

Bill No. 5065

Ordinance No. _____

Requested by: Michael Hurlbert

Sponsored by: Nancy Schneider

AN ORDINANCE AMENDING SECTION 500.150, RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, OF CHAPTER 500, BUILDING CODES AND COUNTY BUILDING COMMISSION, OF THE ORDINANCES OF ST. CHARLES COUNTY, MISSOURI (“OSCCMO”)

WHEREAS, Article II, Section 2.529 of the St. Charles County Charter provides that the Council may exercise legislative power pertaining to public health and welfare, Police and traffic, building construction, and planning and zoning, in the part of the County outside incorporated Cities, Towns, and Villages, and on such other subjects as may be authorized by the Constitution or by applicable law; and

WHEREAS, the County Council finds that it is in the public interest to amend Section 500.150, Residential Code for One- and Two-Family Dwellings, of Chapter 500, Building Codes and County Building Commission, OSCCMo, as provided herein; and

WHEREAS, this amendment will clarify that small guest houses (5 or fewer guest rooms) and other single family-type uses to be constructed or altered, etc. without sprinklers.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. CHARLES COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section 500.150 OSCCMo., is hereby amended as follows (added text in **bold type**, deleted text in [~~bracketed and stricken type~~]):

Section 500.150 Adoption of Residential Code for One-And Two-Family Dwellings of St. Charles County.
St. Charles County hereby makes the following modifications to the St. Charles County Residential Code for one- and two-family Dwellings (2019), a copy of which shall be deposited in the Office of the County Registrar with this ordinance, including Appendices E, G, I, J, K, M, and P, with the following amendments by additions, insertions, deletions, and changes to read as follows:

(CHAPTER 1 ADMINISTRATION)
(SECTION R101 GENERAL)

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-family Dwellings of St. Charles County, Missouri, and shall be cited as such and will be referred to herein as "this code."

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Exceptions: The following shall be permitted to be constructed in accordance with this code:

- 1. Live/work units located in townhouses and complying with Section 419 “Live/Work Units” of Chapter 4 “Special Detailed Requirements Based on Use and Occupancy”, of the Building Code of St. Charles County, codified in Section 500.100 OSCCMo., except that in these instances fire suppression required by Section 419.5 shall conform to Section P2904.**
- 2. Owner-occupied lodging houses with five or fewer guestrooms.**
- 3. A care facility with eight or fewer persons capable of self-preservation receiving custodial care within a single-family dwelling.**
- 4. A care facility with eight or fewer persons capable of self-preservation receiving medical care within a single-family dwelling.**
- 5. A care facility with eight or fewer persons capable of self-preservation receiving care within a single-family dwelling.**

(SECTION R103 DEPARTMENT OF
BUILDING SAFETY)

R103.1 Creation of enforcement agency. The Division of Building and Code Enforcement of the Department of Community Development shall be the enforcement agency for this code and the Division's director shall be the building official or code official referred to in this code.

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Section 2. This ordinance is subject to penalty provisions for its violation and therefore, for penal purposes, shall be effective thirty-one (31) days after its posting in six public places, its publication in full on the web site of St. Charles County, and the publication of its title and the location in St. Charles County where it may be viewed in its entirety in a legal publication or a newspaper of general circulation in St. Charles County.

DATE PASSED

DATE APPROVED BY COUNTY EXECUTIVE

CHAIR OF THE COUNCIL

COUNTY EXECUTIVE

ATTEST:

COUNTY REGISTRAR