void and unenforceable.
2. The acceptance of the Proposal is conditioned upon these Terms and Conditions and the terms of the Proposal, which shall be the only terms and conditions applicable to any agreement between Cochran and Client. Requesting performance of the work by Cochran, sending a notice to proceed with the work, or an acknowledgment of the Proposal by the issuance of a purchase order by Client, notwithstanding any terms additional to or different from those contained herein, shall be deemed to be an acceptance of these Terms and Conditions by Client.
3. The Proposal and these Terms and Conditions constitute the entire agreement ("Contract") between Cochran and the Client for the services identified in the Proposal. All prior proposals, negotiations, representations, recommendations, statements or agreements made or entered into prior to or contemporaneously with this Contract, whether oral or in writing, are superseded by this Contract unless they are expressly incorporated herein by reference. Any terms contained in any communication from Client which are inconsistent with the Contract shall not be binding upon Cochran.
4. Cochran may submit invoices on not less than a monthly basis. Cochran's invoices are due and payable within fifteen (15) days of the submission of each invoice. Interest will accrue at the rate of one and one-half percent (1.5%) per month on all unpaid invoices from the date payment was due. In the event that Client disputes an invoice, Client will pay the undisputed portion of the invoice and provide a written explanation to Cochran of the basis for Client's dispute. If Client fails to pay in full any of Cochran's invoices, Cochran may immediately, without waiving any other rights it may have, suspend work pending resolution of the payment dispute. Client's failure to pay any of Cochran's invoices in full shall be considered a material breach of this Contract.
5. Unless specifically stated to the contrary in the Proposal, reimbursable expenses are in addition to the amounts identified for Cochran's fees for basic and additional services. Reimbursable expenses shall include, but are not limited to: Client-authorized out-of-town travel, transportation, and subsistence expenses; fees paid for securing approval of jurisdictional authorities; postage, courier, or other delivery fees; material costs for models, mock-ups, or other presentation media; photographic film and development expenses.
6. This Contract is binding upon the heirs, successors and assigns of the parties hereto and may not be assigned by either party without the prior written consent of the other party.
7. Nothing in this Contract is intended to create any enforceable third party rights against Client or Cochran.
8. Cochran will perform all of its services consistent with that degree of skill and learning ordinarily used under the same or similar circumstances by the members of Cochran's profession working in the same locale.
9. If, and to the extent that Cochran's scope of work includes construction phase services, any such services shall be provided in accordance with and governed by the applicable terms of AIA Document A201 General Conditions of the Contract for Construction, 2007 Edition ("General Conditions") If there is a conflict between the General Conditions and this Contract, this Contract will control.
10. When making any interpretation or decision as required by the General Conditions, Cochran will not show partiality to any party, and shall not be liable for interpretations or decisions rendered in good faith.
11. Cochran has no responsibility or obligation to supervise or direct the work activities of the Client's employees and representatives, or any construction contractors, sub-contractors or any of their employees, or other persons not employed by Cochran.
12. Cochran will abide by any job-site safety programs identified in writing by the Client but will not be responsible for job-site safety of any persons not directly employed by Cochran.
13. Cochran has no responsibility or obligation with respect to the construction means, methods, sequencing or procedures of any construction contractors, sub-contractors or any of their employees.
14. Cochran is not responsible for the failure of any contractor to perform work properly and in accordance with any applicable documents, plans, specifications, codes or standards.
15. Cochran is not responsible for the identification of unsafe conditions, nor for the identification, handling, or removal of hazardous and/or toxic substances found on or brought to the site. Prior to the start of work, the Client shall disclose and identify in writing to Cochran, to the best of Client's knowledge, all hazardous and/or toxic substances located on the site. Client agrees to defend, indemnify and hold Cochran harmless from and against all claims, demands and liabilities of any kind or nature resulting from any hazardous and/or toxic substances that are found on the site and which were not identified by Client - even if not known by Client.

Initials \_\_\_\_\_

16. Cochran will have no obligation to commence its work until receipt of a written notice-to-proceed from Client and all other information required to be provided by Client. Cochran shall complete its work within any time limits identified in the Proposal. Cochran shall be entitled to an extension of time for performance of its work due to any delays that are due to any cause beyond Cochran's reasonable control. In no event will Client be entitled to any costs, losses, expenses or damages (including, but not limited to, claims or damages attributable to home office overhead costs, loss of profits, loss of business opportunities and/or additional financing costs) as a result of any delay caused or attributable to Cochran.
17. Cochran and Client waive any and all claims against each other for consequential, indirect, incidental and special damages arising out of or relating to this Contract, the alleged breach thereof, and/or Cochran's work; including, but not limited to, lost profits, loss of business, financing costs, extended home office overhead and similar types of damages.
18. Provided that written notice of a material breach of this Contract has been provided to the defaulting party and the defaulting party has failed to cure or taken reasonable efforts to cure its default within seven (7) calendar days of its receipt of the notice, the non-defaulting party may terminate this Contract by sending notice of termination to the defaulting party.
19. If the Contract is terminated for any reason not attributable to Cochran, Client will pay for the work performed by Cochran up to the date of termination plus all of Cochran's costs related to the termination (e.g., close-out costs, costs of terminating contracts with consultants, etc.).
20. In the event that there are any changes in applicable laws, codes or regulations after the Contract is executed that result in the need for Cochran to perform additional services and/or incur additional costs, Client shall pay Cochran for said services and costs at the rates set forth in the Proposal.
21. All documents and electronic media produced by Cochran under this Contract ("Instruments of Service") shall remain the property of Cochran, and Cochran shall retain all rights to the same, including copyrights, and they may be used by the Client only for the project identified in the Proposal. In the event of the termination of this Contract, the Client shall return the Instruments of Service to Cochran, and the Instruments of Service may not be used by the Client or a third party to complete the project without the written consent of Cochran.
22. Client and Cochran waive all rights against each other, any contractors and other professionals, and any of their respective consultants, contractors, suppliers, subcontractors, agents and employees, for damages caused by perils to the extent covered by insurance, except such rights as they may have to the insurance proceeds.
23. This Contract and the rights of the parties shall be governed by the laws of the State of Missouri.
24. In the event of any dispute, claim, arbitration or litigation arising out of or relating to this Contract, the alleged breach thereof, and/or Cochran's work, the prevailing party shall be awarded its attorney's fees, expert witness fees, expenses, arbitration fees and expenses, and court costs at the trial and all appellate levels; including costs and fees related to collection efforts. Determination of which party prevailed shall be made by the judge or arbitrator(s). The determination shall be made by reviewing the claims resolved at trial or arbitration (which excludes any claims resolved prior to the taking of evidence), and then determining which party achieved the greater success by quantifying the amounts awarded the party recovering damages or obtaining relief and comparing that result to the relief and/or damages requested by that party at the trial or arbitration. If that party received less than 50% of the relief and/or damages it sought, then the other party prevailed. If that party receives more than 50% of the relief and/or damages it sought, then it prevailed. The judge or arbitrator(s) may consider the percentage of recovery when determining the amount of fees and expenses to be awarded to the prevailing party. If more than one claim is presented, then the judge or arbitrator(s) may elect to evaluate who is the prevailing party on a claim by claim basis, or in the aggregate as they deem appropriate. In making the determination of which party prevailed, the judge or arbitrator(s) shall take into consideration any settlement offers or demands made prior to trial or arbitration.



