



## **FLORISSANT CITY COUNCIL AGENDA**

**City Hall**

**955 rue St. Francois**

**Monday, November 22nd, 2021**

**7:00 PM**

**Karen Goodwin, MMC/MRCC**



### **I. PLEDGE OF ALLEGIANCE**

### **II. ROLL CALL OF MEMBERS**

### **III. APPROVAL OF MINUTES**

- City Council Meeting minutes of November 8, 2021

### **IV. Proclamation**

- Legacy Jackson

### **V. RESOLUTION**

1033	A Resolution of the City Council and Mayor of the City of Florissant recognizing Diana Weidinger for her dedication and service to the City of Florissant.	Council as a Whole
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### **VI. HEARING FROM CITIZENS**

### **VII. COMMUNICATIONS**

### **VIII. PUBLIC HEARINGS**

21-11-031 (Ward 3) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Tamir LLC to allow for the operation of a sit-down, carry-out restaurant for the property located at 8457 N. Lindbergh. (Planning and Zoning recommended approval on 11/1/2021)	Alvah Levine
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### **IX. OLD BUSINESS**

#### **A. BILLS FOR SECOND READING**

9730	Ordinance authorizing a Special Use Permit to Kingston 10, LLC to allow for the operation of a restaurant/bar for the property located at 1157-1159 N. Hwy 67.	Mulcahy
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9731 Proposed Budget	Ordinance adopting the budget for the City of Florissant for the fiscal year commencing on December 1, 2021 and ending on November 30, 2022 and providing for its effective date.	Council as a whole
9732 Contract	Ordinance repealing Ordinance No. 8655 and authorizing the Mayor of the City of Florissant to enter into a contract with the law firm of Lewis Rice, LLC, represented by John M. Hessel for legal services for the City of Florissant commencing on December 1, 2021 and ending on November 30, 2022.	Council as a whole
9733 Memo	Ordinance to amend Title II, Chapter 245 "Parks & Recreation" of the Florissant city code, Section 245.180 "Fees for Use", to adjust fees for use of various park facilities.	Schildroth
9734 Memo	Ordinance to amend Chapter 245 "Parks and Recreation" article XI "Old Fleurissant Golf Club" of the Florissant city code, subsection 245.610 "Fees and Charges" to adjust fees for the golf course facility.	Schildroth
9735	Ordinance repealing ordinance no. 8587 establishing a new compensation plan for seasonal employees of the city of Florissant and containing an effective date clause.	Schildroth
9736 Memo	Ordinance repealing ordinance no. 8653 establishing a new compensation plan for part-time employees of the City of Florissant and containing an effective date clause.	Schildroth
9737 memo	Ordinance amending Chapter 125 "Personnel", Article II "Classification of Positions", Section 125.065 "Wage Increase and Schedule" by deleting it in its entirety and replacing it.	Schildroth
9738 Memo	Ordinance repealing ordinance no. 8059 establishing a grade and step schedule for full time classified positions within the City of Florissant and enacting in lieu thereof a new ordinance and containing an effective date clause.	Schildroth
9739 Memo	Ordinance amending ordinance no. 8370 establishing a grade and step schedule for full time uniformed employees and dispatcher positions within the City of Florissant and enacting in lieu thereof a new ordinance and containing an effective date clause.	Schildroth
S9740 Memo	Ordinance providing for the repeal of chapters 500, 505 and 510 of the code of ordinances of the City of Florissant, Missouri, as amended, relating to the building code and enacting in lieu thereof a new chapter 500, a new chapter 505, and a new chapter 510 on the same subject with certain modifications as hereinafter set forth.	Schildroth

9742 Memo	Ordinance amending chapter 125 “Personnel”, Article VI “Leave Policies”, Division 2 “Vacations” by deleting it in its entirety and replacing it.	Schildroth
9743 Memo	Ordinance appropriating the Community Development Block Grant (CDBG) funds for the 2021 Fiscal Year for the City of Florissant.	Schildroth

## **X. NEW BUSINESS**

### **A. BOARD APPOINTMENTS**

### **B. REQUESTS**

Liquor (Ward 6) Application	Request to approve a Full Liquor by the Drink license for Kingston 10, LLC for a restaurant/bar located at 1157-1159 N. Hwy 67. (Postponed to this date on 11/8/2021)	Dean Treston
Liquor (Ward 9) Application	Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road.	Prince Koroma

### **C. BILLS FOR FIRST READING**

9744	Ordinance to authorize a Special Use Permit to Tamir LLC to allow for the operation of a sit-down, carry-out restaurant for the property located at 8457 N. Lindbergh.	Eagan
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## **XI. MOTION TO CANCEL THE DECEMBER 27<sup>TH</sup>, 2021 MEETING DUE TO THE CHRISTMAS HOLIDAY.**

## **XII. COUNCIL ANNOUNCEMENTS**

## **XIII. MESSAGE FROM THE MAYOR**

## **XIV. ADJOURNMENT**

**THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON NOVEMBER 19TH, 2021 BY 12:00 PM.**

**ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, NOVEMBER 22nd, 2021.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

November 8, 2021

Due to the ongoing COVID-19 pandemic, including the Delta variant, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, November 8, 2021 at 7:00 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Manganelli, Caputa, Schildroth, Mulcahy, Pagano, Parson, Siam, and Harris. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilwoman Pagano moved to approve the City Council Minutes of October 25<sup>th</sup>, 2021 and Budget Meeting Minutes of October 23<sup>rd</sup>, 2021, seconded by Siam. Motion carried.

The next item on the Agenda was *Hearing from Citizens* of which there were none.

The next item on the Agenda was *Communications* of which there were none.

The next item on the Agenda was *Public Hearings*.

The City Clerk reported that Public Hearing 21-11-030 for the request to authorize a Special Use Permit to Kingston 10, LLC to allow for the operation of a restaurant/bar for the property located at 1157-1159 N. Hwy 67. The Chair declared the Public Hearing to be open.

Dean Treston, 1251 Evening Shade, petitioner stated he wants to open a Jamaican restaurant and bring a diverse menu to the Lindbergh area. Mr. Treston stated he is wanting to open between Christmas and New Year's, but is verifying the special use permit. He noted there would be parking for employees in the rear which is near residential properties. Mr. Treston stated the stage would be used for mild entertainment and karaoke with hours of operation from 11am to 9pm on Wednesday through Saturday with hours of 10am to 9pm on Sundays to allow for brunch. He stated there is a potential to be open 7 days a week once he has a better understanding of the customers. Mr. Treston stated he understands that if there is a cover charge for customers, he would have to have a dance hall permit. Councilman Eagan asked if the petitioner would create this as a nightclub setting. Mr. Treston stated the business not affiliated with the entertainment business in question and would not be a nightclub only a restaurant. He confirmed the main business aspect is operating as a restaurant with carry-out and dine-in options.



32 Being no further comments, Councilman Mulcahy made a motion to close the Public Hearing,  
33 seconded by Schildroth. Motion carried.

34 The Chair stated that the next item on the agenda was *Second Readings*.

35 Councilman Siam moved Bill No. 9715 an Ordinance to rezone the property at 2925 N. Hwy 67  
36 from B-3 "Extensive Business District" to B-5 "Planned Commercial District" for the location of a car  
37 wash be read for a second time, seconded by Eagan. Motion carried and Bill No. 9715 was read for a  
38 second time.

39 Councilman Siam moved that Bill no. 9715 be read for a third time, seconded by Manganelli.  
40 Motion carried and Bill No. 9715 was read for a third time and place upon its passage. Before the final  
41 vote all interested persons were given an opportunity to be heard.

42 Councilman Caputa stated he would like to speak to Tom Goldkamp, City Engineer, to have a  
43 better understanding of the traffic study. Mr. Goldkamp stated he reached out to MoDOT since this is  
44 located on a state highway, he stated a car wash location would not meet the requirements of 100 vehicles  
45 per hour at peak times. He stated the civil engineer for the owner informed them of an expectation of 70  
46 vehicles per hour at the location during peak times on weekends. Councilman Siam clarified the number  
47 of vehicles for the traffic was vehicles entering and leaving the property per hour, not vehicles passing  
48 the properties. Mr. Hessel noted if the majority of the city council wanted to traffic study, they could  
49 request one, however, a majority of the Council and the Planning and Zoning Commission did not request  
50 one. Councilman Parson noted he would not be voting in favor of a traffic study since it would be unduly  
51 burdensome on the business. Councilman Harris noted during the Public Hearing it was said the property  
52 could hold about 20 cars at a time for the car wash and the exits were made to assist with the concerns of  
53 traffic on the property. Matthew Gilbert, petitioner, stated the traffic study was brought up at the Planning  
54 and Zoning meeting however, they did not request it to be completed. Mr. Gilbert noted the "pork chop"  
55 entrance would help with traffic flow in and out of the facility and much of the research for the property  
56 was regarding traffic flow in the area. He stated extra stacking area was added for the Florissant location  
57 due to concerns of the traffic on Highway 67.

58 On roll call the Council voted: Manganelli no, Eagan yes, Caputa no, Schildroth yes, Mulcahy  
59 yes, Pagano yes, Parson yes, Siam yes, and Harris yes.

60 Whereupon the Chair declared Bill No. 9715 to have passed and become Ordinance No. 8734.

61 Councilman Caputa moved Bill No. 9725 an Ordinance authorizing the Mayor to enter into an  
62 exclusive license agreement extension with Gateway Disposal, LLC for solid waste collection services

for the residents of the City of Florissant be read for a second time, seconded by Harris. Motion carried and Bill No. 9725 was read for a second time.

Councilman Parson moved that Bill no. 9725 be read for a third time, seconded by Mulcahy. Motion carried and Bill No. 9725 was read for a third time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

On roll call the Council voted: Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, and Harris yes.

Whereupon the Chair declared Bill No. 9725 to have passed and become Ordinance No. 8735.

Councilman Eagan moved that Bill No. 9726 an Ordinance authorizing an amendment to Chapter 345 "Pedestrians' Rights and Duties" Subsection 345.100 "Peddlers, Solicitors and Canvassers Prohibited" by deleting it in its entirety and replacing it be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9726 was read for a second time.

Councilman Eagan moved that Bill no. 9726 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9726 was read for a third time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

On roll call the Council voted: Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, and Harris yes.

Whereupon the Chair declared Bill No. 9726 to have passed and become Ordinance No. 8736.

Councilman Mulcahy moved to accept Substitute Bill No. 9728, seconded by Siam. Motion carried. Councilman Mulcahy moved that Bill No. 9728 an Ordinance authorizing an amendment to Table XVIII-a "Handicapped Parking" to remove the handicapped parking Eastbound St. Denis at Jefferson and to amend Table XIII-a "Parking Prohibited at All Times on Certain Streets" to amend no parking on St. Denis Street at a certain location be read for a second time, seconded by Eagan. Motion carried and Bill No. 9728 was read for a second time.

Councilman Mulcahy moved that Bill No. 9728 be read for a third time, seconded by Parson. Motion carried and Bill No. 9728 was read for a third time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Councilman Parson clarified the changes made with the Substitute Bill with Councilman Mulcahy due to the unclear previous ordinance.

On roll call the Council voted: Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, and Harris yes.

Whereupon the Chair declared Bill No. 9728 to have passed and become Ordinance No. 8737.

Councilman Siam moved that Bill No. 9729 an Ordinance authorizing an amendment to Section 405.245, Subsection B “Screening and Berming”, Subparagraph 2 to require a personnel accessway through new outside trash container screens be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9729 was read for a second time.

Councilman Siam moved that Bill No. 9729 be read for a third time, seconded by Manganelli. Motion carried and Bill No. 9729 was read for a third time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

On roll call the Council voted: Manganelli no, Eagan no, Caputa no, Schildroth no, Mulcahy no, Pagano no, Parson no, Siam no, and Harris no.

Whereupon the Chair declared Bill No. 9729 to have failed.

The Chair stated the next item on the agenda was *Board Appointments*.

