



DATE: May 6, 2022

TO: Steve Ehlmann, County Executive
Joann Leykam, Director of Administration

CC: Rory O'Sullivan, Acting County Counselor
Donna Vogt, County Council

FROM: Michael Hurlbert, Director of Community Development

RE: St. Charles Building Code Amendment Bill for May 31, 2022 County Council Meeting

The Community Development Department is submitting the following item for the May 31, 2022 County Council Agenda.

BILL FOR INTRODUCTION:

Staff is requesting to amend Section 500.150 of the County Residential Code for One- And Two-Family Dwellings to bring the building code in line with the zoning code. The change will allow small guesthouses of five (5) or fewer guest rooms and other uses that are single family in nature to exist without sprinklers, proposing the addition of the following Section:

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 the 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 ~~(eight)~~ 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 R101.2 already exists within the Building Code adopted by the County in 2019. This additional amendment is above and shows deletions in parentheses and additions as underlined. The change from eight to five guestrooms makes the building code consistent with the County's zoning code.