CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368

BOARD OF ALDERMEN
WORKSHOP AGENDA
JANUARY 20, 2016
5:30 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Chief Mike Marlo – Wentzville Fire Protection District (Mayor)
2. Ballfield Bleachers
3. Short Term Goals (0 – 3 year projects)
4. Long Term Goals (3 – 10 year projects)
5. Review of Board of Aldermen Meeting Agenda (01-20-16)

STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. Staff
4. Aldermen
5. Mayor

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____

Litigation and Privileged Communications (1)
Real Estate (2)
Personnel (3)
Labor (9)
Bid Specs (11)
Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

Kim Clark

From: David Zucker
Sent: Thursday, January 14, 2016 3:19 PM
To: Mike Marlo
Cc: Kim Clark
Subject: Dardenne Prairie BOA Meeting

Chief Mike Marlo
Wentzville Fire Protection District

Chief,
It was good to see you today at the Chamber meeting. We look forward to seeing you next Wednesday, January 20 at 5:30 at our Board of Alderman Workshop Meeting. We will put you on our agenda.

Let me know if you need additional information.

DZ

David C. Zucker
Mayor, City of Dardenne Prairie
636-755-5306

DARDENNE
PRAIRIE

CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368

BOARD OF ALDERMEN
MEETING AGENDA
JANUARY 20, 2016
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL
- Mayor Zucker
- Alderman Klingerman
- Alderman Nay
- Alderman Gotway
- Alderman Koch
- Alderman Stipes
- Alderman Santos

OPEN FORUM

CONSENT AGENDA
1. Board of Aldermen Minutes 1-6-16
2. Workshop Summary 1-6-16
3. Expenditures for Approval 1-20-16
4. Treasurer's Report – As of December 31, 2015

ITEMS REMOVED FROM CONSENT AGENDA

NEW BUSINESS

1. **Bill #16-01**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 500.055 OF THE MUNICIPAL CODE BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 500.055; PROVIDING REGULATIONS FOR THE CONSTRUCTION OF ONE – AND TWO-FAMILY DWELLINGS IN THE CITY; AND OTHER MATTERS RELATED THERETO

STAFF COMMUNICATIONS
1. City Attorney
2. City Engineer
3. Staff
4. Aldermen
5. Mayor

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____

- Litigation and Privileged Communications (1)
- Real Estate (2)
- Personnel (3)
- Labor (9)
- Bid Specs (11)
- Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

BOARD OF ALDERMEN MINUTES **JANUARY 6, 2016**

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 7:48 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance followed by the invocation by Alderman Blake Nay.

Present at roll call were Mayor Zucker, Aldermen Klingerman, Koch, Stipes, Santos, Nay and Gotway. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young. Staff member Jeff Amelong was also in attendance.

OPEN FORUM - The following was in attendance to speak:
Norval Wallen - 148 Sanctuary Drive

CONSENT AGENDA

1. Board of Aldermen Minutes 12-16-15
2. Workshop Summary 12-16-15
3. Expenditures for Approval 01-06-16

A motion was made by Alderman Gotway, Seconded by Alderman Nay to approve the consent agenda. Motion passed unanimously.

STAFF COMMUNICATIONS
City Engineer Luke Kehoe provided the status of a box culvert on McCluer Road.
Alderman Santos mentioned a recent Craigslist robbery, a park smash and grab and the use of drones. He also mentioned a scouts group in need of community service.
Alderman Klingerman mentioned debris located near the corner of Hanley and Feise Road.
Alderman Koch mentioned the recent flooding.

ADJOURNMENT

A motion was made by Alderman Gotway, Seconded by Alderman Stipes to adjourn the meeting at 8:14 p.m. Motion passed unanimously.

Respectfully submitted,

_____
Kim Clark, City Clerk

WORKSHOP SUMMARY **JANUARY 6, 2016**

The City of Dardenne Prairie workshop session was called to order at 5:36 p.m.
The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

The following were in attendance: Mayor Zucker, Aldermen Koch, Gotway, Klingerman, Nay, Stipes and Santos. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young. Staff members Jeff Amelong and Tommie Monroe were also in attendance.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Presentation by PGAV
2. Jeffrey Todd – 1616 Brett Ridge Drive
3. John Williams – Dardenne Acres

Mr. Devers from 1528 Henning Road was in attendance to discuss the ongoing code violations at 1524 Henning Road.