Councilman Harris moved to accept the Mayor’s appointment of Thomas Wilkinson, 1980 Danelle Drive, to the Senior Commission with a term expiring 11/8/2024. Seconded by Pagano, motion carried and the appointment was made.

Councilwoman Pagano moved to accept the Mayor’s reappointment of Hector Nunez, Senior Commission, to the with a term expiring 10/26/2024. Seconded by Caputa, motion carried and the reappointment was made.

Councilwoman Pagano moved to accept the Mayor’s reappointment of Carole Lowery, 1815 Patterson, to the Senior Commission with a term expiring 11/12/2024. Seconded by Caputa, motion carried and the reappointment was made.

Councilwoman Pagano moved to accept the Mayor’s reappointment of Mandy Davis, 6 Duchesne, to the Environmental Quality Commission with a term expiring 2/23/2024. Seconded by Parson, motion carried and the reappointment was made.

The Chair stated the next item on the agenda was *Requests*.

Councilman Mulcahy moved to postpone the Request to approve a Full Liquor by the Drink license for Kingston 10, LLC for a restaurant/bar located at 1157-1159 N. Hwy 67 until the November 22, 2021 City Council Meeting, seconded by Eagan. Motion carried.

The Chair stated that the next item on the agenda was *Bills for First Reading*.

Councilman Mulcahy introduced Bill No. 9730 an Ordinance authorizing a Special Use Permit to Kingston 10, LLC to allow for the operation of a restaurant/bar for the property located at 1157-1159 N. Hwy 67 was read for the first time.

The Council as a whole introduced Bill No. 9731 an Ordinance adopting the budget for the City of Florissant for the fiscal year commencing on December 1, 2021 and ending on November 30, 2022 and providing for its effective date was read for the first time.

The Council as a whole introduced Bill No. 9732 an Ordinance repealing Ordinance No. 8655 and authorizing the Mayor of the City of Florissant to enter into a contract with the law firm of Lewis Rice, LLC, represented by John M. Hessel for legal services for the City of Florissant commencing on December 1, 2021 and ending on November 30, 2022 was read for the first time.

Councilman Schildroth introduced Bill No. 9733 an Ordinance to amend Title II, Chapter 245 “Parks & Recreation” of the Florissant city code, Section 245.180 “Fees for Use”, to adjust fees for use of various park facilities was read for the first time.

Councilman Schildroth introduced Bill No. 9734 an Ordinance to amend Chapter 245 “Parks and Recreation” article XI “Old Fleurissant Golf Club” of the Florissant City Code, subsection 245.610 “Fees and Charges” to adjust fees for the golf course facility was read for the first time.

Councilman Schildroth introduced Bill No. 9735 an Ordinance repealing ordinance no. 8587 establishing a new compensation plan for seasonal employees of the city of Florissant and containing an effective date clause was read for the first time.

Councilman Schildroth introduced Bill No. 9736 an Ordinance repealing ordinance no. 8653 establishing a new compensation plan for part-time employees of the City of Florissant and containing an effective date clause was read for the first time.

Councilman Schildroth introduced Bill No. 9737 an Ordinance amending Chapter 125 “Personnel”, Article II “Classification of Positions”, Section 125.065 “Wage Increase and Schedule” by deleting it in its entirety and replacing it was read for the first time.

Councilman Schildroth introduced Bill No. 9738 an Ordinance repealing ordinance no. 8059 establishing a grade and step schedule for full time classified positions within the City of Florissant and enacting in lieu thereof a new ordinance and containing an effective date clause was read for the first time.

Councilman Schildroth introduced Bill No. 9739 an Ordinance amending ordinance no. 8370 establishing a grade and step schedule for full time uniformed employees and dispatcher positions within

the City of Florissant and enacting in lieu thereof a new ordinance and containing an effective date clause was read for the first time.

Councilman Schildroth introduced Bill No. 9740 an Ordinance providing for the repeal of Chapters 500, 505, and 510 of the code of ordinances of the City of Florissant, Missouri, as amended, relating to the building code and enacting in lieu thereof a new chapter 500, a new chapter 505, and a new chapter 510 on the same subject with certain modifications as hereinafter set forth was read for the first time.

Councilman Schildroth introduced Bill No. 9741 an Ordinance authorizing an amendment to Article XIV “Economic Development Commission” subsection 120.630 “Established” to amend the number of members and add alternates was read for the first time.

Councilman Schildroth moved that Bill No. 9741 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9741 was read for a second time.

Councilman Schildroth moved that Bill No. 9741 be read for a third time, seconded by Pagano. On roll call the Council voted: Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, and Harris yes. Having received a unanimous vote of all members present Bill No. 9741 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, and Harris yes.

Whereupon the Chair declared Bill No. 9741 was passed and became Ordinance No. 8738.

Councilman Schildroth introduced Bill No. 9742 an Ordinance amending chapter 125 “Personnel”, Article VI “Leave Policies”, Division 2 “Vacations” by deleting it in its entirety and replacing it was read for the first time.

Councilman Schildroth introduced Bill No. 9743 an Ordinance appropriating the Community Development Block Grant (CDBG) funds for the 2021 Fiscal Year for the City of Florissant was read for the first time.

The next item on the Agenda was *Council Announcements.*

Councilman Manganelli announced he would be holding a Ward 2 Neighborhood Watch meeting prior to the Christmas holidays.

Councilman Parson mentioned the great Veteran's Day Parade and thanked the city for the great work they did in the parade. Mr. Parson noted vehicles have been stolen while running when they are warming them up in the mornings and to keep an eye out in the mornings.

Councilman Siam noted Wards 8 and 9 will be holding a joint meeting on Wednesday, December 8 at 7pm at the James J. Eagan Center with invitations being mailed out soon.

Councilman Caputa reminded residents to lock up their firearms in their home, not in their vehicle. He wished all veterans a Happy Veteran's Day as well as Happy Birthday to all Marines.

Councilwoman Pagano thanked Mr. Caputa and Mr. Parson for their service as well as all other veterans. She noted Wards 5 and 7 will be hosting a meeting on November 17 at 7pm at the Justice Center.

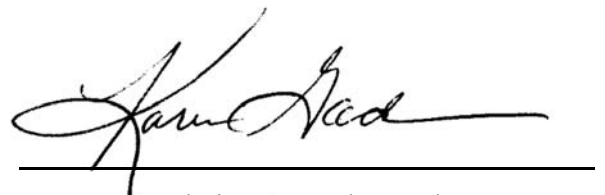
Councilman Schildroth congratulated Mr. John Dobb on his award as the Veteran of the Year and noted a great parade took place. He thanked all the organizers of the event, all veterans, as well as Mr. Caputa, Mr. Parson, and Rudy Schildroth for their military service.

The next item was *Mayor Announcements*.

Mayor Lowery thanked the St. Louis County Veterans Coalition and VFW Post 145 for the Veterans Day Parade and Ceremony. He congratulated John Dobb on receiving the Veteran of the Year award. Mayor Lowery thanked Councilmen Caputa and Parson for their service. He noted the Miracle on St. Francois Street event will be taking place on November 27<sup>th</sup> from 2pm to 9pm and will include photos with Santa, pony rides, Jingle Run for Kids, crafts, tree lighting ceremony as well as a 5pm plaque dedication for Richard Hennifer. Mayor Lowery stated on Sunday, November 28 from 1pm to 6pm will be the Annual Old Town Christmas House Tour.

The Council President stated that the next regular City Council Meeting will be Monday, November 22, 2021 at 7:00 pm.

Councilman Manganelli moved to adjourn the meeting, seconded by Harris. Motion carried. The meeting was adjourned at 7:55 p.m.



Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

The following Bills were signed by the Mayor:

Bill No. 9715                      Ord. No. 8734

215	Bill No. 9725	Ord. No. 8735
216	Bill No. 9726	Ord. No. 8736
217	Bill No. 9728	Ord. No. 8737
218	Bill No. 9741	Ord. No. 8738





## CITY OF FLORISSANT

**WHEREAS:** *Legacy Jackson is a hero in all aspects of her life. At the young age of 12 she is known as a philanthropist and an inspiring young girl who is making a positive impact on the world, and*

**WHEREAS:** *Legacy's commitment to being an inspiration to children has been exemplified in her work through her 501c3 organization called Little Legacies, where she started a library of over 2,000 books at Annie Malone Children's Home, sent over 3,000 shoes to Africa. She has partnered with The Gateway 180 Shelter, the Humane Society, Karen House, St. Louis Children's Division, Children's Hospital, Mercy Kids Cancer Center, and O'Fallon Park YMCA, and*

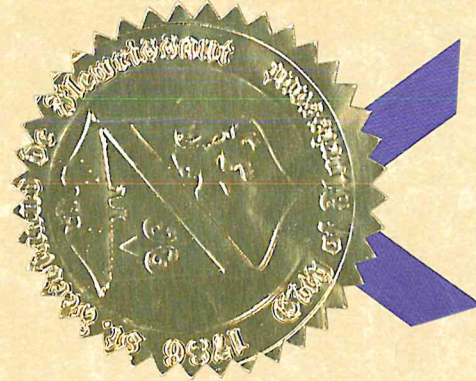
**WHEREAS:** *Legacy has been recognized nationwide for her volunteerism in the communities she serves. She has received the Presidential Service Volunteer Award from the White House, been acknowledged on the floor of the State of Missouri Senate and has received many awards from various other organizations, and*

**WHEREAS:** *Legacy continues her commitment through her service with the Girl Scouts of America and bringing awareness to Juvenile Diabetes after the loss of her brother, Brendon (19) to the disease; and*

**WHEREAS:** *Legacy at the age of 9 years old wrote the book: Bubbles for Brendon: Ways to Celebrate, Remember, and Embrace the Memories of Our Loved Ones. Legacy wrote this book as a self-help and coping tool to help others get through the hard days by providing fun ways to remember their loved ones*

**WHEREAS:** *November is Children's Grief Awareness Month designed to help us become more aware of the needs of grieving children and of the benefits they obtain through the support of others. Children's Grief Awareness Day is an opportunity to make sure that grieving children receive the support they need.*

NOW, THEREFORE, I, Timothy J. Lowery, MAYOR OF THE CITY OF FLORISSANT, and Members of the City Council do hereby congratulate **LEGACY JACKSON** for the many Honors, Achievements, Community Service Projects that she been a leader for all ages and the legacy she is creating for future generations.



*In Witness Whereof I hereunto Set My Hand And Cause To Be Affixed The Seal Of The City Of Florissant, Missouri, this 22nd Day of November 2021.*

  
Mayor Timothy J. Lowery



**A RESOLUTION OF THE CITY COUNCIL AND MAYOR OF THE CITY OF  
FLORISSANT RECOGNIZING DIANA WEIDINGER FOR HER  
DEDICATION AND SERVICE TO THE CITY OF FLORISSANT**

**WHEREAS**, Diana Weidinger is a life-long resident of the City of Florissant, she and her husband Jack have 5 children, Kristina, Melissa, Jackie, David and Johnny, along with 6 grand children and 3, soon to be 4, great grand children; and

**WHEREAS**, Diana served as the President of the Greater North County Chamber of Commerce for 25 years; and

**WHEREAS**, Diana currently serves on the TEAM Board of directors and the Old Town Partners Board and remains a member of the Greater North County Chamber of Commerce and Historic Florissant, and;

**WHEREAS** Diana served on the North County Incorporated Board and was an Executive Board member from 2005-2008; and

**WHEREAS**, Diana was involved with the Fall Festival since its inception and served as the co-chair for the Fall Festival Committee for 13 years; and

**WHEREAS**, Diana has received numerous awards for her dedication and civic leadership over the years from North County Incorporated, Hazelwood School district and the City of Florissant and was named the 1997 Woman of Distinction by the Soroptimist International of North St. Louis County, and;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF FLORISSANT, MISSOURI, AS FOLLOWS:**

That the City Council and the Mayor of the City of Florissant, take great pleasure in recognizing the dedication and service of Diana Weidinger and herewith express its sincere gratitude for the invaluable contributions she has made to the City of Florissant.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT,  
MISSOURI ON THIS 22<sup>nd</sup> DAY OF NOVEMBER, 2021.**

\_\_\_\_\_  
Keith Schildroth, Council President

\_\_\_\_\_  
Timothy J. Lowery, Mayor

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, November 22, 2021 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to Tamir LLC to allow for the operation of a sit-down, carry-out restaurant for the property located at 8457 N. Lindbergh in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

**314-839-7648**

PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Initial Date Petitioner Filed \_\_\_\_\_  
 Building Commissioner to complete  
 ward, zone & date filed

DATE: 11-1-21

**Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).**

**Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)**

**Submit copy of deed or lease or letter of authorization from owner to seek a special use.**

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4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:

(If more space is needed, separate sheets maybe attached)

Ahmad A El-Haija

adamhaija@yahoo.com (479) 685-4467

PRINT NAME

SIGNATURE

email and phone

FOR

TAMIR, LLC A Missouri Limited Liability Company

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.