**Staff Report**

February 13, 2025

To: Board of Aldermen

From: David Bova

Re: Proposed Building Code Changes from 2018 to 2021

**Issue:**

Our building codes were updated to the 2018 ICC codes in 2022; ICC has since adopted 2021 and 2024 codes; we typically adopt the codes succeeding our previous adoption since they have been better vetted by inspectors and builders. The building department reviewed the codes in conjunction with multiple departments and builders. Keeping our building codes updated helps us to maintain a safe and secure built environment. Also, the BCEGS (Building Code Effectiveness Grading Schedule) requires us to continually update our building codes in order to maintain our ISO rating. Our permit fees have not been updated since 2007; proposed updates reflect a better representation of the cost of issuance and inspection. Updating these code sections will allow us to better account for improved systems and costs, and maintain our current BCEGS class rating.

**Recommendation:**

Approval of building code updates with proposed amendments.

**BILL NO. 4680**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING CHAPTER 500: BUILDINGS AND BUILDING REGULATIONS; ARTICLE II "BUILDING CODE," SECTION 500.110 CODES & SECTION 500.360 BUILDING PERMIT FEES IN ITS ENTIRETY.**

**WHEREAS**, Section 500.110 Codes has not been updated since 2022 with the exception of a few minor changes; and

**WHEREAS**, a review revealed the importance of updating to the 2021 ICC Building Codes with revisions; and

**WHEREAS**, a simpler permit fee structure is recommended by staff to be adopted; and

**WHEREAS**, The Board of Aldermen have reviewed the proposed changes recommended and find them to be in the best interests of the City and its residents.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:**

**SECTION 1.** Section 500.110 Codes is hereby repealed and replaced with the following:

**Section 500.110 Codes**

**A. *International Building Code Adopted.*** The Building Code of the City of Ste. Genevieve shall consist of the ICC Building Code, 2021 Edition, published by the International Code Council, Inc. (the "Building Code") which is incorporated by reference and made a part hereof.

**1. *Amendments to the International Building Code.*** The Building Code is hereby amended as follows:

**a. Section 101.1, Title, (Amended)** These regulations shall be known as the Building Code of the City of Ste. Genevieve hereinafter referred to as "this code".

**b. Section 104.6 Right of Entry (Deleted)**

**c. Section 105.2, Work exempt from permit. (Amended)** Building: is hereby amended by removing "2. Fences not over 7 feet (2134 mm) high."

**d. Section 113, Means of Appeals (Deleted and Amended)**

**113.1 Board of Appeals.** To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and



interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

1. The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;
2. The provisions of this code do not fully apply; or
3. The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

**e. Section 312.1, General (Amended)** "Fences more than 6 feet (1829 mm) in height" to "Fences."

**f. Section 423.1, General (Deleted and Amended)**

"In addition to other applicable requirements in this code, storm shelters shall be constructed in accordance with ICC 500, where economically feasible."

**g. Section 1612.3, Establishment of Flood Hazard Areas (Amended)** by substituting "City of Ste. Genevieve" for the words "[NAME OF JURISDICTION]" and "February 15, 2019" for the words "[DATE OF ISSUANCE]."

**B. International Residential Building Code Adopted.** The residential code of the City of Ste. Genevieve shall consist of the ICC International Residential Code, 2021 Edition, published by the International Code Council, Inc., (the "Residential Code"), including appendixes AA, AB, AC, AD, AE, AG, AH, & AJ as published by the International Code Council, which is incorporated herein by reference and made a part hereof.

**1. Amendments to the International Residential Code.** The Residential Code is hereby amended as follows:

**a. Section R101.1 Title. (Amended)** These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Ste.

Genevieve and shall be cited as such and will be referred to herein as "this code".

**b. Section 104.6, Right of Entry.** (Deleted)

**c. Section R105.2, Work exempt from permit.** (Amended) Building: is hereby amended by removing "2. Fences not over 7 feet (2134 mm) high."

**d. Section R105.2.1 Emergency Repairs.** (Amended) Where equipment or system replacements and/or repairs must be performed in an emergency situation, the permit application shall be submitted within the next two (2) business days to the building official.

**e. Section R105.7 Placement of Permit.** (Amended) The building permit authorization card and stamped approved plans shall be kept on the construction site until completion of the work. The authorization card shall be placed in a window visible from the street upon which the structure or structures face or located on the exterior of the structure facing the street in a clear waterproof container.

**f. Section R106.3.1 Approval of construction documents.** (Amended) 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 be returned to the applicant, 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.

**g. Section R108.6 Work commencing before permit issuance.** (Amended) 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

**h. Section R112, Board of Appeals** (deleted and amended)

To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may

petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

1. The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;
2. The provisions of this code do not fully apply; or
3. The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

**i. Section R113.4 Violation penalties.** (Amended) Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of Section 500.350 of the Code of Ordinances of the City of Ste. Genevieve. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**J. Section R113.5 Method of Service.** (Added) Such notice shall be deemed to be properly served upon the owner, owner's agent or upon the person responsible for the structure if a copy thereof is:

1. Delivered personally by leaving the notice with a responsible party of suitable age and discretion;
2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service, UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most recent known address or the mailing address according to the real estate property records of Ste. Genevieve County Missouri.
3. A copy thereof may be posted in a conspicuous place in or about the structure effected by such notice.

**k. Section 202 DEFINITIONS, STORY ABOVE GRADE PLANE.** (Amended) Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:

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. more than 12 feet (3658 mm) above the finished ground level at any point.

**l. Section R301.2 Climatic and geographic design criteria, to include:**

**1. Table R301.2 Climatic and Geographic Design Criteria.<sup>[1]</sup>**

<sup>[1]</sup>Editor's Note: Table R301.2(1), Climate and Geographic Design Criteria is included as an attachment to this chapter.

**2. Notes a-o to Table R301.2 remain the same except: Table Note (f) is hereby amended to state: "D-0 is the default setting. Applicants that demonstrate that professional soil testing would result in a lower rating may apply the seismic rating for that parcel."**

**m. Section R302.1 Exterior walls.** (Amended) Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1 (1) as amended; or dwellings 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 individual dwelling units and their 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.

**n. Section R302.5.1 Opening protection.** (Amended) 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 and door shall be self-latching.

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

**p. Section R302.13 Fire protection of floors.** (Amended) Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 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 for the installation of fuel-fired or electric-powered heating 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 floor assembly does not exceed 100 square feet per HVAC zone.
  - 3.2 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.

**q. Section R303.5.2 Exhaust openings.** (Amended) Exhaust air shall not be directed below 6 feet and 8 inches onto public walkways.

**r. Section R309.5 Fire sprinklers.** (Amended) Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Note 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/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.

**s. Section R311.7.5.2 Treads.** (Amended) 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).

**Exceptions:**

1. For remodeling projects, such as 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 less 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.

**t. Section R312.1.1 Where required.** (Amended) Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below. Insect screening shall not be considered as a guard.

**u. Section R312.1.5 Retaining wall protection** (Added). Guards shall be provided where retaining walls with differences in grade level on either side of the wall in excess of 30 inches are located closer than 2 feet to a walk, path, parking lot or driveway on the high side of the retaining wall.

**v. Section R312.2 Window fall protection.** (Deleted)

**w. Section R313, Automatic Fire Sprinkler Systems** (deleted and amended)

Abide by Missouri Revised Statutes, Chapter 67 Section 67.281 dated August 28, 2016. A builder of one- or two-family dwellings 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 or townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such a one- or two-family dwelling or townhouse shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or townhouse being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision.

**R313.1, Two-family dwellings.** Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a one-hour fire-resistance rating when tested in accordance with ASTM E 119. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing.

**Exceptions:**

1. A fire-resistance rating of one-half (1/2) hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.

2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than five-eighths-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R502.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than one-half-inch (12.7 mm) gypsum board or equivalent.