4. East-West Gateway Council of Governments Transportation Projects Funding Applications STP-S and CMAQ (Kehoe)
5. Short Term Goals (0 – 3 year projects)
6. Long Term Goals (3 – 10 year projects)
7. Review of Board of Aldermen Meeting Agenda (01-06-16)

STAFF COMMUNICATIONS

Mayor Zucker mentioned the following:

- Dardenne Prairie will host the monthly Mayors/City Administrators luncheon on January 21
- Dardenne Prairie will host a dinner on January 28th for the Home Owners Association Presidents
- Immaculate Conception has requested city support for their upcoming dinner auction
- Notice on Grace Hauling trash bills regarding glass recycling was placed prematurely
- Flood damage at BaratHaven Park
- The city hall gutters have been installed and the roof damage has been repaired

Alderman Klingerman mentioned he is having email issues.
Alderman Gotway commended staff on a great job cleaning the trail after the recent flooding. He also mentioned an anonymous letter he had received regarding a city employee and a septic tank located at the Dardenne Athletic fields.

ADJOURNMENT

With no objections, the meeting was adjourned at 7:37 p.m. Motion passed unanimously.

Respectfully submitted,

_____
Kim Clark, City Clerk

EXPENDITURES FOR APPROVAL
1/20/2016

1	AFLAC	January, 2016	174.36
2	Ameren	Hanley Traffic Light to 12/22/15	10.24
3	Ameren	Hanley Traffic Light 2 to 12/22/15	43.19
4	Ameren	Street Lights to 1/5/16	64.36
5	Ameren	Street Lights to 1/8/16	110.16
6	Ameren	Concession Stand to 12/22/15	92.72
7	AT & T	Building Dept. Software Monthly Data	46.73
8	BSN Sports	Ballfield Bleachers	6,045.00
9	Childs Tire	Tractor Tire Repair	15.00
10	Court-Missouri Department of Revenue	Crime Victims: December, 2015	641.70
11	Court-Sheriff Retirement Fund	Retirement Fund: December, 2015	261.00
12	Court-St. Charles County-Dom Violence Fund	Court Fines: December, 2015	178.00
13	Court-Treasurer; State of Missouri	POST Fees: December, 2015	90.00
14	Crash City USA	Dump Truck Transport	106.00
15	Family Support Payment Center	12/31, 1/15 & 1/29 Payroll	441.69
16	GFI	Copier Fees	99.73
17	Hazelwood & Weber	December, 2015 Legal Fees	8,486.27
18	Insurance: FCL Dental	Dental: February, 2016	464.76
19	Kehoe Engineering	Engineering: December, 2015	10,290.75
20	Kehoe Engineering	Reimbursable Engineering: December, 2015 (85%)	66.03
21	MO Dept of Revnue	Quarterly Sales Tax Report	35.00
22	MOCCOFA	City Clerk Conference: Registration & Lodging	830.00
23	MyGov, LLC	Building Dept Software: 1st Quarter, 2016	1,800.00
24	Office Essentials	Office Supplies	20.89
25	Payroll	Payroll: 1-15-16	15,592.79
26	PGAV	Professional Services ending December 26, 2015	4,900.00
27	PNC	Credit Card Charges	1,074.45
28	R & R Contracting Service	Porta Potties - City Hall Park (January)	92.00
29	Sprint	Amelong Cell Phone	67.34
30	St. Louis Post Dispatch	6 Month Financial Statement	662.40
31	The Hartford	Annual Property & Equipment Coverage	9,197.00
32	The Law Office of Dennis Chassaniol	Municipal Judge: January, 2016	400.00
33	Thoele	Gasoline Charges to 12-30-15	224.53
34	Tracker Designs	Monthly Website Search Engine	65.00
35	Windstream	Phone Service	612.50
			63,301.59