2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE

ADDRESS 2025 South Brentwood Blvd Suite 101 Saint Louis, MO 63144

STREET

CITY

STATE

ZIP CODE

TELEPHONE / EMAIL

(314) 991-5600

alvah@levinearch.net

BUSINESS

I (we) the petitioner (s) do hereby appoint Alvah Levine AIA Levine Associates Architects as  
Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

Signature of Petitioner authorizing an agent

**NOTE:** When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

## REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c).  
Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:  
Individual \_\_\_\_\_ Partnership LLC Corporation \_\_\_\_\_

(a) If an individual:

- (1) Name and Address \_\_\_\_\_
- (2) Telephone Number \_\_\_\_\_
- (3) Business Address \_\_\_\_\_
- (4) Date started in business \_\_\_\_\_
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners See attachment 1-1
- (2) Telephone numbers \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) Name under which business is operated \_\_\_\_\_
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Telephone numbers \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) State of Incorporation & a photocopy of incorporation papers \_\_\_\_\_
- (5) Date of Incorporation \_\_\_\_\_
- (6) Missouri Corporate Number \_\_\_\_\_
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_
- (8) Name in which business is operated \_\_\_\_\_
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Tamir, LLC  
Address 2359-2369 Scheutz Rd Maryland Heights, MO  
Property Owner Tamir, LLC  
Location of property 8457 North Lindbergh Blvd Florissant, MO  
Dimensions of property 80'-0" x 235'-0"  
Property is presently zoned B-3 Extensive Commercial Requests Rezoning To \_\_\_\_\_  
Proposed Use of Property Restaurant  
Type of Sign Free Standing, Pole Mounted Height 20'  
Type of Construction V-B unprotected frame Number Of Stories one  
Square Footage of Building 1,764 sq ft Number of Curb Cuts one existing to remain  
Number of Parking Spaces 20 Sidewalk Length existing along street to remain  
Landscaping: No. of Trees Entire site paved Diameter \_\_\_\_\_  
No. of Shrubs Entire site paved Size \_\_\_\_\_  
Fence: Type Chain length with vinyl slats Length along north and west property lines Height 6'

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS  
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center, list address and show part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with metes and bounds bearings and dimensions.

Attachment 1-2

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

Provide a drawing of a location map showing the nearest major intersection.

---

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**OFFICE USE ONLY**

Date Application reviewed 10/25/21

STAFF REMARKS: see staff report

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\_\_\_\_\_  
Building Commissioner or Staff Signature

ATTACHMENT 1-1

SPECIAL USE PERMIT APPLICATION  
CITY OF FLORISSANT PLANNING AND ZONING COMMISSION

Business Organization:

Name: Tamir, LLC  
A Missouri Limited Liability Company

Members: Ahmad A El-Hajja  
2359 Schuetz Road  
Maryland Heights, MO  
(479) 685-4467  
**Managing Member**

Lobna El-Hajja  
2359 Schuetz Road  
Maryland Heights, MO  
(479) 685-4467  
Member

Fictitious Name: None Filed



ATTACHMENT 1-2 SPECIAL USE PERMIT APPLICATION  
CITY OF FLORISSANT PLANNING AND ZONING COMMISSSION

**PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS  
EXHIBIT "A"  
LEGAL DESCRIPTION OF REAL PROPERTY**

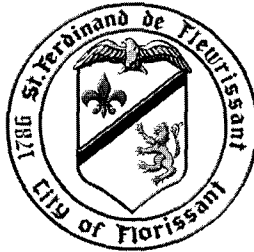
LOCATION: 8457 N. Lindbergh Blvd.  
Florissant, MO 63031

A tract of land in Survey 165 of St. Ferdinand Common Fields, being part of Share 1, as shown on the plat attached to the last Will and Testament of Joseph F. Mottin, deceased, probated in the Probate Court of St. Louis County, Missouri, on July 31, 1899 and described as:

Beginning in the Northwest line of Fee Fee Road, 40 feet wide, at its intersection with the Northeast line of a tract of 7 acres, more or less, conveyed to Joseph E. Creely and wife, by deed recorded in Book 981 page 510 of the St. Louis County Records, thence along Creely's Northeast line, North 53 degrees 05 minutes West, 250 feet to a point, thence North 37 degrees 57 minutes East, 80 feet to a point; thence South 53 degrees 05 minutes East, 250 feet to the Northwest line of Fee Fee Road; thence along the Northwest line of Fee Fee Road, South 37 degrees 57 minutes West, 80 feet to the place of beginning, EXCEPTING that part conveyed to State of Missouri, according to instrument recorded in Book 5983 page 550 of the St. Louis County Records.

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MEMORANDUM



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**CITY OF FLORISSANT- Building Division**

*"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."*

To: Planning and Zoning Commissioners Date: October 25, 2021

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
Director Public Works  
Deputy City Clerk  
Applicant  
File

Subject: Request Recommended Approval of a Special Use Permit at **8457 N. Lindbergh (Tamir LLC)**, to allow for a sit-down, carry out restaurant, in a 'B-3' Extensive Business District.

**STAFF REPORT**  
**CASE NUMBER PZ-110220-1**

**I. PROJECT DESCRIPTION:**

This is a request for **approval**, to allow for the removal of a roof for de-identification purposes, in a 'B-3' Extensive Business District.

**II. EXISTING SITE CONDITIONS:**

The existing property at 8457 N. Lindbergh is a property which is a 0.43 acre site with a in a 'B-3' Extensive Business District. One year ago, the P&Z Commission approved the removal of a portion of the roof.

The subject property is currently 1548 s.f. and the proposal to remove the metal roof cupola and repaint the remaining roof to de-brand the facility of their trademark roofline was approved one year ago by the P&Z Commission.

The existing building was built in 1974 per County record, formerly the Pizza Hut, and operated under Special Use, ord. no. 5695 for the building and no.2451 for the sign, have both expired, precipitating the need for a new Special Use.

**III. SURROUNDING PROPERTIES:**

The property to the West is a vacant property 8457-R N. Lindbergh of same width in between this property, and the residence behind ~~it~~, in the 'B-3' Extensive Business

8457-R

District. The property to the north is MAG Automotive at 8461 N. Lindbergh in the 'B-3' Extensive Business District and the property to the South is a Medical Facility at 8457 N. Lindbergh, in a 'B-5' Planned Commercial District.

#### IV. STAFF ANALYSIS:

Plans received from Levine Associates from the applicant include site plan and floor plan dated 10/15/21.

Comments on the plans:

Site Plan:

- Existing Post sign is adjacent to the front property line and is proposed to remain, was approved as a Special Use, Ord. No. 2451, no longer in use. The sign is 20 feet tall and has a square cabinet on top of 44 s.f, per permit record (6'-8"x6'-8")
- Landscape is non-existent on the site. Since less parking is required, some landscape is possible. Right-of way contains burning bush and one Locust tree.
  - Site requires 2 frontage trees,
  - Perimeter of building would require 37 shrubs.
  - One landscape island dividing 20 parking is required.
- 8457 Rear is a landlocked lot adjacent to this property is zoned 'B-3' Extensive Business District, therefore this site requires no screen at the rear.
- Trash screen exists behind the building, proposed to remain as a chain link enclosure with slats.
- Parking calcs indicate 9 spaces required, 20 shown on plan.
- Property has been cleaned up recently to expose the chain-link fence at the rear of the property with matching privacy slats, although a screen is not required by code.
- Parking spaces adjacent to building have been removed to avoid a narrow passage. May be possible to include parallel parking along the north property line.
- An existing ground mount HVAC unit is visible from the right-of-way which requires at least a 2 sided screen.

Floor Plan comments

- Tables and chairs not shown, but noted as a maximum of 10 chairs on the site plan calculations.
- Noted single restroom is allowable with and occupant load of 15 or fewer.
- Rear HVAC unit is shown screened with a 6' vinyl fence.
- Serving window is marked only for walk-up traffic, protected with 2 new bollards and 3 existing bollards.
- The building is painted along with the metal roofing.
- Building scales about 29x48.5' = 1406 s.f. with walk up of 48 s.f. and walk-in cooler of 10x19.5' The walk-in cooler is painted to match the painted brick.

#### III. STAFF RECOMENDATIONS:

##### **Suggested Motion:**

I move for of a Special Use Permit at **8457 N. Lindbergh (Tamir LLC)**, to allow for a sit-down and carry out restaurant at 8457 N. Lindbergh in a 'B-3' Extensive Business District as

87 shown on plans by Levine Associates dated 10/15/21, subject to the conditions set forth  
88 below with these conditions being part of the record:

- 89 *approx shrubs*
- 90 1. Add a landscape ~~island~~ <sup>*10*</sup> in lieu of East ADA space and landscape around the  
91 existing sign.
- 92 2. ~~Provide building plantings of 3 shrubs in a landscaped plan for the property as~~  
93 ~~approved by the Building Commissioner.~~