**R313.1.1 Supporting construction.** When floor assemblies are required to be fire-resistance-rated by Section R313.1, the supporting construction of such assemblies shall have an equal or greater fire-resistive rating.

**R313.2 Townhouses.** Each townhouse shall be considered a separate building and shall be separated by fire — resistance-rated wall assemblies meeting the requirements of Section R302 for exterior walls.

**Exception:** A common two-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R313.3.

**R313.2.1 Continuity.** The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full

length of the wall or assembly, including wall extensions through end separating attached enclosed accessory structures.

**R313.2.2 Parapets.** Parapets constructed in accordance with Section R313.2.3 shall be constructed for townhouses as an extension of exterior walls or common walls in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than thirty (30) inches (762 mm) above the roof surfaces.

2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than thirty (30) inches (762 mm) above the lower roof, the parapet shall extend not less than thirty (30) inches (762 mm) above the lower roof surface.

**Exception:** A parapet is not required in the two (2) cases above when the roof is covered with a minimum Class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of four (4) feet (1,219 mm) on each side of the wall or walls, or one (1) layer of five-eighths-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by a minimum of nominal two-inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of four (4) feet (1,220 mm) on each side of the wall or walls. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than thirty (30) inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a one-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

**R313.2.3 Parapet construction.** Parapets shall have the same fire-resistance rating as that required for the supporting wall or walls. On any side adjacent to a roof surface, the parapet shall have noncombustible faces for the uppermost eighteen (18) inches (457 mm), to include counter flashing and coping materials. Where the roof slopes toward a parapet at slopes greater than two (2) units vertical in twelve (12) units horizontal (16.7% slope), the parapet shall extend to the same height as any portion of the roof within a distance of three (3) feet (914 mm), but in no case shall the height be less than thirty (30) inches (762 mm).

**R313.2.4 Structural Independence.** Each individual townhouse shall be structurally independent.

**Exceptions:**

1. Foundations supporting exterior walls or common walls.



2. Structural roof and wall sheathing from each unit may fasten to the common wall framing.

3. Nonstructural wall coverings.

4. Flashing at termination of roof covering over common wall.

5. Townhouses separated by a common two-hour fire-resistance-rated wall as provided in Section R317.2

**x. Section R323.1 General.** (Amended) 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 500, except when located below grade or if basement walls are fully constructed with concrete.

**y. Section R401.1 Application** (Amended). The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.

**Exceptions:** The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have not more than two floors and a roof.
2. Where interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15240 mm).
3. (Added) The provisions of this chapter shall not be required for detached accessory structure foundations under two hundred (200) square feet.

Wood foundations in Seismic Design Category D0, D1 or D2 shall be designed in accordance with accepted engineering practice.

**z. Section R403.1.7 Footings on or adjacent to slopes.** (Amended) The placement of buildings and structures on or adjacent to slopes steeper than 1 unit vertical in 3 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 / design professional licensed in the State of Missouri.

**aa. Section R404.1.3.2 Reinforcement for foundation walls.** (Amended) 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).

**bb. Table R404.1.2(10) CONCRETE FOUNDATION WALLS (Added)**

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

**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.

**cc. Section 405.1 Concrete or masonry foundations. (Amended)** Drains shall be provided around 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 top of the footing or below the bottom of the slab 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 not less than 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:**

- t. 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.

**dd. Section R405.1.2 Soil evaluations. (Added)** 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.

**se. Section R405.1.2.1 Groundwater present.** (Added) 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.

**ff. Section R405.1.2.2 No groundwater present.** (Added) 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.

**gg. Section R405.1.2.3 Filter membranes.** (Added) 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.

**hh. Section R405.1.2.4 Drains system.** (Added) 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.

**ii. Section R506.2.3 Vapor retarder.** (Amended) A minimum 6 mil (0.006 inch; 0.152 mm) vapor retarder conforming to ASTM E1745 Class A requirements with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

**jj. Section R602.12 Simplified wall bracing.** (Amended) Buildings meeting all of the following conditions shall be permitted to be braced in accordance with this section as an alternative 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 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 1/2 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, B or C for townhouses.
8. Cripple walls shall not be permitted in three-story buildings.

**kk. Section R602.12.2 Sheathing materials.** (Amended) 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 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).

**ll. Section R602.12.3 Bracing unit.** (Amended) 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).

**mm. Section 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.** (Added) The construction documents shall detail the locations and widths of all braced wall panels in accordance with this section.

**nn. Section R602.13.1 Wood structural sheathing.** (Added) 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.

**oo. Section R602.13.2 Braced wall panel locations.** (Added) 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).

**pp. Section R602.13.3 Braced wall panel widths.** (Added) Braced wall panel locations shall be shown on the floor plans or elevation views and meet the widths established in Table R602.13.3.

**qq. Table 602.13.3 SIMPLIFIED BRACING PANEL WIDTHS**  
(Added)

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

- 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.

**rr. Section R602.13.4 Corner framing.** (Added) 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.

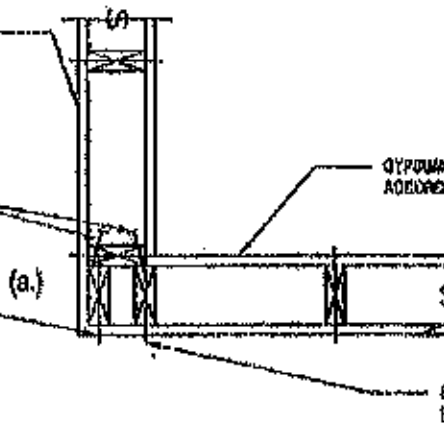
**ss. Section R602.13.5 Braced wall line spacing.** (Added) When the perpendicular distance between the exterior braced wall lines exceeds 50 feet (15240 mm), the registered design professional shall include the following certification on the drawings: The interior and exterior wall configuration braces 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.

**tt. Section R602.13.6 Maximum wall height.** (Added) 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.

MINIMUM 2" WIDE FULL HEIGHT  
7/16" WOOD STRUCTURAL PANEL  
SHEATH AT 6" O.C. ON ALL  
FRAMING MEMBERS AT PANEL EDGES  
AND 12" O.C. ON ALL FRAMING  
MEMBERS NOT AT PANEL EDGES

2x10 NAILS AT 24" O.C.

2x NAIL AT 6" O.C.  
(ALL PANEL EDGES)



GYP. WALL BOARD INSTALLED IN  
ACCORDANCE WITH TABLE R022.3(1)

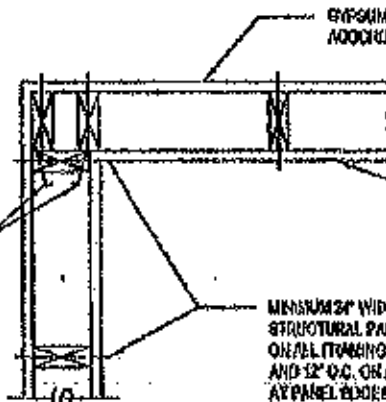
WOOD STRUCTURAL  
PANEL INSTALLED IN  
ACCORDANCE WITH  
TABLE R02.10.10.5

2x NAIL AT 12" O.C. ON ALL  
FRAMING MEMBERS NOT AT PANEL EDGES

**OUTSIDE CORNER DETAIL**

GYP. WALL BOARD INSTALLED IN  
ACCORDANCE WITH TABLE R02.3(1)

2x6x NAILS AT 24" O.C.