Approved by Board of Aldermen 1-20-16

_____
Mayor David C. Zucker

TREASURER'S REPORT

As of December 31, 2015

Special Revenue Fund	411,639.37
General Fund	3,545,306.34
Parks & Storm Water Fund	71,644.34
Capital Improvement Sales Tax Fund	86,168.75
Certificate Payment Account	33.00
Municipal Bond Account	1,378.00
Escrow/Bond Account	124,315.71
Petty Cash	100.00
Cash Drawer	200.00
TOTAL	**4,240,785.51**

COP Series 2008 (Reserve)	248,217.37
COP Series 2009	1.16
Bryan Road NID Bond Fund	243,167.12
Bryan Road NID Bond Reserve Fund	121,287.02

Respectfully submitted,

Kim Clark

Kim Clark
City Clerk/Treasurer

BILL NO. 16-01

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 500.055 OF THE MUNICIPAL CODE BY DELETING IT IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW SECTION 500.055; PROVIDING REGULATIONS FOR THE CONSTRUCTION OF ONE – AND TWO-FAMILY DWELLINGS IN THE CITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to § 67.280.2, RSMo., the City "may adopt or repeal an ordinance which incorporates by reference the provisions of any code or portions of any code, or any amendment thereof, properly identified as to date and source, without setting forth the provisions of such code in full;" and

WHEREAS, consistent with § 67.280.2, RSMo., on March 2, 2011, and pursuant to Ordinance No. 1552, the City adopted the International Residential Code for One- and Two-Family Dwellings, 2009 Edition, as published by the International Code Council, as the Residential Building Code of the City; and

WHEREAS, the Board of Aldermen hereby finds and determines that it is to benefit of the general health and welfare of the residents of the City to provide additional regulations on the construction of One- and Two-Family Dwellings within the City.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 500.055 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby deleted in its entirety and replaced, in lieu thereof, with a new Section 500.055, which shall read as follows:

SECTION 500.055 RESIDENTIAL CODE — AMENDMENTS.

A. The International Residential Code for One- and Two-Family Dwellings, 2009 Edition, as published by the International Code Council, is amended by addition, deletions and changes including the changing of Articles, Sections, Subsections and Subsection titles and the addition of new Sections and Subsections so that such amended and added Articles, Sections and Subsections read as follows:

1. **Section R101.1 Title**. Delete "Name of Jurisdiction" and insert "City of Dardenne Prairie, Missouri".

2. **Section R105.1 Required**. After "occupancy of a building or structure," insert ", or fences 30 inches or more in height pursuant to Section 405.412 of the Municipal Code of the City of Dardenne Prairie, Missouri,"

3. **Section R105.2 Work exempt from permit**. Delete "2. Fences not over 6 feet (1829 mm) high." and insert "2. Fences less than 30 inches in height."

4. **Section R105.5 Expiration**. Insert after first sentence "A permit expires automatically if 180 days elapse with no request for an inspection." Delete "and justifiable cause demonstrated" and insert "and shall be granted only upon a showing of justifiable cause and substantial progress. If a permit expires pursuant to this provision, the building official may issue a new permit upon advance payment (subject to refund if overestimated) of an administrative penalty of one hundred dollars ($100.00) for each 90 days or fraction thereof expected to lapse between the issuance of the new permit and the issuance of certificate of occupancy upon final inspection as pursuant to Section R110 of this code."

5. **Section R106.2 Construction Documents**. Insert new Section 106.1.1.2, to read as follows:

Section R106.1.1.2 All applications for permit for one- and two-family dwellings shall include a written verification by the builder affirming that a fire sprinkler system was offered to the purchaser prior to entering into the purchase contract in conformance with Section R313.1 of this code. If there is no purchaser at the time of the permit application submittal, then said verification shall be made as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence.

6. **Section R106.3.1 Approval of construction documents**. Delete "REVIEWED FOR CODE COMPLIANCE" and insert "APPROVED FOR CONSTRUCTION." Delete "shall be kept at the site of work" and insert "may be kept at the site of work or made available at time of inspection".

7. **Section R108.6 Work commencing before permit issuance**. Add "Exemptions:

1. Land disturbance activities affecting less than 5,000 square feet.

2. Stakeouts and other necessary planning procedures"

8. **Section R112.2.1 Determination of substantial improvement in area prone to flooding**: Delete.