94 *3. Add landscape screen around unit on S. side*

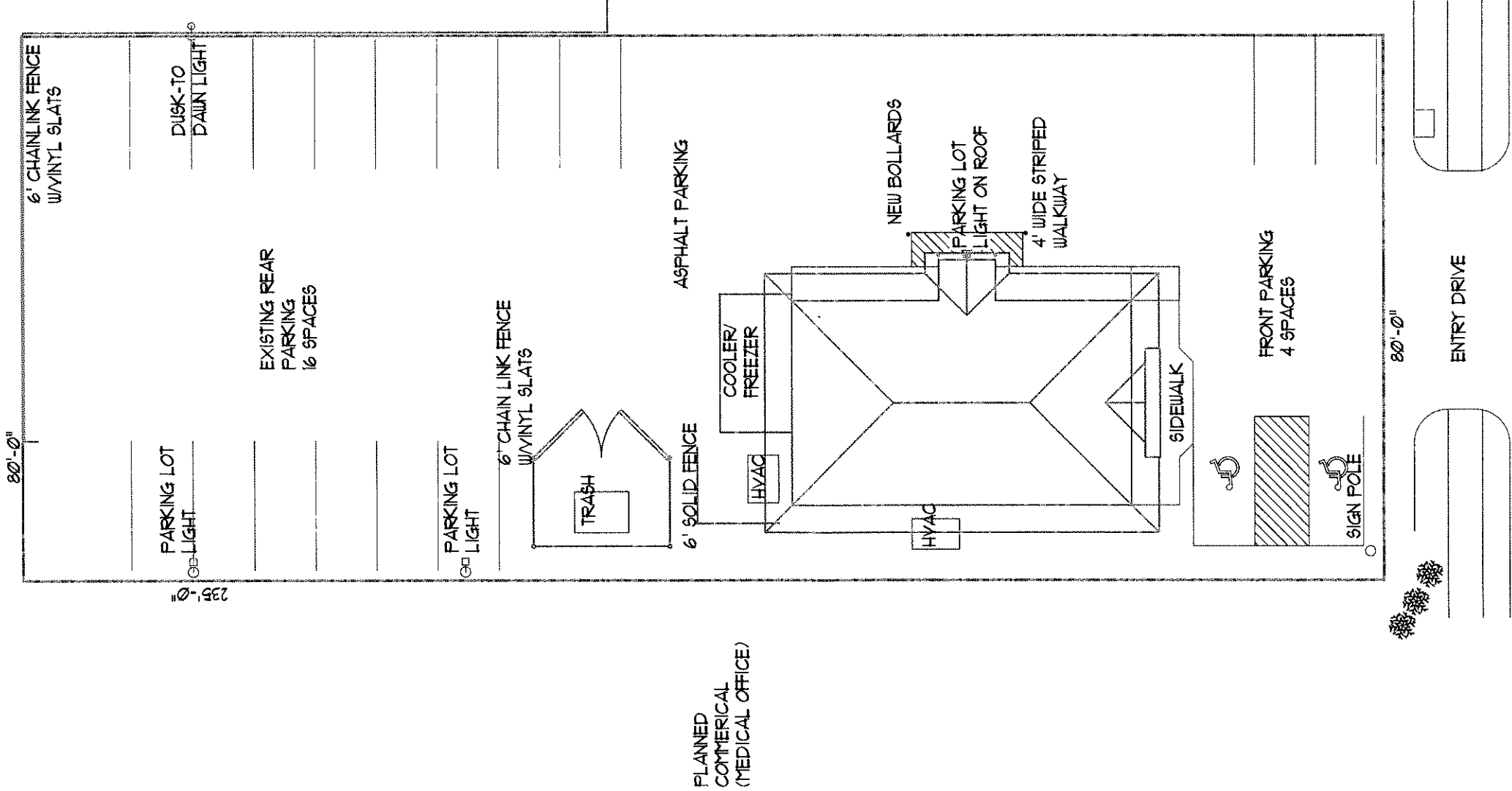
95

96

97

98 (End of report and suggested motion)

ZONED COMMERCIAL 50' STRIP  
OWNED BY ADJACENT  
RESIDENTIAL NEIGHBOR



PLANNED  
COMMERCIAL  
(MEDICAL OFFICE)

COMMERCIAL  
(AUTOMOTIVE)

PROJECT DATA  
ZONING DISTRICT: B-3 EXTENSIVE COMMERCIAL  
BUILDING CODE: 2018 IBC/IEBC  
CONSTRUCTION TYPE V-B UNPROTECTED FRAME CONSTRUCTION  
SITE AREA: 13300 SF  
BUILDING AREA: 1164 SF  
1-STORY  
NON-SPRINKLERED  
OCCUPANCY TYPE: A-2 RESTAURANT  
NUMBER OF OCCUPANTS: (CHAPTER 10)  
CUSTOMER AREA 400 SF / 15 = 27  
KITCHEN 1300 SF / 200 = 6  
TOTAL = 34  
ACTUAL NUMBER OF OCCUPANTS: 12  
PARKING REQUIRED:  
1/2 SEATS 10 SEATS = 5  
2/3 EMPLOYEES 6 EMPLOYEES = 4  
TOTAL REQUIRED = 9  
TOTAL PROVIDED = 20

OCCUPANCY DRAWING  
BROADWAY GRILL  
8451 LINDBERGH BOULEVARD  
FLORISSANT, MISSOURI 63033

TAMIR LLC, OWNER

PROJECT 2103.01  
10-15-21

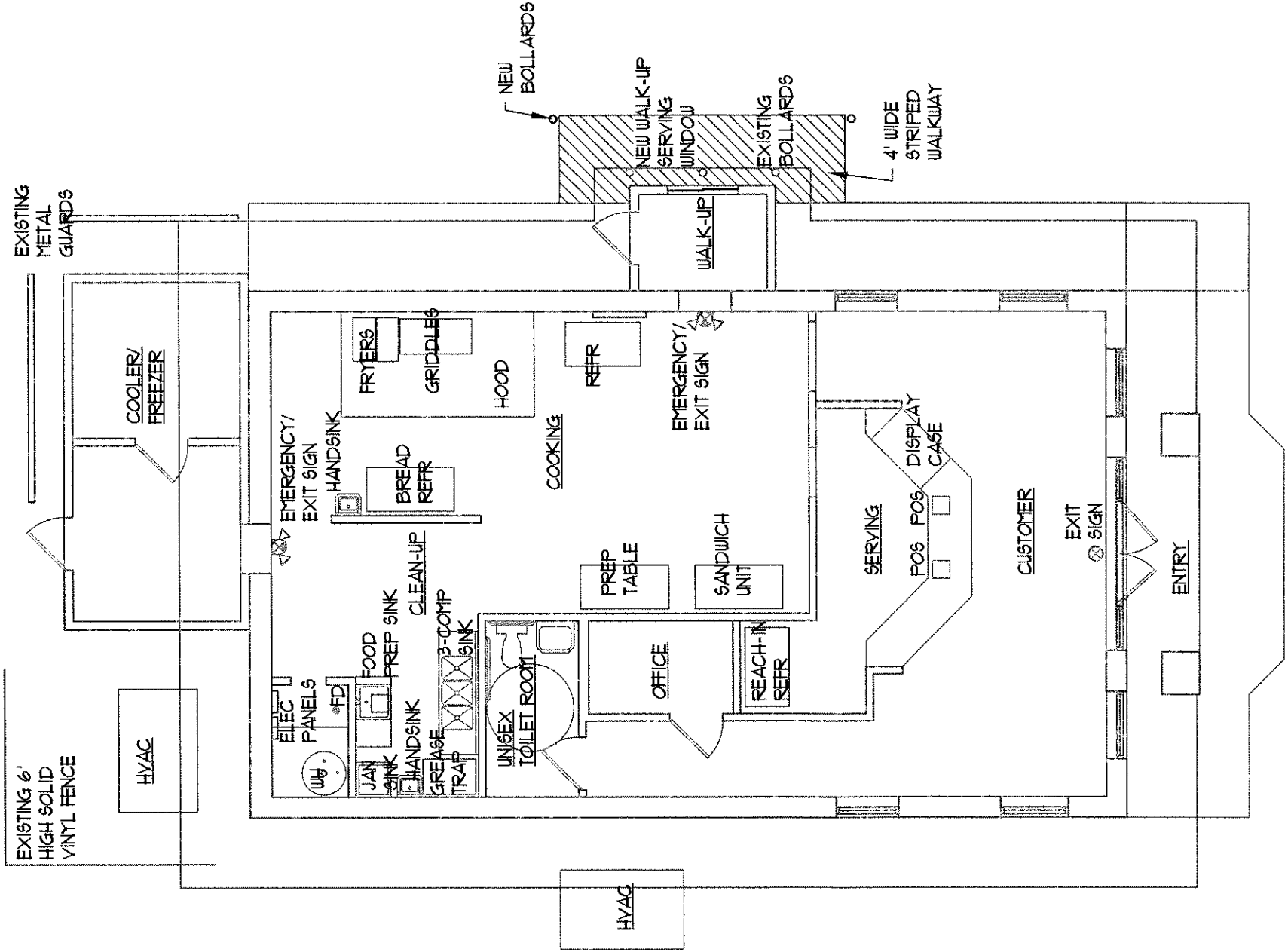
**SITE PLAN**  
SCALE: 1" = 20'-0"

LINDBERGH BOULEVARD

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN: DATE: 10.22.21

**LEVINE**  
**associates**  
architecture · interiors · planning  
2025 South Brentwood Boulevard, Suite 101  
Saint Louis, Missouri 63144  
Phone 314-991-4400 Fax 314-991-4400

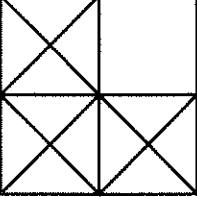


 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

OCCUPANCY DRAWING  
BROADWAY GRILL  
8451 LINDBERGH BOULEVARD  
FLORISSANT, MISSOURI 63033

TAMIR LLC, OWNER

PROJECT 2183.01  
10-15-21



**LEVINE**  
*associates*  
architecture · interiors · planning  
2025 South Brentwood Boulevard, Suite 101  
Saint Louis, Missouri 63144  
Phone 314-991-5600 Fax 314-991-4420

1 INTRODUCED BY COUNCILMAN MULCAHY  
2 NOVEMBER 8, 2021

3  
4 BILL NO. 9730

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO KINGSTON**  
7 **10, LLC TO ALLOW FOR THE OPERATION OF A RESTAURANT/BAR**  
8 **FOR THE PROPERTY LOCATED AT 1157-1159 N. HWY 67.**  
9

10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
11 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation  
12 of a restaurant in the City of Florissant; and

13 WHEREAS, an application has been filed by Kingston 10, LLC d/b/a Kingston 10 to  
14 allow for the operation of restaurant located at 1157-1159 N. Hwy 67, and

15 WHEREAS, the Planning and Zoning Commission at their meeting on October 18, 2021,  
16 recommended that a Special Permit be granted; and

17 WHEREAS, due notice of public hearing no. 21-11-030 on said application to be held on  
18 the 8<sup>th</sup> of November, 2021 at 7:00 P.M. by the Council of the City of Florissant was duly  
19 published, held and concluded; and

20 WHEREAS, the Council, following said public hearing, and after due and careful  
21 consideration, has concluded that the issuance of a Special Permit for a restaurant would be in  
22 the best interest of the City of Florissant.

23  
24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
26

27 Section 1: A Special Use Permit is hereby granted to 10, LLC d/b/a Kingston 10 to  
28 allow for the operation of restaurant located 1157-1159 N. Hwy 67 with the following  
29 stipulation:  
30

31 1. Maximum Occupant load shall be 62 as shown on plans.  
32

33 Section 2: This ordinance shall become in force and effect immediately upon its passage  
34 and approval.

35 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.  
36

37 \_\_\_\_\_  
38 Keith Schildroth  
39 President of the Council  
40

41 Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.  
42

43 \_\_\_\_\_  
44 Timothy J. Lowery  
45 Mayor, City of Florissant

46 ATTEST: \_\_\_\_\_  
47 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

**SPECIAL USE PERMIT APPLICATION  
TO THE CITY OF FLORISSANT  
PLANNING AND ZONING COMMISSION**

Receipt  
12213



**City Of Florissant – Public Works  
314-839-7648**

*"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."*

**PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN**

Council Ward 6 Zoning B3

Initial Date Petitioner Filed \_\_\_\_\_  
**Building Commissioner to complete  
ward, zone & date filed**

SIGN. [Signature] DATE: 10-18-21

SPECIAL PERMIT FOR Restaurant/Bar  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- \_\_\_\_\_ TO ALLOW FOR \_\_\_\_\_  
ordinance # Statement of what the amendment is for.

LOCATION 1157-59 Highway 67  
Address of property.

1) Comes Now Dean Treston Kingston LLC  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) \_\_\_\_\_  
State legal interest in the property. (i.e., owner of property, lease).  
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for vacant and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.



- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
(If more space is needed, separate sheets maybe attached)

Dean Treston

SIGNATURE

detrest@Adl.com 314 458 6005  
email and phone

FOR

Kingston 10 LLC

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

- 8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.