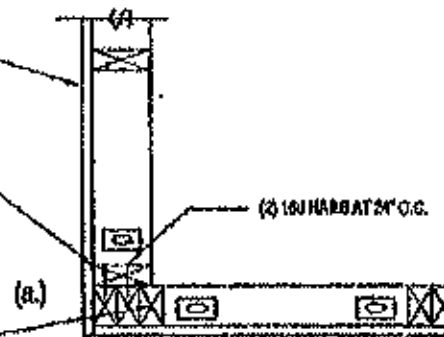
WOOD STRUCTURAL  
PANEL INSTALLED IN  
ACCORDANCE WITH  
TABLE R02.10.10.5

MINIMUM 2" WIDE FULL HEIGHT 7/16" WOOD  
STRUCTURAL PANEL SHEATH AT 6" O.C.  
ON ALL FRAMING MEMBERS AT PANEL EDGES  
AND 12" O.C. ON ALL FRAMING MEMBERS NOT  
AT PANEL EDGES

**INSIDE CORNER DETAIL**

MINIMUM 2" WIDE FULL  
HEIGHT 7/16" WOOD  
STRUCTURAL PANEL

2x NAIL AT 6" O.C. ON ALL  
PANEL EDGES AND 12" O.C.  
ON ALL FRAMING MEMBERS  
NOT AT PANEL EDGES THAT  
IS NOT PART OF PORTAL FRAME



(2) 1x6 NAILS AT 24" O.C.

FRAMING BOARD FOR GYPSUM  
WALL BOARD (OPTIONAL). THIS  
STUD MAY BE ROTATED 90°

SIMPLIFIED PORTAL FRAME  
WALL, SEE FIGURE R02.10.10.3

**CORNER DETAIL**

USED IN CONJUNCTION WITH SIMPLIFIED PORTAL WALL

**FIGURE R02.10.10.4  
SIMPLIFIED BRACING EXTERIOR CORNER FRAMING**

a. ENG. STUD INDICATED ON THE ABOVE DETAILS MAY BE OMITTED TO ALLOW STUD FACE TO BE ALIGNED WITH SHEATHING, OR AN OPTIONAL  
NON-STRUCTURAL FILLER PANEL MAY BE USED.



**uu. Section R905.2.8.2 Valleye.** (Amended) 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 D3909 or ASTM D6380 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 two-ply No. 15 felt complying with ASTM D226 Type I, ASTM D4869 Type I, or ASTM D6757, and not less than 18" wide, or valley lining as described in Item 1 and 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1970 shall be permitted in lieu of the lining material.

**vv. Section R905.2.8.5 Drip Edge.** (Amended) A drip edge shall be provided at eaves 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

then 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 drip edge along rake edges.

**Exception:** Unless the drip edge is specifically required by the manufacturer's installation instructions, metal wrapped fascia extending 1 inch under the roof covering with the underlayment installed over it shall be deemed to meet the requirements of this section.

**ww. Section R1005.7 Factory-built chimney offsets.** (Amended) 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.

**xx. R1006.1.1 Factory-built fireplaces.** Exterior combustion air ducts for factory-built fireplaces shall be a listed component of the fireplace or equivalent end shall be installed according to the fireplace manufacturer's instructions.

**yy. R1006.2 Exterior air Intake.** The exterior air intake on masonry fireplaces shall be capable of supplying 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.

**zz. Section N1101.5 (R103.2) Information on construction documents.**  
(Deleted)

**aaa. Section N1101.6 (R202) Defined terms. (Added) 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.

**bbb. Section N1101.13 (R401.2) Application. (Amended)** Residential buildings shall comply with Section N1101.13.1, N1101.13.2, N1101.13.3 or N1101.13.4.

**ccc. Section N1101.13.5 (R401.2.5) Additional energy efficiency. (Deleted)**

**ddd. Section N1101.14 (R401.3) Certificate. (Deleted)**

**eee. Table N1102.1.3 (R402.1.3) INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>a</sup> (Amended)**

Climate Zone	Fenestration U-Factor <sup>b,1</sup>	Skylight U-Factor	Glazed Fenestration SHGC <sup>b</sup>	Ceiling R-Value	Wood Frame Wall R-Value <sup>g</sup>	Mass Wall R-Value <sup>h</sup>	Floor R-Value	Basement Wall R-Value	Slab <sup>d</sup> R-Value & Depth	Crawl Space <sup>e,*</sup> Wall R-Value
0	NR	0.75	0.25	30	13 or 0 + 10	3/4	13	0	0	0
1	NR	0.75	0.25	30	13 or 0 + 10	3/4	13	0	0	0
2	0.40	0.65	0.25	49	13 or 0 + 10	4/6	13	0	0	0
3	0.30	0.55	0.25	49	20 or 13 + 5ci or	8/13	19	5ci or 13 <sup>f</sup>	10ci, 2 ft	5ci or 13 <sup>f</sup>

					0 + 15					
4 except Marine	0.40	0.55	NR	38	13	8/13	t9	0- unfinis hed t3 - finished	10ci, 4 ft	10ci or t3
5 and Marine 4	0.30	0.55	0.40	60	20+5 or 13 + 10ci or 0 + 15	13/17	30	15ci or t9 or 13 + 5ci	10ci, 4 ft	15ci or 19 or 13 + 5ci
6	0.30	0.55	NR	60	20 + 5ci or 13 + 10ci or 0 +20	15/20	30	15ci or 19 or 13 + 5ci	10ci, 4 ft	15ci or 19 or t3 + 5ci
7 and 8	0.30	0.55	NR	60	20 + 5ci or 13 + t0ci or 0 +20	19/21	38	15ci or 19 or 13 + 5ci	10ci, 4 ft	15ci or 19 or 13 + 5ci

For SI: 1 foot = 304.8mm.

NR = Not Required. ci = continuous Insulation.

- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not 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:** In Climate Zones 0 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.

- c. "5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of

the wall. "15ci or 19 or 13 + 5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.

- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation shall not be required in Warm Humid locations as defined by Figure N1101.7 and Table N1101.7.
- g. The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13 + 5" means R-13 cavity insulation plus R-5 continuous insulation.
- h. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.
- i. A maximum U-factor of 0.32 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located either:
  - 1. Above 4,000 feet in elevation, or
  - 2. In windborne debris regions where protection of openings is required by Section R301.2.1.2.

**fff. Section N1102.1.4 (R402.1.4) R-value computation.** (Amended) Cavity insulation alone shall be used to determine compliance with the cavity insulation R-value requirements in Table N1102.1.3. Where cavity insulation is installed in multiple layers, the R-values of the cavity insulation layers shall be summed to determine compliance with the cavity insulation R-value requirements. The manufacturer's settled R-value shall be used for blown-in insulation. Continuous insulation (ci) alone shall be used to determine compliance with the continuous insulation R-value requirements in Table N1102.1.3. Where continuous insulation is installed in multiple layers, the R-values of the continuous insulation layers shall be summed to determine compliance with the continuous insulation R-value requirements. Cavity insulation R-values shall not be used to determine compliance with the continuous insulation R-value requirements in Table N1102.1.3. Computed R-values 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 N1102.1.3, the manufacturer's labeled R-Value for insulated siding shall be reduced by R-0.6.

**ggg. Section N1102.1.5 (R402.1.5) Total UA alternative. (Amended)** Where the total building thermal envelope UA, the sum of U-factor times assembly area, is less than or equal to the Total UA resulting from multiplying the U-factors in Table N1102.1.2 by the same assembly area as in the proposed building, the building shall be considered to be in compliance with Table N1102.1.2. The UA calculation shall be performed using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. In addition to UA compliance, the SHGC requirements of Table N1102.1.2 and the maximum fenestration U-factors of Section N1102.5 shall be met.