9. **Section R112.2.2 Criteria for issuance of a variance for areas prone to flooding**: Delete.

10. **Section R112.3 Qualifications**. Delete "The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction."

11. **Section R115 Workmanship**. This Section shall be added and shall read as follows:

All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred.

12. **Chapter 2: Definitions** — STORY ABOVE GRADE PLANE. Delete "any one of". Delete the "." at the end of the sentences enumerated as 1 and 2, and replace with "; and".

13. Table R301.2(1) — Add.

Ground Snow Load	Wind Design		Seismic Design Cate-gory	Subject To Damage From			Winter Design Temper-ature	Ice Barrier Under-layment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topo-graphic Effect		Weather-ing	Frost Line Depth	Ter-mite					
20 psf	90	No	C	Severe	30 inches	Yes	6°	NO	4/19/79 8/2/96	963	55

Note h. Delete "In accordance with Section R905.2.7.1, R905.4.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the". Before "jurisdiction" insert "The". Delete "Yes" and insert "NO". Delete "Otherwise, the jurisdiction shall fill in this part of the table with "NO".

14. **Section R302.1 Exterior walls**. Exception 4. Delete "2 feet (610 mm)" and insert "5 feet (1525 mm)". Add "Exception 6. Setbacks for structures on properties are established by Title IV of the Municipal Code of the City of Dardenne Prairie, Missouri."

15. **Section R302.2**. Townhouses. Delete the exceptions in their entirety and insert the following exceptions:

EXCEPTIONS:

1. A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119 or UL 263 is permitted for town houses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapter 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

2. A common 1-hour fire-resistance-rated wall assembly tested in accordance with STME 119 or UL 263 is permitted for town houses if an automatic fire suppression system is installed throughout in accordance with either NFPA 13, NFPA 13R or NFPA 13D, and

if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapter 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

16. **Section R303.1.1 Basements and cellars**. This Section shall be added and shall read as follows:

The glass window area in basements and cellars shall not be less than one percent (1%) of the floor area served and shall be openable for natural ventilation.

17. **Section R303.3 Bathrooms**. Exception 1 after "to the outside or" insert "to an attic gable vent or ventilated soffit".

18. **Section R303.4.2 Exhaust openings**. After "be directed" insert "below 6 feet and 8 inches". After "onto a" insert "public".

19. **Section R306.5 Hose bibb**. This Section shall be added and shall read as follows:

Every dwelling shall be equipped with one (1) outside frostproof hose bibb which shall be protected from backflow in accordance with Section P2902 of this code.

20. **Section R306.6 Floor drain**. This Section shall be added and shall read as follows:

All basements shall be equipped with a floor drain within twenty (20) feet of heating/cooling system(s) and water heaters and which shall comply with Chapter 27, Sections P2701 et seq. of this code.

21. **Section R309.5 Flood hazard areas**. Delete.

22. **Section R310.1 Emergency Escape and Rescue Required**. Delete in its entirety and insert the following:

Section R310.1 Emergency Escape and Rescue Required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue opening shall be required in each sleeping room. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this Section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue opening with a finished sill height below the adjacent ground elevation

shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

EXCEPTIONS:

1. Basements used only to house mechanical and not exceeding total floor area of 200 square feet (18.58 m2);

2. Basements built before the enforcement of this code shall be allowed to be finished with rooms other than sleeping rooms. Sleeping rooms shall have an emergency escape and rescue opening as required in above Section.

23. **Section R311.3.1 Floor elevations at the required egress doors**. Insert a new second "Exception" reading as follows:

Where exterior doors lead to planned but not yet built decks or balconies, such doors shall be protected with guards complying with the provisions of Section R312 of this code.

24. **Section R311.3.2 Floor elevations for other exterior doors — first "Exception"**: Delete "two or fewer risers" and insert "three or fewer risers".

25. **Section R313 Automatic Fire Sprinkler Systems**. Delete Section in its entirety and insert as follows:

SECTION 313 AUTOMATIC SPRINKLER SYSTEMS

R313.1 General. Automatic residential fire sprinkler systems shall be designed and installed in accordance with Sections P2904 or NFPA 13D. Notwithstanding the provisions of the International Building Code or this code, as amended and adopted by the City of Dardenne Prairie, Missouri, to the contrary, a builder of a town house or one- or two-family dwellings 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, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a town house or one- or two-family dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased.