2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE

ADDRESS

STREET

CITY

STATE

ZIP CODE

TELEPHONE / EMAIL

BUSINESS

I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ as

Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

Signature of Petitioner authorizing an agent

**NOTE:** When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

## REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c).  
Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:

Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

(a) If an individual:

(1) Name and Address \_\_\_\_\_

(2) Telephone Number \_\_\_\_\_

(3) Business Address \_\_\_\_\_

(4) Date started in business \_\_\_\_\_

(5) Name in which business is operated if different from (1) \_\_\_\_\_

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners \_\_\_\_\_

(2) Telephone numbers \_\_\_\_\_

(3) Business address \_\_\_\_\_

(4) Name under which business is operated \_\_\_\_\_

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners Dean Treston 12521 Evening Shade Dr Black Jack

(2) Telephone numbers 314 458 6005

(3) Business address 1157-59 Highway 67 Florissant Mo 63031

(4) State of Incorporation & a photocopy of incorporation papers Missouri

(5) Date of Incorporation 28<sup>th</sup> day of July 2021

(6) Missouri Corporate Number LC 1804737

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. N/A

(8) Name in which business is operated Kingston 10

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Dean Treston  
Address 12501 Evening Shade Dr Black Jack, Mo, 63033  
Property Owner Terry Henzi  
Location of property 1157-59 Highway 67 Florissant Mo, 63031  
Dimensions of property N/A  
Property is presently zoned B3 Requests Rezoning To N/A  
Proposed Use of Property Restaurant / Bar  
Type of Sign LED Lit Box Sign Height 3' x 8'  
Type of Construction Remodel III-B Number Of Stories 1  
Square Footage of Building 2360 Sq. FT Number of Curb Cuts N/A  
Number of Parking Spaces 22 Sidewalk Length \_\_\_\_\_  
Landscaping: No. of Trees N/A Diameter N/A  
No. of Shrubs N/A Size N/A  
Fence: Type N/A Length N/A Height N/A

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS  
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

**Provide a legal description of the property. If part of a shopping center, list address and show part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with metes and bounds bearings and dimensions.**

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

**Provide a drawing of a location map showing the nearest major intersection.**

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**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

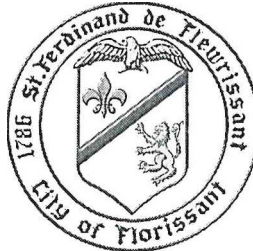
STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Building Commissioner or Staff Signature**

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3  
**MEMORANDUM**



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**CITY OF FLORISSANT- Building Division**

*" Preserve and improv e the health, safety, and welfare of our residents, businesses and the general public in the City ofFlorissant;  
while at the same lime maintaining property valu es and improving the quality of life in the City ofFlorissant."*

9 To: Planning and Zoning Commissioners Date: October 13, 2021  
10  
11 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
12 Director Public Works  
13 Deputy City Clerk  
14 Applicant  
15 File  
16  
17 Subject: **1159 N. Highway 67 (Kingston 10, LLC)** Request Recommended Approval  
18 of a Special Use to allow for a Bar/Restau rant establishment in a 'B-3'  
19 Extensive Business District.  
20

21  
22  
23  
**STAFF REPORT**  
**CASE NUMBER PZ-101821-2**

24 **I. PROJECT DESCRIPTION:**

25 This is a request for **recommended approval** of a Special Use, to allow for a bar/restaurant  
26 establishment at **1159 N. Highway 67**, in an existing 'B-3' Planned Commercial District.  
27

28 **II. EXISTING SITE CONDITIONS:**

29 The existing property at **1159 N. Highway 67** is a tenant space on a 1.69 acre site with a  
30 shopping center and 2 other rear buildings in a 'B-3' Extensive Business District.  
31

32 The subject property is approximately 59'-9"x 39'-7"= 2365 s.f. in the shopping center  
33 which is about 11,528 s.f.. There is a partial site plan attached which shows the  
34 boundary limits and existing front parking. The existing building was built in 1975 per  
35 County record.  
36

37 **III. SURROUNDING PROPERTIES:**

38 The property to the West is Rallo Plaza at 1101 N. Highway 67, zoned similarly in the 'B-  
39 3' Extensive Business District. The properties to the North are houses along St Celeste in

the 'R-4' Single Family Dwelling District. The properties to the East are a car lot at 1285 N. Highway 67 and a church at 1325 N. Highway 67 in the 'B-3' Extensive Business District.

**IV. STAFF ANALYSIS:**

Plans received from the applicant include architect's plan of existing site with no proposed changes and a preliminary floor plan.

Comments on Drawings A0.0 and A1.0 dated August 12, 2021 by Deru and Associates:

Site Plan: A site plan was requested indicating compliance with the parking code. It appears on older aerials that about 51 parking spaces are striped, but some in the rear do not have adequate drive lane access or are partial. Some spaces in front may need to be adjust to fit within the property lines.

Parking required for the center as calculated by staff, using the info. provided:

Staff Calculations for bar restaurant:

*"1 space for every 3 seats plus 2 spaces for every 3 employees on the maximum sh/ft, or 12.0 per 1,000 GFA"*

Seats shown on plan  $59/3 = 19$  staff assumed  $4-6/2 = 4$ , total required 23, site plan indicates 22. No other tenants at this time, so complies.

**III. STAFF RECOMENDATIONS:**

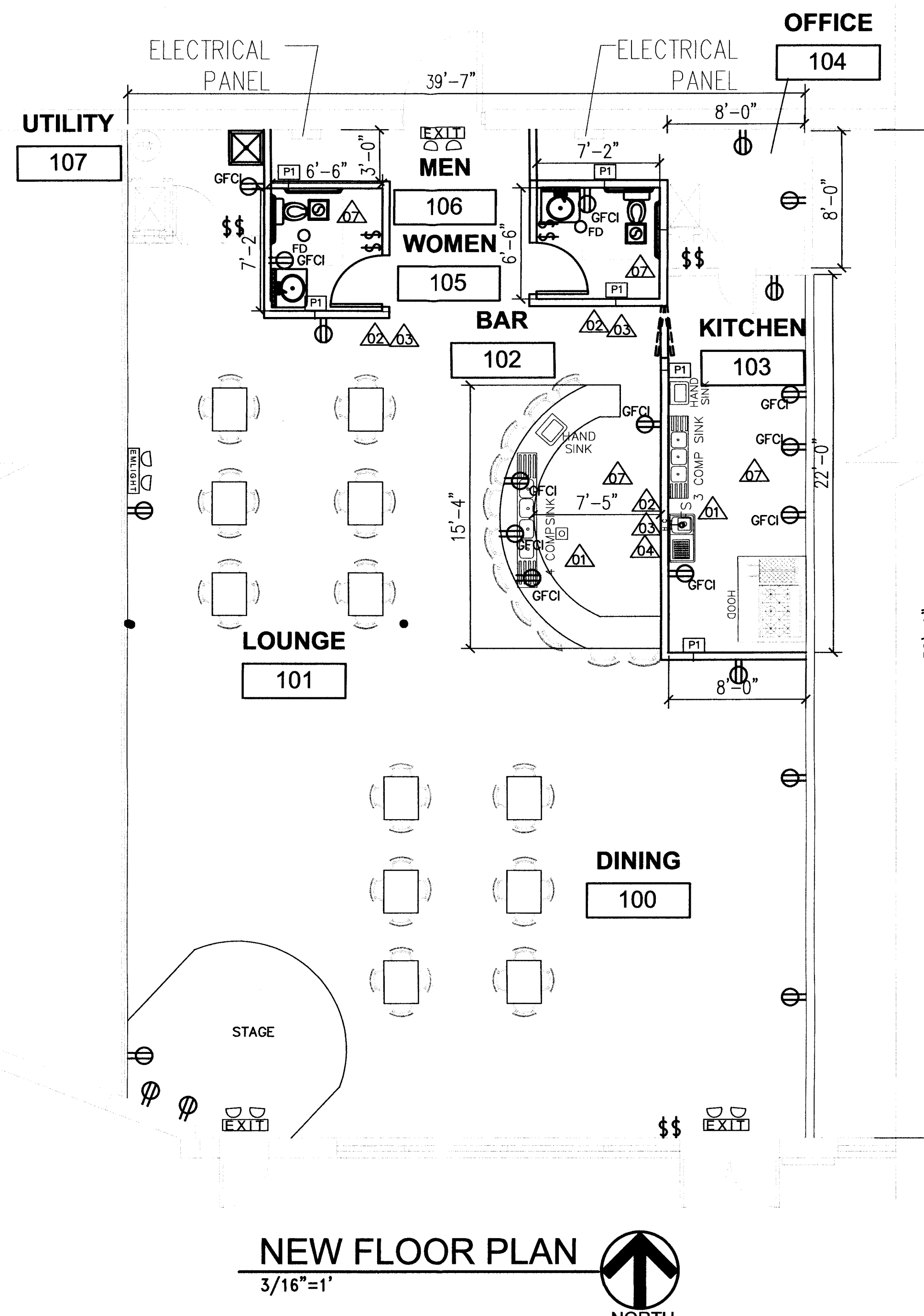
**Suggested Motion:**

I move for Recommended Approval of a Special Use to allow for bar/restaurant establishment in a 'B-3' Extensive Business District as shown on plans attached, subject to the conditions set forth below with these conditions being part of the record:

1. Maximum Occupant load shall be 62 as shown on plans.

(End of report and suggested motion)





## General Requirements:

These specifications and the accompanying drawings constitutes the furnishing of all labor, materials and equipment required to complete the installation of the systems as shown including all accessories, fittings, auxiliaries, and components required for the proper performance of the systems.

Work installed shall be in strict compliance with applicable 2018 IBC other state and local codes.

governing codes and regulations.

Contractors shall visit the site prior to bidding. Bids shall serve as evidence of knowledge of existing conditions .Field verify that all existing equipment is working conditions.

Furnish all labor, materials, equipment, and tools to perform carpentry work shown, noted or scheduled for a complete and finished installation.

All materials and equipment shall be commercial grade and shall carry a U.L. label.










Materials, products and equipment, including components thereof shall be new and such as appears on the Underwriter's Laboratory list of approved items and shall meet the requirements of recognized standards.

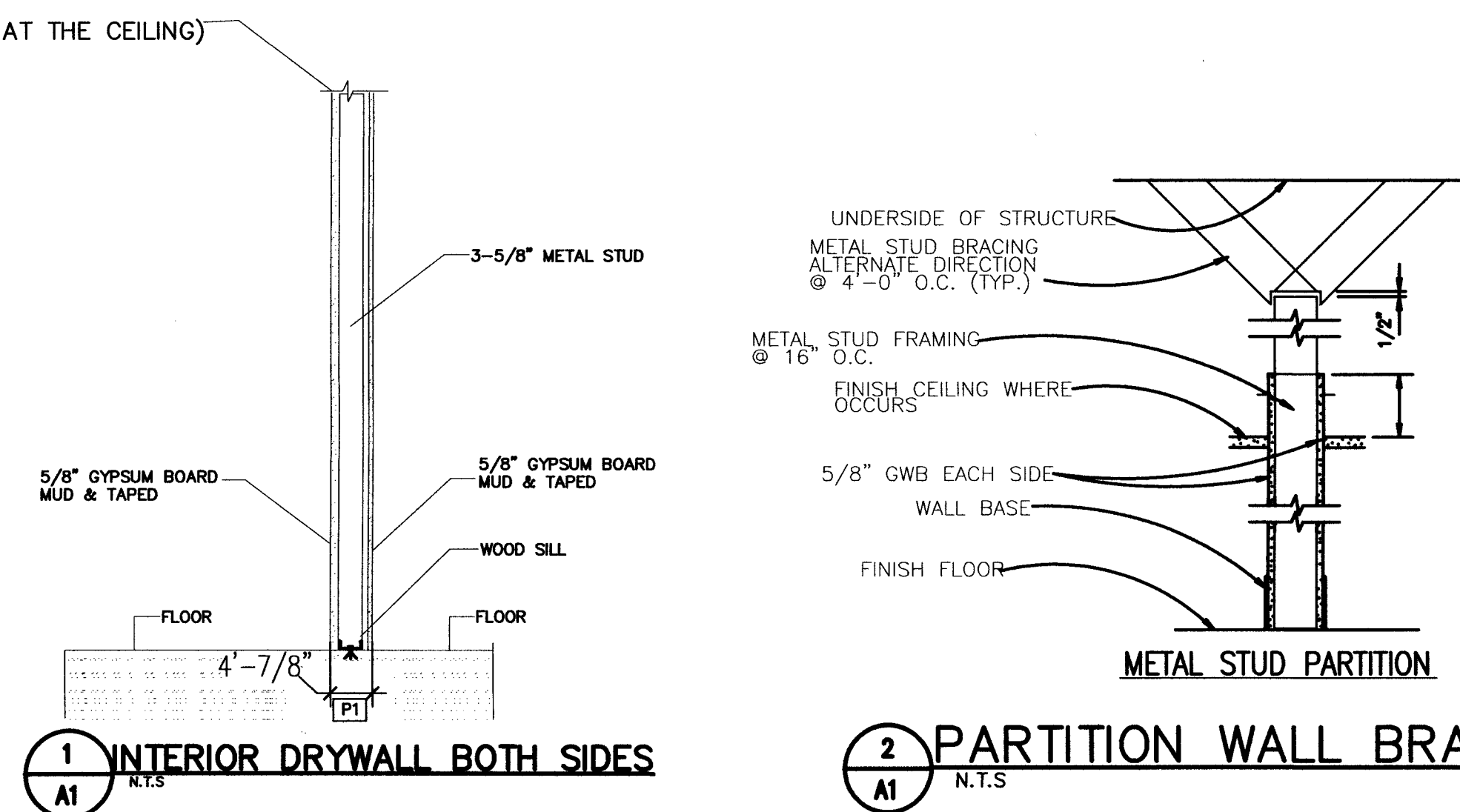
Secure and pay for all required permits and inspection certificates.