**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.

**hhh. Table N1102.1.5 MINIMUM PROJECTION FACTOR REQUIRED BY ORIENTATION FOR SHGC EXCEPTION. (Added)**

Orientation	Projection Factor
North	$\geq 0.40^a$
South	$\geq 0.20$
East	$\geq 0.50$
West	$\geq 0.50$

- 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.

**iii. Section N1102.2.4 (R402.2.4) Access hatches and doors. (Amended)** Access hatches and doors from conditioned to unconditioned spaces such as attics and crawl spaces shall be insulated to R- 38.

**Exceptions:**

1. Vertical doors providing access from conditioned spaces to unconditioned spaces that comply with the fenestration requirements of Table N1102.1.3 based on the applicable climate zone specified in Chapter 3.

2. Horizontal pull-down, stair-type access hatches in ceiling assemblies that provide access from conditioned to unconditioned spaces in Climate Zones 0 through 4 shall not be required to comply with the insulation level of the surrounding surfaces provided that the hatch meets all of the following:

- 2.1. The average U-factor of the hatch shall be less than or equal to U-0.10 or have an average insulation R-value of R-10 or greater. Not less than 75 percent of the panel area shall have an insulation R-value of R-13 or greater.
- 2.2. The net area of the framed opening shall be less than or equal to 13.5 square feet (1.25 m<sup>2</sup>).
- 2.3. The perimeter of the hatch edge shall be weather-stripped.

**jjj. Section N1102.4 (R402.4) Air leakage.** (Amended) The building thermal envelope may be designed and constructed to limit air leakage in accordance with the requirements of Sections N1102.4.1 through N1102.4.5.

**kkk. Section N1102.4.1.2 (R402.4.1.2) Testing.** (Amended) Any building or dwelling unit may be tested for air leakage. The maximum design air leakage rate for any building or dwelling unit under any compliance path shall not exceed 5.0 air changes per hour or 0.28 cubic feet per minute (CFM) per square foot [0.0079 m<sup>3</sup>/(s x m<sup>2</sup>)] of dwelling unit enclosure area. For any building or dwelling unit designed for 3.0 or less air changes per hour, testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch 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 have been sealed.

**Exception:** For heated, attached private garages and heated, detached private garages accessory to one-and two-family dwelling and townhouses not more than three stories above grade plane in height, building envelope tightness and insulation installation shall be considered acceptable where the items in Table N1102.4.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved third party, independent from the installer shall inspect both the air barrier and insulation installation criteria. Heated, attached private garage space shall be thermally

isolated from all other conditioned spaces in accordance with Sections N1102.2.12 and N1102.3.5, as applicable.

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, where installed at the time of the test, shall be open.
4. Exterior or interior terminations for continuous ventilation systems shall be sealed.
5. Heating and cooling systems, where installed at the time of the test, shall be turned off.
6. Supply and return registers, where installed at the time of the test, shall be fully open.

**Exception:** When testing individual dwelling units, an air leakage rate not exceeding 0.30 cubic feet per minute per square foot [ $0.008\text{m}^3/(\text{s} \times \text{m}^2)$ ] of the dwelling unit enclosure area, tested in accordance with ANSI/RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch water gauge (50 Pa), shall be permitted in all climate zones for:

1. Attached single- and multiple-family building dwelling units.
2. Buildings or dwelling units that are 1,500 square feet ( $139.4\text{m}^2$ ) or smaller.

Mechanical ventilation shall be provided in accordance with Section M1505 of this code or Section 403.3.2 of the International Mechanical Code, as applicable, or with other approved means of ventilation.

**III. Section N1102.4.1.3 (R402.4.1.3) Leakage rate.** (Amended) Where complying with Section N1101.13.1, the building or dwelling unit shall have a design air leakage rate not exceeding 5.0 air changes per hour.

**mmm. Table N1102.4.1.1 (402.4.1.1)<sup>a</sup> AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION.** (Amended)

Component	Air Barrier Criteria	Insulation Installation Criteria
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General Requirements	<p>A continuous air barrier shall be installed in the building envelope.</p> <p>Breaks or joints in the air barrier shall be sealed.</p>	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	<p>The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed.</p> <p>Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be weather-stripped.</p>	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.	<p>Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch.</p> <p>Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.</p>
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed	
Rim joists	Rim joists shall include an exterior air barrier. <sup>b</sup>	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	<p>Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.</p>



Basement crawl space, and slab foundations	<p>Exposed earth in unvented crawl spaces shall be covered with Class I vapor retarder/air barrier in accordance with Section R402.2.10.</p> <p>Penetrations through concrete foundation walls and slabs shall be air sealed.</p> <p>Class I vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7</p>	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.2.10.
Shafts, penetrations	<p>Duct and flue shafts and other similar penetrations to exterior or unconditioned space shall be sealed to allow for expansion, contraction and mechanical vibration.</p> <p>Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.</p>	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.
Narrow cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Sections R303 and R402.2.7.

For SI: 1 inch = 25.4 mm.

- a. Inspection of log walls shall be in accordance with the provisions of ICC 400.
- b. Air barrier and insulation full enclosure is not required in unconditioned/ventilated attic spaces and at rim joists.

**nnn. Section N1102.4.4 (R402.4.4) Rooms containing fuel-burning appliances.** (Amended) In Climate Zones 3 through 8, where open combustion airducts 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 that is isolated

from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.3, 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 an R-value of not less than 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.

**ooo. Section N1103.3.4 (R403.3.4) Sealing.** (Amended) 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. 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.
3. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

**ppp. Section N1103.3.5 (R403.3.5) Duct testing.** (Amended) Ducts shall be pressure tested in accordance with ANSI/RESNET/ICC 380 or ASTM E1554 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. 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.

**Exceptions:**

1. A duct air-leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. A duct air-leakage test shall not be required for ducts serving heating or cooling ventilators that are not integrated with ducts serving heating or cooling systems.

**qqq. Section N1103.3.7 (R403.3.7) Building cavities. (Deleted)**

**rrr. Section N1103.5.2 (R403.5.2) Hot water pipe Insulation. (Amended)**

Insulation for service hot water piping with a thermal resistance, R-value, of not less than R-3 shall be applied to the following:

1. Piping larger than  $\frac{3}{4}$  inch (19 mm) in nominal diameter located inside the conditioned space.
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 piping.
7. Supply and return piping in circulation and recirculation systems other than cold water pipe return demand recirculation systems.

**sss. Section N1103.6 (R403.6) Mechanical ventilation. (Deleted)**

**ttt. Section N1104.2 (R404.2) Interior lighting controls. (Amended)**

Permanently installed lighting fixtures may be controlled with a dimmer, an occupant sensor control or another control that is installed or built into the fixture.

Exceptions: Lighting controls shall not be required for the following:

1. Bathrooms.
2. Hallways.
3. Exterior lighting fixtures.
4. Lighting designed for safety or security.

**uuu. Section N1104.3 (R404.3) Exterior lighting controls. (Deleted)**

**vvv. Section M1301.2 Identification. (Deleted)**

**www. Section M1305.1.3.3 Electrical requirements. (Amended)** 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**

**xxx. Section M1307.2 Anchorage of appliances.** (Amended) Appliances designed to be fixed in position shall be fastened or anchored in an approved manner. In Seismic Design Categories D0, D1 and D2, 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.

**yyy. Section M1411.3.1.2 Appliance, equipment and insulation in pans.** (Deleted)

**zzz. Section M1502.4.2 Duct installation.** (Amended) 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.

**aaaa. Section M1502.4.5 Booster fans.** (Amended) All dryer exhaust system booster fans must be UL listed and labeled.

**bbbb. Section M1502.4.6.1 Specified length.** (Amended) The maximum length of the exhaust duct shall be 35 feet (10 668 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 M1502.4.6.1. 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.