26. **Section R403.1.4.1 Frost protection**. Delete "Extending below the frost line specified in Table R301.2(1)" and insert "Extending 30 inches (77 mm) below finish grade".

27. **Section R403.1.4.1 Frost protection — "Exception 1"**. Delete "600 square feet (56 m2)" and insert "200 square feet (18.5 m2)".

28. **Section R403.1.4.1.1 Frost protection — "Exception 2"**. Delete in its entirety.

29. **Section R403.1.4.1.1 Frost protection — "Exception 3"**. After "dwelling" insert "and not more than 4 feet (1.22 m) above the surrounding grade".

30. **Section R403.1.7.1 Building clearances from ascending slopes**. Insert at the end of the last sentence of this provision "or according to approved engineered plans".

31. **Table R404.1.1(1)** Delete in its entirety.

32. **Table R404.1.1(3)** Delete in its entirety.

33. **Table R404.1.2(3)** Delete in its entirety.

34. **Table R404.1.2(4)** Delete in its entirety.

35. **Table R404.1.2(8)** Delete in its entirety.

36. **Section R404.1.1(1)** Concrete Foundation Walls. Delete in its entirety and insert the following:

Max. Wall Height	Max. Depth of Unbalanced Backfill	Min. Nominal Wall Thickness
7'-0"	6'-0" or less 7'-0"	8" 10" Note a
8'-0"	6'-0" or less 7'-0" 8'-0"	8" Note a 8" Note a 8" Note a
9'-0"	6'-0" or less 7'-0" 8'-0" 9'-0"	10" 10" 10" Note b 10" Note b
10'-0"	9'-0"	12" Note c

Note a: Concrete foundation walls may be constructed a minimum of nominal 8" thick where the wall height from the top of the footing to the top of the wall does not exceed 8'. A minimum of (2) #4 reinforcing bars shall be placed horizontally in top and bottom of the foundation wall. A minimum of (2) #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" beyond the corners of the openings.

Note b: Concrete foundation walls may be constructed a minimum of nominal 10" thick. A minimum of (2) #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of (2) #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" beyond the corners of the openings.

Note c: Concrete foundation walls may be constructed a minimum of nominal 12" thick. A minimum of (3) #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of (2) #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" beyond the corners of the openings.

The concrete minimum nominal wall thickness shall be 8 inches for foundation walls in soil classes SC, MH, ML-MC and inorganic CL when the maximum wall height is 8 feet.

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.

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.

The Building Official or their designate may request professional design specifications on any project.

37. **Section R404.1.2 Concrete foundation walls**. Add the following exception to this provision:

Exception: Plain concrete foundation walls with a minimum wall thickness of eight inches with not more than seven feet of unbalanced backfill shall be permitted provided the length of any foundation wall does not exceed forty-five feet without an offset or required reinforcement according to Table R404.1.1(2) or an engineered reinforced buttress.

38. **Section R405.1 Concrete or masonry foundations**. Add "Exception 2. Drains provided as detailed in Section R405.1.2 are approved as an alternative method to meet the requirements of this Section."

39. **Section R405.1.2 Soil Evaluations**. An evaluation of the soil for the presence or absence of ground water 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.

40. **Section R405.1.2.1 Groundwater present**. 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.

41. **Section R405.1.2.2 No ground water present**. 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.

42. **Section R405.1.2.3 Filter membranes**. An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover.

43. **Section R405.1.2.4 Drainage system**. Drainage system shall discharge by gravity to daylight or be connected to an approved sump (18" in diameter x 24" deep with fitted cover). A sump pit shall be provided in each basement with pump discharge by an approved method, exception may be granted by a code official.

44. **Section R502.2.2.3 Deck Lateral Load Connection**. Insert thereafter the following exception:

EXCEPTION: All decks that are 100 square feet or less.