**FLOOR PLAN KEYED NOTES**

- 01 PATCH FLOOR AFTER UNDERGROUND PLUMBING HAS BEEN INSPECTED.
- 02 FRAME UP WALLS FOR NEW WALLS WITH 20GA, 3-5/8" METAL STUDS.
- 03 INSTALL 8" DRYWALL ON NEWLY FRAMED WALLS AND EXISTING OPEN WALLS AFTER COVER UP INSPECTION HAS BEEN APPROVED.
- 04 TAPE ALL NEW DRYWALL SEAMS AFTER SCREW INSPECTION.
- 05 PAINT ALL WALLS AFTER THE TAPING INSPECTION.
- 06 INSTALL NEW FLOORING AND COVE BASE AFTER THE PAINTING HAS BEEN COMPLETED.
- 07 INSTALL NEW DRYWALL CEILING FOR THE UTILITY ROOM, RESTROOMS, OFFICE, KITCHEN AND OVER BAR.
- 08 INSTALL NEW BAR AND STAGE AREA.
- 09 INSTALL NEW 36" INTERIOR DOORS.
- 10 INSTALL 8" MOISTURE RESISTANT DRYWALL FOR ALL PLUMBING WALLS
- 11 SEE A2.0 FOR DRYWALL CEILING DETAILS AND FINISH SCHEDULE.

## DRAWING SYMBOL LEGEND:

	RECEPTACLE 120V		NEW TOILET EXHAUST FAN
	RECEPTACLE 120V		
	GROUND FAULT PROTECTED		
\$	SINGLE POLE SWITCH		
\$	3-WAY SWITCH		
	EXIT SIGN WITH EMERGENCY LIGHTING		
	AND BATTERY BACK UP		
	EMERGENCY LIGHTING		
	AND BATTERY BACK UP		
	EXIT SIGN WITH BATTERY BACK UP		



	
	
Certificate of Authority: A-2012014621 119 S. MAIN STREET ST. CHARLES, MO 63301	
<b>CONSULTANT</b> _____	
 <b>DERU and Associates</b>	
DERU & ASSOCIATES, LLC 801 RUE ST. FRANCOIS, SUITE C FLORISSANT, MO 63031 CONTACT: JEROME LOGAN (314) 574-5770 CELL <a href="mailto:jlogan@derussociates.com">jlogan@derussociates.com</a>	
<b>PROJECT</b> _____	
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; font-size: 2em;">NEW BAR AND GRILL</div> <div style="display: flex; flex-direction: column; align-items: center;"> <div>1159 N HWY 67</div> <div>FLORISSANT, MO 63033</div> </div> </div>	
<b>FOR</b> _____	
<b>REVISION</b> _____	
<b>DATE</b> _____ <div style="text-align: center;">AUGUST 12, 2021</div>	
<b>JOB NUMBER</b> _____ <div style="text-align: center;">DERU0063</div>	
<b>DRAWING TITLE</b> _____	
<b>DRAWN BY/ CHECKED BY</b> _____	
<b>DRAWING NUMBER</b> _____ <div style="text-align: center; font-size: 2em; font-weight: bold;">A1.0</div>	
<b>COMMENTS</b> _____	
<b>FOR BUILDING PERMIT APPLICATION</b>	

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, November 8, 2021 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to Kingston 10, LLC to allow for the operation of a restaurant/bar for the property located at 1157-1159 N. Hwy 67 in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**



1 INTRODUCED BY COUNCIL AS A WHOLE  
2 NOVEMBER 8, 2021  
3

4 BILL NO. 9731

ORDINANCE NO.

5  
6 **AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF**  
7 **FLORISSANT FOR THE FISCAL YEAR COMMENCING ON**  
8 **DECEMBER 1, 2021 AND ENDING ON NOVEMBER 30, 2022 AND**  
9 **PROVIDING FOR ITS EFFECTIVE DATE.**

10  
11 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
12 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
13

14 Section 1: The Budget for the City of Florissant commencing on December 1, 2021 and  
15 ending November 30, 2022, a copy of which is attached hereto and by this reference  
16 incorporated herein and made a part hereof, is hereby adopted and approved.

17 Section 2: This ordinance shall become in force and effect as of December 1, 2021.

18  
19 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.  
20  
21

22 \_\_\_\_\_  
23 Keith Schildroth  
24 President of the Council  
25 City of Florissant  
26  
27

28  
29 Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.  
30  
31

32 \_\_\_\_\_  
33 Timothy J. Lowery  
34 Mayor, City of Florissant  
35

36 ATTEST:

37 \_\_\_\_\_  
38 Karen Goodwin, MPPA/MMC/MRCC  
39 City Clerk  
40  
41

# City of Florissant, Missouri



## 2022

# Revised Budget

October 23, 2021 Budget Workshop Adjustments

(Submitted November 8, 2021)

955 rue St. Francois  
Florissant, Missouri 63031  
314-921-5700  
[www.florissantmo.com](http://www.florissantmo.com)

## **City of Florissant, Missouri**

### **2022 Budget Message**

Honorable Members of the City Council and Citizens of the City of Florissant:

As Mayor of the City of Florissant, it is my responsibility to submit a proposed budget for the upcoming 2021/22 fiscal year. The proposed budget of approximately \$40 million is submitted in compliance with Section 6.6 of the City Charter and Section 67.010 of the Missouri Revised Statutes. The 2022 proposed budget provides a financial plan for the general, capital improvement, park improvement, street, property maintenance, public safety, sewer lateral, and ARPA funds.

This budget contains the framework to continue to operate the City in a professional manner while providing the high level of programs and services our residents expect. One of my goals with this proposed budget, as with past budget proposals, is to anticipate expenditures for the next fiscal year so as to reduce the need for supplemental appropriations, recognizing that it is impossible to eliminate them completely.

As anticipated, the city experienced revenue shortfalls in FY2021 as compared to prior pre-pandemic years, primarily in the consumption taxes, such as sales tax, and in activities where admission fees are charged. Accordingly, the city reduced expenditures in all areas except public safety to partially compensate for the reduced revenues. Careful consideration was given to the expenditures in the budget so as to reduce the expenditures without decreasing the level of essential services provided by the city.

In addition to the above, projected revenue dictates the level of programs and services that can be funded. In this regard, some categories of revenue sources have produced less than anticipated results due to continuing changes in technology, buying habits and State legislation. As a result, many of those revenues have not kept pace with former expectations making it more challenging to fund the cost of services.

The City Administration and the City Council continue to review cost reduction and revenue generating strategies to allow Florissant's city government to continue to provide the level of services and programs that our residents have come to appreciate and expect without compromising the required reserve.

A healthy reserve is crucial to maintaining a consistent level of services and programs over time. Reserves provide the cushion necessary to bridge the fluctuations in the City's revenue streams from one year to the next. The general fund is projected to have a reserve balance of \$10.7 million at the end of the 2021/22 fiscal year. It is projected that the general fund will have a reserve balance of 46.3% of the proposed budget and above our policy of targeting a reserve balance of at least 10%.

Sales tax and Utility tax are two of the most substantial revenue sources in the General Fund. The City has experienced a decline in both of these consumer driven revenue streams over the last several years. However, the City is anticipating that the recent trend will reverse slightly, so the FY22 Sales Tax is budgeted just over the FY21 projection at \$8 million and the Utility Tax is budgeted just over the FY21 projection at \$5.09 million.

Due to the continued lower levels of Sales tax and Utility tax revenue, in conjunction with increased cost of providing services, the FY22 General Fund budget reflects a deficit in the amount of just over \$1 million.

Other Funds' FY22 Sales Tax revenues are anticipated to be at nearly the same level as FY21 with minimal changes in their revenue budgets:

- Public Safety Fund
- Capital Improvement Fund
- Park Improvement Fund
- Street Improvement Fund

Every Municipality is a service organization and at the heart of our ability to serve our residents is the effectiveness of our employees. Being the former Chief of Police I know firsthand the importance of appreciating the needs of our great employees.

Concurrent with the adoption of the FY22 budget is the implementation of a revised pay scale for City of Florissant classified employees. This is the first revision to the pay scale since July 2014 and brings the City to a pay level consistent with the pay scales of our neighboring communities. In addition, in February 2021, the City adopted LAGERS, the Missouri Local Government Employees Retirement System, in an effort to provide a total compensation package to be as competitive as possible to continue to attract and retain outstanding Florissant police officers and other City employees. It is very important to me to have quality and dedicated employees to serve along with me here in Florissant and not let such employees slip away due to non-competitive pay and benefits.

The budget proposal also calls for increasing the City's minimum wage, to stay compliant with the Missouri minimum wage increase, for regular part-time employees, scheduled for January 2022. Seasonal employees will also receive an increase. This will allow the City to continue to stay competitive in our recruitment efforts and maintain necessary staffing levels. The hours for part-time positions continue to be limited so that no part-time position will be regularly scheduled to work more than 28 hours per week, changed from 29 hours per week previously.

The City is experiencing increases in insurance costs that affect the FY22 Budget. While it is recommended that the City continue to pay 100% of employee health care premiums and 50% for dependent premiums, there have been some major health insurance claims which translated into a projected 25% premium increase for FY22. Workers Compensation premium is projected to remain the same as FY21, and Business, Law Enforcement, Property and Auto Insurance premiums are projected to increase 11%.

As Mayor, I am pleased to report that our city's population remains the largest in all of Saint Louis County. The recently released results of the 2020 Census indicate that we have 52,533 residents that call Florissant their home. This statistic represents a significant increase in population and the reverse of a 35 year-long trend which brings our population back to a level not seen since the mid 1980's.

Bolstered by this incredible result, I intend to continue to focus intensely on economic development in Florissant by working with commercial developers, real estate brokers, and community stakeholders throughout our city and the greater North County area, in an effort to stimulate even more economic activity to benefit our businesses and residents.

Some key aspects regarding commercial development include the sale of Cross Keys plaza to new owners who have been incredibly positive to partner with thus far. Building relationships with these owners as well as others has helped create a project pipeline of over \$40 million in potential development. Perhaps more importantly, there is currently over 1.1 million square feet that is occupied and thriving at our 16 largest retail centers with a citywide, gross retail revenue of over \$750 million annually from 2016 to 2020.

However, if we are going to have continued economic development success, we will need to focus on key aspects of potential growth including enhancing Saint Francois Street, filling vacancies, and diversifying our business sectors. This will be accomplished through our economic development department and the implementation of the newly acquired comprehensive and strategic plan. This plan will enable our staff to move forward with enhancements regarding business growth as well as residential growth.