**cccc. Section M1503.6 Makeup air required.** (Amended) Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or passively provided with makeup air at

a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

**Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open.

**dddd. Section M1504.3 Exhaust openings.** (Amended) Air exhaust openings shall terminate as follows:

1. Not less than 3 feet (914 mm) from gravity air intake openings, operable windows and doors.
2. Not less than 10 feet (3048 mm) from mechanical air intake openings except where the exhaust opening is located not less than 3 feet (914 mm) above the air intake opening. Openings shall comply with Sections R303.5.2 and R303.6.

**eeee. Section M1601.1.1 Above-ground duct systems.** (Amended) 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. 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 fire blocking in accordance with Section R302.11. Fire-blocking materials used for isolation shall comply with Section R302.11.1.
  - 6.5. Stud wall cavities in the outside walls of building envelope assemblies shall not be utilized as air plenums.
  - 6.6. Building cavities used as plenums shall be sealed.
7. Volume dampers, equipment and other means of supply, return and exhaust air adjustment used in system balancing may be provided with access.

**ffff. Table M1601.1.1 DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESS FOR SINGLE DWELLING UNITS<sup>a</sup> (Amended)**

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	0.016	0.027	0.019	0.027
17 to 18	0.019	0.027	0.024	0.034
19 to 20	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 shall be constructed in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible.

**gggg. Section M1601.4.1 Joints, seams and connections.** (Amended)  
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 non-metallic 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.

**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 without access, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
3. 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.

**hhhh. 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. 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 less than 64 square feet, 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. For other than dedicated HVAC systems, return air shall not be taken from indoor swimming pool enclosures and associated deck areas except where the air in such spaces is dehumidified.
4. 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.
5. Return air from one dwelling unit shall not be discharged into another dwelling unit.

**iii. Section M2101.16 CPVC plastic pipe. (Deleted)**

**jjjj. Section M2101.22.6 Expansion tanks. (Deleted)**

**kkkk. Section M2101.26 Pipe penetrations. (Amended)** Openings for pipe penetrations in walls, floors and ceilings shall be larger than the penetrating pipe. Openings in the foundation wall underground shall be sealed to not allow groundwater into a building.

**llll. Section M2105.4 Piping and tubing materials standards. (Amended)** 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.

**mmmm. Section M2105.9 CPVC plastic pipe. (Deleted)**

**nnnn. Section G2408.4 (305.7) Clearances from grade. (Amended)**

Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved material extending not less than 2 inches (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.

**oooo. Section G2409.1 (308.1) Scope.** (Amended) This section shall govern the reduction in required clearances to combustible materials 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.

**pppp. Section G2412.9 (401.9) Identification.** (Deleted)

**qqqq. Section G2412.10 (401.10) Piping materials standards.** (Deleted)

**rrrr. Section G2415.3 (404.3) Prohibited locations.** (Amended) 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 Spire.

**ssss. Section G2439.7.4.1 (614.9.4.1) Specified length.** (Amended) 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.

**tttt. Section G2442.3 (618.3) Prohibited sources.** (Amended) Outdoor or return air for forced-air heating and cooling systems shall not be taken from the following locations:

1. 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.
2. 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.
3. A hazardous or insanitary location or a refrigeration machinery room as identified in the International Mechanical Code.

4. 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 this code, 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.

5. 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.
6. 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 64 square feet or greater in size is provided with a supply register, taking return air from the closet shall not be prohibited.
7. 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.

**uuuu. Section P2609.1 Identification.** (Deleted)

**vvvv. Section P2609.2 Installation of materials.** (Deleted)

**www. Section P2609.3 Plastic pipe, fittings and components.** (Deleted)

**xxxx. Section P2609.4 Third-party certification.** (Deleted)

**yyyy. Section P2609.5 Water Supply Systems.** (Deleted)

**zzzz. Section P2706.2 Prohibited waste receptors.** (Amended) 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.

**aaaa. Section P2801.8 Water heater seismic bracing.** (Amended) In Seismic Design Categories D0, D1 and D2 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.

**bbbb. Section P3201.2.1 Trap seal protection.** (Amended) Trap 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.

**cccc. Section E3601.8 Emergency disconnects.** (Deleted)

**dddd. Section E3701.5.1 Disconnecting means.** (Amended) Each multiwire branch circuit may be provided with a means that will simultaneously disconnect all ungrounded conductors at the point where the branch circuit originates. [210.4(B)]

**eeeeee. Section E3902.2 Garage and accessory building receptacles.** (Amended) 125-volt through 250-volt receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(2)]

**Exception:** Fastened in place appliances or outlets designated for refrigerators/freezers.

**fffff. Section E3902.5 Basement receptacles.** (Amended) 125-volt through 250-volt receptacles installed in unfinished basements and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(5)]

**Exceptions:**

1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system. A receptacle installed in accordance with this exception shall not be considered as meeting the requirements of Section E3901.9. Receptacles installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9. [210.8(A)(5) Exception]
2. Fastened in place appliances or outlets designated for refrigerators/freezers.

**ggggg. Section E3902.6 Kitchen receptacles.** (Amended) 125-volt through 250-volt receptacles that serve countertop surfaces and are supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(6)]

**Exception:** Fastened in place appliances or outlets designated for refrigerators/freezers.

**hhhhh. Section E3902.11 Kitchen dishwasher branch circuit.** (Deleted)

**iiii. Section E3902.18 Location of ground-fault circuit interrupters.** (Amended) Ground-fault circuit interrupters shall be installed only in a readily accessible location. [210.8(A)]

**jjjjj. Section E3902.19 Location of arc-fault circuit interrupters.** (Deleted)

**kkkkk. Section E3902.20 Arc-fault circuit interrupter protection.** (Deleted)

**lllll. Section E3902.21 Arc-fault circuit-interrupter protection for branch circuit extensions or modifications.** (Deleted)

**mmmmm. Section E4002.8 Damp locations.** (Amended) 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. [406.9(A)]

**nnnnn. Section E4002.14 Tamper resistant receptacles. (Deleted)**

**ooooo. Section AE101.1 (Deleted and amended)** These provisions shall be applicable only to a manufactured home used as a single dwelling unit and shall apply to the following:

1. Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel, or power supplied and sewage systems.
3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures, and their building service equipment, shall comply with the requirements of the codes adopted by this jurisdiction.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

**(2) Section AE502.2, Soil classification,** is hereby amended by deleting Section AE502.2 in its entirety.

**2. Tiny House Code Adopted.** The tiny house code of the City of Ste. Genevieve shall consist of the ICC International Residential Code, 2021 Edition, Appendix AQ, Tiny Houses, published by the International Code Council, Inc., (the "Tiny House Code") which is incorporated herein by reference and made a part hereof.

**C. International Plumbing Code Adopted.** The plumbing code of the City of Ste. Genevieve shall consist of the ICC International Plumbing Code, 2021 Edition, published by the International Code Council, Inc. (the "Plumbing Code") which is incorporated herein by reference and made a part hereof.

**1. Amendments to the International Plumbing Code.** The Plumbing Code is hereby amended as follows:

a. **Section 101.1, Title, (Amended)** These regulations shall be known as the *Plumbing Code* of the City of Ste. Genevieve hereinafter referred to as "this code."

b. **Section 104.4, Right of Entry (Deleted)**

c. **Section 113, Means of Appeal (Deleted and Amended)**

**113.1 Board of Appeals.** To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

(1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;

(2) The provisions of this code do not fully apply; or

(3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

d. **Section 114 Board of Appeals (Deleted)**

**D. *International Mechanical Code Adopted.*** The mechanical code of the City of Ste. Genevieve shall consist of the ICC International Mechanical Code, 2021 Edition, published by the International Code Council, Inc. (the "Mechanical Code") which is incorporated by reference and made a part thereof.