45. **Section R602.10.1.1.1 Alternate Braced Wall Panels**. Exterior walls shall be sheathed over the entire structure with minimum 7/16" APA exterior exposure rated plywood or Oriented Strand Board (OSB). Panels shall be fastened per Table R602.10.1.2(1). Exterior corner framing shall comply with Figure 602.10.4.4(1). This alternative braced wall panel method is applicable for all buildings in Seismic Design Categories C and D and precludes any interior braced wall panel requirements.

46. **Section R602.10.3.3 Method PFH: Portal Frame With Hold Downs**. Delete in its entirety and insert the following:

R602.10.3.3 Method PFH: Portal Frame With Hold Downs. Method PFH braced wall panels constructed in accordance with one of the following provisions are also permitted to replace each 4 feet (1219 mm) of braced wall panel as required by Section R602.10.3 for use adjacent to a window or door opening with a full-length header.

Each panel shall be fabricated in accordance with Figure R602.10.3.3. The wood structural panel sheathing shall extend up over the solid sawn or glued laminated header and shall be nailed in accordance with Figure R602.10.3.3. A spacer, if used with a built-up header, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. One anchor bolt not less than 1/2 inch diameter (12.7 mm) and installed in accordance with Section R403.1.6 shall be provided in the center of each sill plate. The hold-down devices shall be embedded-strap type, installed in accordance with Section R403.1.6 and shall be provided in the center of each sill plate. The hold-down

devices shall be embedded-strap type, installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation which is continuous across the entire length of the braced wall line. The foundation shall be reinforced as shown on Figure R602.10.3.2. The reinforcement shall be lapped not less than 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

In the first story of the two-story building, each wall panel shall be braced in accordance with item one above, except that each panel shall have a length of not less than 24 inches (610 mm).

47. **Section R703.7 Stone and masonry veneer, general**. Add the following at the end of this provision's first paragraph: "or engineered to meet all seismic design loads".

48. **R802.3 Framing details**. Add the following at the end of this provision: "Roof eaves shall have a minimum overhang of 12 inches, but shall not exceed 30 inches."

49. **Section R905.2.8.2 Valleys.** Delete number 3. "one ply of" and insert "two ply of 15 pound felt or". After "smooth roll roofing complying with" insert "ASTM D 226 Type I, ASTM D 4869 Type I, or ASTM D 6757 or".

50. **Section R1004.5 Required Fire Separation Enclosure**. This Section shall be added and shall read as follows:

All prefabricated metal chimneys shall be enclosed in a fire-resistant shaft with one (1) layer of gypsum board five-eighths (⅝) inch (16 mm) thick, starting from the fireplace connection to the underside of the roof sheathing, securely attached with framing materials. When the chimney chase is located on an exterior wall of the structure, it need only be separated by lining the wall between the chimney chase and the exterior wall with gypsum board five-eighths (⅝) inch (16 mm) thick.

51. **Section N1103.2.2 Sealing**. Delete in its entirety and insert the following:

N1103.2.2 Sealing. Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4.

Exception: Duct sealing and tightness test is not required if the air handler and most ducts are located within conditioned space.

52. **Section M1305.1.4.1 Ground Clearance**. Delete in its entirety and insert the following:

M1305.1.4.1 Ground Clearance. Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material

extending not less than 2 inches (50.8 mm) above the adjoining ground. Such support shall be in accordance with the manufacturer's installation instructions. Appliances suspended from the floor shall have a clearance of not less than 6 inches (152 mm) from the ground.

53. **Section M1411.6 Locking Access Port Caps**. Delete in its entirety and insert the following:

M1411.6 Locking Access Port Caps. Refrigerant circuit access ports located outdoors shall be fitted with non-locking type hamper resistant caps.

54. **Section M1503.4 Make Up Air Required**. Delete in its entirety and insert the following:

M1503.4 Make Up Air Required. Exhaust hood systems capable of exhausting in excess of 600 cfm shall be provided with makeup air. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

55. **Section P2503.6 Shower liner test**. Delete entirely.

56. **Section P2603.6.1 Sewer depth**. In the first sentence delete "[number] inches [number] mm" and insert "eighteen (18) inches four hundred fifty-three (453) mm". In second sentence delete "[number] inches [number] mm" and insert "thirty (30) inches seven hundred sixty-two (762) mm.