Some highlights of new business establishments that have opened this year include:

- 1) Cubesmart
- 2) AutoZone
- 3) Just Heroes
- 4) Storming Crab
- 5) ROSS Dress for Less (Opening October 2021)

Currently under construction:

- 1) Chase Bank (old 54<sup>th</sup> Street Grill)
- 2) Club Car Wash (adjacent to old Lowes)
- 3) Discount Tire (adjacent to old Lowes)
- 4) Take 5 Car Wash (old Dennys)

Additionally, there are many exciting projects that are in the due diligence and planning phase and we are working with the developers to bring them to fruition. We can anticipate more public announcements this year and beyond!

I believe the FY22 budget presents a reasonable and conservative framework for continuing a high level of services given the issues facing the City, both now and in the future. Highlights of the proposed budget include the following:

A. The City's Media Department continues to broadcast positive video and photo segments about the City of Florissant that include city and community events, Parks and Rec classes, local business promotion, public safety bulletins, and much more. We have a reach of well over 30,000 users through our social media, print and television outlets and this viewership continues to grow. The Florissant Media Department will continue their success in FY22 by continuing to create unique and uplifting photo and film content that promotes positivity, inclusion, commerce, community activities and everything else that our wonderful city and its residents have to offer. Plans for FY22 include a remodeled broadcast studio capable of recording both video segments and podcasts.

B. The City of Florissant's I.T. department will continue in 2022 with focus on information security, improving employee I.T. accessibility, electronic recycling, and regular updates to all outdated equipment. The City will be ready to break ground in early 2022 on our private fiber optic network to connect 8 of our city buildings together with opportunity of more connections and upgrades in the future. This will improve reliability, increase speed, and decrease costs as compared to the current network. The I.T. department also looks to improve upon our video surveillance system in 2022, implement updated firewall and security appliances, and enhance our current email infrastructure.

C. The Park Improvement budget includes \$495,000 to renovate the fitness areas at JFK & JJE Civic Centers. The City will continue to provide funding for programs the families of Florissant have come to know and love: The St. Louis Family Theater Series, Valley of Flowers Festival performers and the celebrated Music Under the Stars concert series.

D. Capital Improvement fund is budgeted for \$1,000,000 in street maintenance contracts including asphalt preservation and concrete pavement slab replacement. In addition, \$50,000 will be used for routine bridge repair and \$50,000 will be used for annual sidewalk repair.

Proposition S, the street sales tax, will be the conduit for \$1,200,000 in street projects including:

- \$200,000 is budgeted to accomplish the St. Ferdinand and North Highway 67 project. These major street projects are facilitated under the auspices of a Federal public improvement grant through the East-West Gateway Council of Governments. The city will receive 80% or \$160,000 of the cost of the St. Ferdinand and North Highway 67 project back in grant revenue. The long-standing practice of utilizing grants to help fund projects for our bridges and roadways is a very cost-effective approach enabling Florissant to leverage the maximum value from tax collections.

- \$1,000,000 from the street sales tax will fund the continuous major street projects to restore curb and riding surfaces to like new condition. Street projects completed in 2021 saw the replacement of Barat Ln, Carson Ct, Coteau Ln, Dauphin Ln, Duquette Dr, Fremont Ct, Grenoble Ln, Spring Dr, and St. Michael Ct.

E. The City received funds from the American Rescue Plan Act (ARPA) in FY21 and appropriated those funds for specific projects focusing on the community, and for payroll and benefits for City employees working in the community, in accordance with the provisions of ARPA. A second round of ARPA funds is anticipated to be received in FY22 and is included in the FY22 budget, along with funding for additional projects and payroll/benefits.

I wish to thank Chief Fagan and his Command Staff, Public Works Director Todd Hughes and his staff, Parks Director Cheryl Thompson and her staff, and all of the Department Managers for their diligence and hard work in assisting the administration in the preparation of the proposed budget. I wish to thank Finance Director Kimberlee Johnson for the hard work and commitment to complete the FY22 budget and I commend all of the employees of the City of Florissant for their dedication to the residents of our City.

I look forward to discussing the proposed budget with the Florissant City Council and to continue to work together for the progress of our city.

Respectfully Submitted,

Timothy J. Lowery  
Mayor

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**FUND SUMMARIES**

<u>Page #</u>		<u>Dept #</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
	<b>General Fund - 01</b>				
8-9	Revenues		\$ 24,278,457	\$ 21,693,391	\$ 22,091,539
	<b>Expenditures</b>				
10	Administrative	40	\$ 2,645,188	\$ 3,104,501	\$ 3,224,317
11	Legislative	38	137,068	154,951	156,170
12	Information Tech/Media	36	551,758	682,640	729,443
13-14	Police	49	10,234,174	10,817,013	10,458,042
15	Municipal Court	41	520,158	616,428	638,424
16	Prosecuting Attorney	35	167,223	267,675	272,291
17	Housing Resource Center	37	38,835	59,435	105,646
18	Senior Services	39	130,274	208,924	193,776
19-20	Public Works	48	3,018,574	3,521,320	3,850,783
21	Recreation-Theater	43	282,621	348,363	446,285
22	Recreation-Centers	44	1,317,850	1,648,754	1,773,526
23	Recreation-Summer Camp	45	9,455	142,949	198,295
24	Recreation-Bangert Pool	46	12,874	252,914	293,764
25	Recreation-Golf Course	06	682,049	845,617	768,938
	General Fund Expenditures		\$ 19,748,101	\$ 22,671,484	\$ 23,109,700
	Revenue over Expenditures		\$ 4,530,356	\$ (978,093)	\$ (1,018,161)
	Estimated Ending Fund Balance				\$ 10,697,127
26-30	<b>Capital Improvement Fund - 03</b>				
	Revenue		\$ 3,609,928	\$ 3,921,621	\$ 4,012,054
	Expenditures		2,993,339	4,130,406	5,075,691
	Revenue over Expenditures		\$ 616,589	\$ (208,785)	\$ (1,063,637)
	Estimated Ending Fund Balance				\$ 1,599,748
31-37	<b>Park Improvement Fund - 09</b>				
	Revenue		\$ 3,557,349	\$ 4,503,551	\$ 4,026,650
	Expenditures		3,583,322	5,060,025	4,314,550
	Revenue over Expenditures		\$ (25,973)	\$ (556,474)	\$ (287,900)
	Estimated Ending Fund Balance				\$ 758,547
38-39	<b>Street Fund - 08</b>				
	Revenue		\$ 3,168,950	\$ 1,673,975	\$ 1,500,000
	Expenditures		3,897,096	1,948,844	1,418,595
	Revenue over Expenditures		\$ (728,146)	\$ (274,869)	\$ 81,405
	Estimated Ending Fund Balance				\$ 457,734



City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

<u>Page #</u>		<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
40-41	<b>Sewer Lateral Fund - 04</b>			
	Revenue	\$ 567,791	\$ 509,000	\$ 893,000
	Expenditures	717,010	761,185	703,568
	Revenue over Expenditures	\$ (149,219)	\$ (252,185)	\$ 189,432
	Estimated Ending Fund Balance			\$ 1,259,549
42	<b>Court Building Fund - 14</b>			
	Revenue	\$ 48,314	\$ 132,000	\$ 132,000
	Expenditures	30,835	132,000	132,000
	Revenue over Expenditures	\$ 17,479	\$ -	\$ -
	Fund Balance not applicable			
43-45	<b>Public Safety Fund - 17</b>			
	Revenue	\$ 2,705,799	\$ 2,800,000	\$ 2,800,000
	Expenditures	2,830,849	2,977,135	2,770,968
	Revenue over Expenditures	\$ (125,050)	\$ (177,135)	\$ 29,032
	Estimated Ending Fund Balance			\$ 505,474
46	<b>Property Maintenance Fund - 16</b>			
	Revenue	\$ 336,365	\$ 365,000	\$ 384,000
	Expenditures	373,000	396,170	408,380
	Revenue over Expenditures	\$ (36,635)	\$ (31,170)	\$ (24,380)
	Estimated Ending Fund Balance			\$ 3,385
47-49	<b>ARPA Fund - 55</b>			
	Revenue	\$ -	\$ 3,338,628	\$ 1,976,210
	Expenditures	\$ -	\$ 3,338,628	\$ 1,976,210
	Revenue over Expenditures	\$ -	\$ -	\$ -
	Estimated Ending Fund Balance			\$ -
	<b>Total Revenue - All Funds</b>	<b>\$ 38,272,953</b>	<b>\$ 38,937,166</b>	<b>\$ 37,815,453</b>
	<b>Total Expenditures - All Funds</b>	<b>\$ 34,173,552</b>	<b>\$ 41,415,876</b>	<b>\$ 39,909,662</b>

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**01 - GENERAL FUND - REVENUES**

	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>Proposed</u></b>
	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>
<b><u>TAXES</u></b>			
Cigarette	\$ 110,425	\$ 105,000	\$ 105,000
Gasoline	1,549,673	1,641,276	1,850,000
Road & Bridge Taxes	575,079	540,000	560,000
Sales Tax	7,544,080	7,955,000	8,000,000
Utility Tax	<u>5,301,131</u>	<u>5,003,622</u>	<u>5,090,000</u>
Total Taxes	\$ 15,080,388	\$ 15,244,898	\$ 15,605,000

<b><u>LICENSES</u></b>			
Business	\$ 776,626	\$ 755,000	\$ 805,000
Liquor & Other Licenses	<u>59,010</u>	<u>60,000</u>	<u>60,000</u>
Total Licenses	\$ 835,636	\$ 815,000	\$ 865,000

<b><u>PERMITS</u></b>			
Building	\$ 395,736	\$ 420,000	\$ 450,000
Minimum Housing	352,586	425,000	400,000
Signs & Other Permits	<u>76,533</u>	<u>42,000</u>	<u>55,000</u>
Total Permits	\$ 824,855	\$ 887,000	\$ 905,000

<b><u>RECREATION - GOLF</u></b>			
Green Fees	\$ 254,944	\$ 235,000	\$ 280,000
Cart Fees	216,201	214,000	225,000
Pro Shop Sales	32,429	50,000	57,000
Concession Sales and Fees	70,624	138,000	145,000
Other- Rental Carts & Clubs	<u>-</u>	<u>8,400</u>	<u>-</u>
Total Golf	\$ 574,198	\$ 645,400	\$ 707,000

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

	<b><u>Actual</u></b> <b><u>2020</u></b>	<b><u>Budget</u></b> <b><u>2021</u></b>	<b><u>Proposed</u></b> <b><u>2022</u></b>
<b><u>RECREATION - OTHER</u></b>			
Rentals-Nature Lodge/Gym	\$ 15,459	\$ 30,000	\$ 36,000
Center Activity	128,572	277,000	288,000
Outdoor Pool Receipts	4,537	96,700	99,700
Rink	87,571	91,600	105,000
Parks & Rec Fees	96,400	213,900	239,800
Summer/Winter Camp Program	10	75,000	82,000
Theater	68,190	83,600	156,300
Concession Sales	<u>21,043</u>	<u>50,800</u>	<u>54,100</u>
Total Other Recreation	<u>\$ 421,782</u>	<u>\$ 918,600</u>	<u>\$ 1,060,900</u>
Total Recreation	\$ 995,980	\$ 1,564,000	\$ 1,767,900

<b><u>MISCELLANEOUS</u></b>			
Interest Income	\$ 80,782	\$ 70,000	\$ 70,000
Municipal Court	671,130	1,034,700	1,034,700
Other Miscellaneous	184,881	198,800	196,800
Property Maintenance Fees	147,883	200,000	200,000
Various: Claim Settlements, Ins Proceeds etc	211,249	0	0
Cable TV	569,889	550,000	530,000
Senior Citizen Trips/Luncheons	7,593	31,400	39,500
Grants & Reimbursement	<u>4,668,191</u>	<u>1,097,593</u>	<u>877,639</u>
Total Miscellaneous	<u>\$ 6,541,598</u>	<u>\$ 3,182,493</u>	<u>\$ 2,948,639</u>
Total Revenue	\$ 24,278,457	\$ 21,693,391	\$ 22,091,539
		Less Total Expenditures	<u>(23,109,700)</u>
		Equal Revenue Over/(Under) Expenditure	(1,018,161)
		Plus Estimated Beg Fund Bal	<u>11,715,288</u>
		Equal Estimated Ending Fund Bal	\$ 10,697,127