**1. *Amendments to the International Mechanical Code.*** The Mechanical Code is hereby amended as follows:

a. **Section 101.1, Title (Amended)** These regulations shall be known as the Mechanical Code of the City of Ste. Genevieve, hereinafter referred to as "this code."

b. **Section 104.4, Right of Entry (Deleted)**

c. **Section 113, Means of Appeal (Deleted and Amended)**

**113.1 Board of Appeals.** To hear and decide appeals of orders, decisions or determination made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

(1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;

(2) The provisions of this code do not fully apply; or

(3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

**d. Section 114 Board of Appeals (Deleted)**

**E. International Fire Code Adopted.** The fire code of the City of Ste. Genevieve shall consist of the ICC International Fire Code, 2021 Edition, published by the International Code Council, Inc. (the "Fire Code") which is incorporated herein by reference and made part thereof.

**1. Amendments to the International Fire Code.** The Fire Code is hereby amended as follows:

**a. Section 101.1, Title (Amended)** These regulations shall be known as the *Fire Code* of the City of Ste. Genevieve, hereinafter referred to as "this code."

**b. Sections 104.3, Right of Entry (Deleted)**

**c. Section 111, Means of Appeals (Deleted and Amended)**

**111.1 Board of Appeals.** To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the



code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

(1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;

(2) The provisions of this code do not fully apply; or

(3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

**d. Section 506, Key Boxes (Deleted and Amended)**

**506.1 Where required.** The following structures shall be equipped with a Knox Box at or near the main entrance or such other location required by the Fire Chief:

(A) Commercial or industrial structures that are secured in a manner that restricts access during an emergency.

(B) Multi-family residential structures that have a common corridor for access to living units to which access is restricted through locked doors.

(C) Governmental structures and group residential facilities.

All newly constructed structures identified in Section 506.1(A)-(C) shall have the Knox Box installed and operational prior to the issuance of an occupancy permit.

All substantially renovated structures identified in Section 506.1(A)-(C) shall have the Knox Box installed and operational prior to the issuance of a final inspection.

All existing structures identified in Section 506.1(A)-(C) that change ownership or occupancy shall have the Knox Box installed and operational prior to the issuance of an occupancy permit.

**Exception:** The City Administrator or his/her designee shall be authorized to approve waiver of this requirement upon receipt of such request for good reason from the owner of a structure.

**506.2 Type,** The Fire Chief shall designate the type of Knox Box system to be implemented within the City and shall have the authority to require all structures to use the designated system.

**506.3 Responsibility,** The owner or operator of a structure required to have a Knox Box shall at all times keep a key in the lock box that will allow for access to the structure. The owner or operator of the building shall immediately notify the Fire Chief and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box. The Fire Chief shall be authorized to implement rules and regulations for the use of the Knox Box system.

**F. International Property Maintenance Code Adopted.** The property maintenance code of the City of Ste. Genevieve shall consist of the ICC International Property Maintenance Code, 2021 Edition, published by the International Code Council, Inc. (the "Property Maintenance Code") which is incorporated herein by reference and made a part hereof.

**1. Amendments to the International Property Maintenance Code.** The Property Maintenance Code is hereby amended as follows:

**a. Section 101.1, Title (Amended)** These regulations shall be known as the *International Property Maintenance Code* of the City of Ste. Genevieve, hereinafter referred to as "this code."

**b. Section 105.3, Right of Entry (Deleted)**

**c. Section 107, Means of Appeal (Deleted and Amended)**

**107.1 Board of Appeals.** To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

(1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;

(2) The provisions of this code do not fully apply; or

(3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to

the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

**d. Section 108 Board of Appeals** (Deleted)

**e. Section 602.3, Heat Supply** (Amended)

Every *owner* and *operator* of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from October 1 to April 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

**Exceptions:**

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in [Appendix D](#) of the *International Plumbing Code*.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

**f. Section 602.4, Occupiable Work Space** (Amended)

Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to April 1 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

**Exceptions:**

1. Processing, storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities

**g. 603.7 Shut-off Valves.** (Added)

Lines serving gas-operated mechanical equipment shall be fitted with a shut-off valve; shut-off valves shall be located within six (6) feet of the appliance.

**h. 603.8. Carbon Monoxide Alarms.** (Added)

An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwellings units in which fuel-fired appliances are installed and in dwellings units that have attached garages. Where multiple carbon monoxide alarms are required, they must be interconnected.

**i. Section 605.2, Receptacles** (Deleted and Amended)

Every habitable space in a dwelling shall contain at least two (2) separate and remote receptacle outlets. All receptacles listed in Section 210.8(A) of NEC 2020 shall be provided with ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

**G. National Electric Code Adopted.** The electrical code of the City of Ste. Genevieve shall consist of the NFPA 70 National Electrical Code, 2020 Edition, published by the National Fire Protection Association, ("Electrical Code") which is incorporated herein by reference and made a part hereof.

**1. Amendments to the National Electrical Code.** The Electrical Code is hereby amended as follows:

**a. Article 90, Introduction,** is hereby amended by adding Section 90.10 Board of Appeals as follows:

**Section 90.10 Board of Appeals.** To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

**(1)** The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;

**(2)** The provisions of this code do not fully apply; or

**(3)** The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

**b. Section 210.12, Arc-Fault Circuit-Interrupter Protection,** is hereby amended by deleting Section 210.12 in its entirety.

**c. Section 406.4(D)(4) Arc-Fault Circuit-Interrupter Protection,** is hereby amended by deleting Section 406.4(D)(4) in its entirety.

**d. Section 422.5 (A) General,** is hereby amended by deleting sub-section (7) Dishwashers.

**H. International Fuel Gas Code Adopted.** The fuel gas code of the City of Ste. Genevieve shall consist of the ICC International Fuel Gas Code, 2021 Edition,

published by the International Code Council, Inc., (the "Fuel Gas Code") which is incorporated herein by reference and made part thereof.

**1. Amendments to the International Fuel Gas Code.** The Fuel Gas Code is hereby amended as follows:

**a. Section 101.1, Title (Amended)** These regulations shall be known as the *Fuel Gas Code* of the City of Ste. Genevieve, hereinafter referred to as "this code."

**b. Section 104.4, Right of Entry (Deleted)**

**c. Section 113, Means of Appeal (Deleted and Amended)**

**113.1 Board of Appeals.** To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

(1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;

(2) The provisions of this code do not fully apply; or

(3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

**d. Board of Appeals (Deleted)**

**I. International Existing Building Code Adopted.** The existing building code of the City of Ste. Genevieve shall consist of the ICC International Existing Building Code, 2021 Edition, published by the International Code Council, Inc. (the "Existing Building Code") which is incorporated herein by reference and made a part hereof.

**1. Amendments to the International Existing Building Code.** The Existing Building Code is hereby amended as follows:

a. **Section 101.1, Title (Amended)** These regulations shall be known as the *Existing Building Code* of the City of Ste. Genevieve, herein after referred to as "this code."

b. **Section 104.6, Right of Entry (Deleted)**

c. **Section 112 Means of Appeals (Deleted and Amended)**

**112.1 Board of Appeals.** To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of this code, the Board of Adjustment of the City shall sit as the Board of Appeals having the authority set forth in this code and shall adopt rules of procedure for the conduct of such appeals in accordance with applicable law. Any person directly impacted by an action or decision of the code official such that the person would have standing in a court of law to challenge the action may petition the Board of Adjustment for a review of any final decision of any City officer under the Building Code, provided that a written application for appeal is filed within thirty (30) business days after the day of the decision or order served. An application for appeal shall be based solely on a claim that:

(1) The true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted;

(2) The provisions of this code do not fully apply; or

(3) The requirements of the code are adequately satisfied by other means.