57. **Section P2903.5 Water Hammer**. Delete in its entirety and insert the following:

Section P2903.5 Water Hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are used. Water-hammer arrestors shall be installed in accordance with the manufacturer's installation instructions. Water-hammer arrestors shall conform to ASSE 1010.

58. **Section E3609.3 Bonding for Other Systems**. Delete in its entirety.

59. **Section E4002.14 Tamper-resistant receptacles**. Delete "area" insert "bedrooms".

60. **Section N1102.4.1 Building thermal envelope**. The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

1. Site-built windows, doors and skylights.

2. Openings between window and door assemblies and their respective jambs and framing.

3. Utility penetrations.

4. Walls and ceilings separating the garage from conditioned spaces.

5. Behind tubs and showers on exterior walls.

6. Common walls between dwelling units.

7. Rim joists junction.

8. Other sources of infiltration.

61. **Section N1102.4.2 Air sealing and installation**. Delete "one of the following options given by Section N1102.4.2.1 or N1102.4.2.2" and insert "the option given by Section N1102.4.2.2. Permittees may at their discretion demonstrate building envelope air tightness and insulation installation with the option given by Section N1101.4.2.1."

62. **Section N1102.4.3 Fireplaces**. Delete in its entirety.

63. **Section N1103.2.2 Sealing**. Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4.

Exception: Duct sealing and tightness test is not required if the air handler and most ducts are located within conditioned space as determined by the Building Official.

64. **Section P2602.1 General**. Delete in its entirety and insert a new provision reading as follows:

The water distribution and drainage system of any new or existing building or premises where plumbing fixtures are installed shall be connected to a public water supply or sanitary sewer system, respectively, when these public utilities are within 200 feet of the nearest property line.

When either a public water supply or sanitary sewer system, or both, are not within the 200 feet, or connection thereto is determined by the building official to be not feasible, an individual water supply or individual (private) sewage disposal system, or both, shall be provided.

65. **Section P2603.6 Freezing**. Delete in its entirety and insert a new provision reading as follows:

Water, soil and waste pipes shall not be installed in exterior walls, crawl spaces or attics, unless approved by the building official upon a showing that such pipes installed in such

locations are not at risk of freezing. Water service pipes shall be installed not less than 36 inches (915 mm) below grade.

66. **Section P2603.6.1 Sewer depth**. In first sentence delete "[number] inches (mm)" and insert "18 inches (453 mm)". In second sentence delete "[number] inches (mm)" and insert "30 inches (762 mm)".

67. **Section P2903.5 Water hammer**. Add to the end of this provision. "A water hammer arrestor shall be installed where quick-closing valves are utilized."

68. **Section P2904.1 General**. Insert before first sentence: "These regulations are subject to Section R313 of this code as amended by City of Dardenne Prairie."

69. **Section P2904.1 Required sprinkler locations**. In the first sentence insert "If installed as allowed by Section R313 of this code as amended by City of Dardenne Prairie" before "Sprinklers".

70. **Section P3103.1 Roof extension**. Delete "at least [number] inches above the roof or [number] inches above the anticipated snow accumulation" and insert "at least 12 inches (305 mm) above the roof or 4 inches (102 mm) above the anticipated snow accumulation".

71. Section P3112.1 Limitation. Delete.

72. **Section P3112.2 Vent connection**. Delete in its entirety and insert "The island fixture shall be vented by air admittance valve as provided for in Section P3114 of this code."

73. **Section AG103 Swimming Pools (Appendix G)**. Add the following Subsection at the end of this provision:

AG103.3 Drainage of all swimming pools. All swimming pools and equipment shall be equipped to be emptied completely of water so that the discharged water shall be disposed of in a manner that is approved in writing by the Building Official, that will not create a nuisance to adjoining property, either by running across that property's surface regularly, or by causing erosion on that property, or by causing water to stand on that property for twenty-four (24) hours or more.

SECTION 2. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 3. Savings Clause: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this _____ day of _____, 2016.

_____

As Presiding Officer and as Mayor

Attest:

_____

City Clerk

Approved this _____ day of _____, 2016.

_____

Mayor

Attest:

_____

City Clerk