



DATE: April 15, 2019

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

CC: John Watson, County Counselor  
Donna Vogt, County Council

FROM: Michael Hurlbert, Director of Community Development

RE: Building Code Update Bill for April 29, 2019 County Council Meeting

The Community Development Department is submitting the following item for the April 29, 2019 County Council Agenda.

**BILL FOR INTRODUCTION:**

AN ORDINANCE AMENDING SECTIONS 500.150, 500.300, 500.310, 500.520(A), 500.600(A) and 500.880 OF THE ORDINANCES OF ST. CHARLES COUNTY, MISSOURI ("OSCCMO") RELATED TO BUILDING CODES AND THE BUILDING COMMISSION.

The Building and Code Enforcement Division of Community Development regularly reviews our building code requirements and is proposing the following changes:

1. **Residential Permit Expiration** – Changes the expiration of residential permits from one year after issuance to 6 months of inactivity (similar to commercial permits).
2. **Revises Private Sewage Disposal Maintenance Programs**
  - Extends the timeframes related to how often conventional private sewage disposal systems are required to be inspected (from 2 years to 5 years)
  - Eliminates the requirement for the County to manage maintenance agreements
  - Reduces paperwork and clarifies the procedures
  - Recovers costs by charging a \$20 fee for maintenance affidavits and \$15 for a change of ownership inspection
3. **Revises Private Sewage Disposal Requirements**
  - Updates language to be consistent with State of Missouri requirements
  - Ensures timeframes were consistent with other building codes
  - Requires electrical control systems to be installed above the base flood elevation
  - Clarifies requirements for test borings and pits
4. **Nuisance Property Abatement** – Lessens the timeframe before the County can begin procedures to address nuisance properties from 1 year to 3 months.
5. **Manufactured Home Installation** – Requires all manufactured homes installations to be completed by a State-licensed installer (currently only new homes are required to be installed by a licensed contractor).
6. **Building Commission Meetings** – Changes the timeframe for required Building Commission Meetings from quarterly to once a year.