The Board of Adjustment shall have no authority to waive the requirements of this code. The decision of the Board of Adjustment may be further appealed to the Circuit Court of Ste. Genevieve County as provided in Section 67.430, RSMo.

Section 2. Section 500.360 Building Permit Fees Codes is hereby repealed and replaced with the following:

### Section 500.360 Building Permit Fees

#### **BUILDING PERMIT**

##### **New Construction**

###### **A. New Construction Permit Fee**

The new construction permit fee shall be determined by the following formula:

**New Construction Permit Fee = Gross Area x Square Foot Construction Cost x Permit Fee Multiplier**

1. **Gross Area** refers to the total floor area of the new construction project, measured in square feet.
2. **Square Foot Construction Cost** is based on the most recent **Building Valuation Data (BVD)** report issued by the **International Code Council (ICC)**. The applicable square foot construction cost is to be derived from the ICC's BVD, which is updated periodically and reflects current industry standards for construction costs.
3. **Permit Fee Multiplier** is a factor calculated annually based on the percentage of the **Community Development Department's** budget supported by permit fees, which is determined to be 25%.

This formula shall be used for the first \$250,000.00 in cost of construction utilizing the ICC BVD Square Foot Cost of Construction for the specific type of construction and occupancy classification of the project.

The permit fee for square footage beyond the initial \$250,000 cost of construction shall be calculated utilizing a value of 50% of the Permit Fee Multiplier (Permit Fee Multiplier x 0.5).

#### **B. Permit Fee Multiplier Calculation**

The Permit Fee Multiplier shall be calculated as follows:

1. **Total Building Department Budget** shall include all operational costs required to maintain the **Building Department services** portion of the **Community Development Department**, including salaries, administrative expenses, and overhead.
2. **Percentage of the Budget Supported by Fees** shall be set at 25%. This means that the **Permit Fee Multiplier** is calculated to generate enough revenue to cover 25% of the **Community Development Department's** operational budget.
3. The **Permit Fee Multiplier** shall be determined as a ratio of the portion of the **Community Development Department's** budget supported by permit fees to the total value of the square foot construction costs as established by the most recent **ICC Building Valuation Data** report.

The **Permit Fee Multiplier** shall be reviewed annually by the **Community Development Department** and adjusted as necessary to reflect changes in the **Building Department's** budget and the **ICC's Building Valuation Data**.

#### **C. Amendments and Adjustments**

The City of Ste. Genevieve Community Development Department shall review and, if necessary, adjust the permit fee structure, including the Square Foot Construction Cost derived from the ICC BVD and the Permit Fee Multiplier, on a semi-annual basis. Any changes to the formula or the resulting fee schedule, beyond the updated ICC BCD, shall be approved by the City of Ste. Genevieve and made available to the public prior to implementation.

**NOTE:** Permit fee for new construction include all improvements on the lot constructed under the same permit such as driveways, garage(s), basement(s), and all other improvements. Water and sewer tap fees are separate fees.

### **Remodel Construction**

The remodel construction permit fee shall be calculated as 50% of the new construction permit fee multiplier, as follows:

Remodel Construction Permit Fee = Gross Area x Square Foot Construction Cost x (Permit Fee Multiplier x 0.5)

### **Other Construction / Demolition / Inspection Fees**

<b>Type of Permit</b>	<b>Permit Fee</b>
Minor Improvements / Demolitions <sup>1</sup>	Thirty-Five dollars (\$35.00)
Major Improvements / Demolitions <sup>2</sup>	One Hundred dollars (\$100.00)

<sup>1</sup> Permits requiring minimal approval and inspection  
(includes parking lot, fence, retaining wall, roof, sign, occupancy, above-ground pool, electrical, mechanical, plumbing, demolition of accessory building or others as deemed by the building



inspector)

**<sup>2</sup> Permits requiring significant approval and Inspection**

(includes billboards, solar panels, fill or excavation, in-ground pools, demolition of primary building, mobile home installation, communications towers, electrical-mechanical-plumbing over \$5,000, infrastructure, or others as deemed by the building Inspector)

**SECTION 3.** This Ordinance shall be codified.

**SECTION 4.** This ordinance shall be in full force and effect from and after its date of passage and approval.

**DATE OF FIRST READING:** \_\_\_\_\_

**DATE OF SECOND READING:** \_\_\_\_\_

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY  
A ROLL CALL VOTE OF THE STE. GENEVIEVE BOARD OF ALDERMEN AS  
FOLLOWS:**

**VOTE**

**ALDERMAN PATRICK FAHEY  
ALDERWOMAN AMIE DOBBS  
ALDERMAN BOB DONOVAN  
ALDERMAN ERIC BENNETT  
ALDERMAN JEFF EYDMANN  
ALDERMAN MIKE RANEY  
ALDERMAN JOE STEIGER  
ALDERMAN JOE PRINCE**

\_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ Absent

Approved as to form:

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Brian Keim, Mayor

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Mark Bishop, City Attorney

SEAL

Reviewed by:

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Pam Meyer, City Clerk

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Happy Welch, City Administrator

**BILL NO. 4661**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF STE. GENEVIEVE, MISSOURI, CREATING A "NO PARKING DURING CERTAIN TIMES" RESTRICTION ON THE WEST SIDE OF VIRGINIA STREET BETWEEN MAPLE & RIDGEWAY.**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI AS FOLLOWS:**

**SECTION 1:** The Board of Aldermen hereby authorizes a no parking on certain days restriction on the West side of Virginia Street from Maple to Ridgeway from 2:00 p.m. to 3:30 p.m. and hereby approves the amendment to the Ste. Genevieve Code of Ordinances, Schedule "III Parking Restrictions - Table III-C. No Parking During Certain Times" to include the following:

<b><u>LOCATION:</u></b>	<b>VIRGINIA STREET (MAPLE TO RIDGEWAY)</b>
<b><u>RESTRICTION:</u></b>	<b>THE WEST SIDE OF VIRGINIA STREET FROM MAPLE TO RIDGEWAY FROM 2:00 P.M. TO 3:30 P.M. ON SCHOOL DAYS WHEN CHILDREN ARE PRESENT.</b>

**SECTION 2.** This ordinance shall be codified.

**SECTION 3:** This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**DATE OF FIRST READING:** \_\_\_\_\_.

**DATE OF SECOND READING:** \_\_\_\_\_.

**PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF STE. GENEVIEVE, MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY A ROLL CALL VOTE AS FOLLOWS:**

**VOTE**

**ALDERWOMAN AMIE DOBBS**  
**ALDERMAN ROBERT DONOVAN**  
**ALDERMAN ERIC BENNETT**  
**ALDERMAN JOE STEIGER**  
**ALDERMAN MIKE RANEY**  
**ALDERMAN JEFF EYDMANN**  
**ALDERMAN JOE PRINCE**  
**ALDERMAN PATRICK FAHEY**

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Approved as to form:

\_\_\_\_\_  
Brian Keim, Mayor

\_\_\_\_\_  
Mark Bishop, City Attorney

SEAL

Reviewed by:

\_\_\_\_\_  
Pam Meyer, City Clerk

\_\_\_\_\_  
Happy Welch, City Administrator