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**40 - ADMINISTRATIVE DEPARTMENT**

<u>Account</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
4000-Salaries & Benefits	\$ 1,512,840	\$ 1,618,361	\$ 1,632,687
4021-Uniforms	-	100	100
4023-Postage & Printing	44,967	46,000	46,000
4024-Telecom/Computer	29,944	53,500	37,500
4031-Lease/ Rental Equip	32,945	44,000	44,000
4032-Office Expense	8,803	14,750	14,500
4042-Travel, Training & Certifications	6,367	17,500	21,475
4043-Organizational Dues	28,742	33,055	42,910
4050-Professional Services	308,077	399,360	419,245
4052-Programs & Events	54,943	62,750	59,700
4053-Advertising	773	6,000	6,000
4055-Insurance & Bonds	608,723	794,125	885,200
4058-Elected Official Expense	8,064	15,000	15,000
Total	\$ 2,645,188	\$ 3,104,501	\$ 3,224,317

**PERSONNEL SERVICES**

Full-time	\$ 1,090,092	\$ 1,143,620	\$ 1,152,328
Part-time	951	-	-
Overtime	2,745	7,000	7,000

**PERSONNEL SCHEDULE**

Office of the Mayor		<u>Office of the City Clerk</u>	
Mayor	1.00	City Clerk/Legislative Asst	1.00
Gov't Affairs/Sr Comm Mgr	1.00	Deputy City Clerk	1.00
Executive Assistant to the Mayor	1.00	Receptionist	1.00
Total	3.00	Mailroom/Printing Clerk	1.00
		Total	4.00
<u>Finance Department</u>			
Director of Finance	1.00		
Assistant Director of Finance	1.00		
Accounting Clerk	5.00	<u>Economic Development Department</u>	
Total	7.00	Economic Dev. Coordinator	1.00
		<u>Community Development Office</u>	
<u>Human Resources</u>		Comm. Dev. Coordinator	1.00
Director of Human Resources	1.00		
Human Resource Specialist	1.00		
Total	2.00	Full-time	17.00
		FTE (Part-time/Seasonal)	0.00
Total Personnel	<u>18.00</u>	Full-time Elected Official	1.00

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**38 - LEGISLATIVE DEPARTMENT**

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
3800-Salaries & Benefits	\$ 126,584	\$ 127,951	\$ 129,170
3858-Elected Official Expense	<u>10,484</u>	<u>27,000</u>	<u>27,000</u>
Total	\$ 137,068	\$ 154,951	\$ 156,170

**PERSONNEL SERVICES**

Full-time	\$ -	\$ -	\$ -
Part-time	105,612	106,000	106,000
Overtime	-	-	-

**PERSONNEL SCHEDULE**

Council Members	<u>9.00</u>		
Total Personnel	<u><u>9.00</u></u>	Part-time Elected Officials	9.00

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**36 - IT/MEDIA DEPARTMENT**

<u>Account</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
3600-Salaries & Benefits	\$ 344,135	\$ 427,140	\$ 454,943
3621-Uniforms	1,401	1,000	1,500
3624-Telecom/ Computer	158,519	190,000	197,000
3627-Gasoline	-	-	-
3629-Building & Grounds	-	-	-
3630-Equip & Vehicle Expense	-	-	-
3632-Office Expense	17,737	1,000	1,000
3633-Material & Supplies	-	-	-
3642-Travel, Training & Certifications	226	1,500	3,000
3644-License, Permits & Inspections	1,860	2,500	2,000
3650-Professional Services	27,880	14,000	12,000
3655-Advertising	-	45,500	58,000
<b>Total</b>	<b>\$ 551,758</b>	<b>\$ 682,640</b>	<b>\$ 729,443</b>

**PERSONNEL SERVICES**

Full-time	\$ 226,498	\$ 261,196	\$ 271,191
Part-time	-	15,800	24,000
Overtime	3,333	9,000	9,000
Contract Services	14,100	25,000	15,000

**PERSONNEL SCHEDULE**

IT Director (split with Police Department)	0.60		
IT Manager	1.00		
IT System Support Technician	1.00		
Media Manager	1.00		
Video Specialist	1.00		
	4.60		
		Full-time	4.60
Total Personnel	5.30	FTE (Part-time/Seasonal)	0.70

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**49 - POLICE DEPARTMENT**

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
4900-Salaries & Benefits	\$ 9,429,781	\$ 9,864,213	\$ 9,572,042
4921-Uniforms	76,941	101,000	101,000
4924-Telecom/Computer	282,759	264,500	269,500
4926-Utilities	40,801	48,000	45,000
4927-Gasoline	148,396	200,000	200,000
4929-Buildings & Grounds	55,872	35,600	-
4930-Equip & Vehicle Expense	41,332	47,900	4,700
4931-Lease/ Rental Equip	17,727	41,000	41,000
4932-Office Expense	32,815	46,000	57,000
4933-Material & Supplies	42,368	49,000	48,000
4942-Travel, Training & Certifications	43,185	87,600	87,600
4943-Organizational Dues	3,686	6,000	6,000
4950-Professional Service	7,500	7,500	7,500
4952-Programs & Events	11,011	18,700	18,700
4961-Capital Adds (will budget based on forfeitures)	-	-	-
Total	\$ 10,234,174	\$ 10,817,013	\$ 10,458,042

**PERSONNEL SERVICES**

Full-time	\$ 7,898,373	\$ 8,142,697	\$ 8,080,200
Part-time	143,559	223,000	222,000
Overtime	445,840	348,000	348,000

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**49 - POLICE DEPARTMENT (CONTINUED)**

**PERSONNEL SCHEDULE**

Office of the Chief

Chief of Police	1.00
Administrative Assistant	<u>1.00</u>
Total	2.00

Bureau of Support Services

Major	1.00
Sergeant	1.00
Police Officer	4.00
IT Director	0.40
IT Manager	1.00
Dispatcher	9.00
Dispatcher p/t	1.92
Administrative Assistant	1.00
Clerk Typist	3.00
Class "C" Person	1.00
Custodian p/t	<u>0.70</u>
Total	24.02

Bureau of Field Operations

Captain	1.00
Lieutenant	6.00
Sergeant	5.00
Police Officer	62.00
Reserve Officer p/t	2.10
Clerk Typist	<u>1.00</u>
Total	77.10

Bureau of Investigations

Captain	1.00
Sergeant	2.00
Police Officer	10.00
Correction Officer	<u>5.00</u>
Total	18.00

Total Personnel	<u><u>121.12</u></u>	Full-time	116.40
		FTE (Part-time/Seasonal)	4.72



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**41 - MUNICIPAL COURT DEPARTMENT**

	Actual	Budget	Proposed
	<u>2020</u>	<u>2021</u>	<u>2022</u>
<u>Account</u>			
4100-Salaries & Benefits	\$ 497,303	\$ 575,413	\$ 598,174
4124-Telecom/Computer	9,353	15,000	15,000
4132-Office Expense	9,285	12,600	12,700
4142-Travel, Trainging & Certifications	600	4,550	4,750
4143-Organizational Dues	200	265	200
4150-Professional Service	<u>3,417</u>	<u>8,600</u>	<u>7,600</u>
Total	\$ 520,158	\$ 616,428	\$ 638,424

**PERSONNEL SERVICES**

Full-time	\$ 302,498	\$ 308,197	\$ 305,770
Part-time	55,515	94,000	99,000
Overtime	-	-	-
Contract Services	3,982	18,000	18,000

**PERSONNEL SCHEDULE**

Municipal Court

Court Clerk	1.00	Judge	1.00
Deputy Court Clerk	1.00	<u>Appointed Positions - Contract Services</u>	
Assistant Court Clerk - Court	4.00	Provisional Judge	
Assistant Court Clerk - Court P/T	1.40	Public Defender	
Custodian	<u>1.00</u>		
Total	8.40		
		Full-time	7.00
		FTE (Part-time/Seasonal)	1.40
Total Personnel	<u><u>9.40</u></u>	Elected Officials	1.00

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**35 - PROSECUTING ATTORNEY DEPARTMENT**

<u>Account</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
3500-Salaries & Benefits	\$ 149,155	\$ 241,426	\$ 245,772
3524-Telecom/Computer	5,012	5,081	5,351
3532-Office Expense	1,538	2,000	2,000
3542-Travel/ Training/ Cert	1,125	3,900	3,900
3543-Organizational Dues	90	100	100
3550-Professional Services	10,303	15,168	15,168
Total	\$ 167,223	\$ 267,675	\$ 272,291

**PERSONNEL SERVICES**

Full-time	\$ 40,096	\$ 42,078	\$ 43,347
Part-time	-	-	-
Overtime	-	-	-
Contract Services	92,187	180,300	180,300

**PERSONNEL SCHEDULE**

<u>Municipal Court</u>		<u>Appointed Positions - Contract Services</u>	
Prosecuting Attorney Clerk	<u>1.00</u>	Prosecuting Attorney	
Total	1.00	Asst Prosecuting Attorney	
		Full-time	1.00
Total Personnel	<u><u>1.00</u></u>	FTE (Part-time/Seasonal)	0.00

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**37 - HOUSING RESOURCE CENTER DEPARTMENT**

<u>Account</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
3700-Salaries & Benefits	\$ 36,927	\$ 56,985	\$ 103,196
3721-Uniforms	-	450	450
3732-Office Expense	1,012	1,000	1,000
3742-Travel, Training & Certifications	<u>896</u>	<u>1,000</u>	<u>1,000</u>
Total	\$ 38,835	\$ 59,435	\$ 105,646

**PERSONNEL SERVICES**

Full-time	\$ 21,107	\$ 34,726	\$ 67,139
Part-time	-	-	-
Overtime	-	-	-

**PERSONNEL SCHEDULE**

Community Development Specialist *	1.00		
Community Development Grant Manager **	<u>1.00</u>		
Total	2.00		
		Full-time	2.00
Total Personnel	<u>2.00</u>	FTE (Part-time/Seasonal)	0.00

\*50% of wages and benefits for Community Development Specialist are paid out of Community Development Block Grant Funds.  
\*\*30% of wages and benefits for Community Development Grant Manager are paid by Community Development Block Grant Funds.

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**39 - SENIOR SERVICES DEPARTMENT**

<u>Account</u>	<u>Actual 2020</u>	<u>Budget 2021</u>	<u>Proposed 2022</u>
3900-Salaries & Benefits	\$ 112,287	\$ 152,304	\$ 129,866
3921-Uniforms	-	200	400
3926-Utilities	3,991	6,060	6,060
3929-Bldg. & Grounds	4,720	6,100	-
3932-Office Expense	656	2,000	1,900
3933-Material & Supplies	-	-	2,850
3942-Travel, Training & Certifications	121	500	300
3950-Professional Services	-	-	-
3952-Programs & Events	7,374	40,260	50,900
3953-Publicity	<u>1,125</u>	<u>1,500</u>	<u>1,500</u>
Total	\$ 130,274	\$ 208,924	\$ 193,776

**PERSONNEL SERVICES**

Full-time	\$ 70,776	\$ 83,977	\$ 49,509
Part-time	5,600	26,000	52,000
Overtime	-	-	-

**PERSONNEL SCHEDULE**

Senior Citizen Coordinator	<u>1.00</u>	Support Staff p/t	1.83
Total Full-time	1.00		
Total Personnel	<u><u>2.83</u></u>	Full-time	1.00
		FTE (Part-time/Seasonal)	1.83

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**48 - PUBLIC WORKS DEPARTMENT**

<u>Account</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
4800-Salaries & Benefits	\$ 2,786,584	\$ 3,292,520	\$ 3,610,083
4821-Uniforms	5,090	13,000	13,000
4824-Telecom/ Computer	6,221	-	-
4826-Utilities	77,788	80,000	80,000
4827-Gasoline	53,369	75,000	80,000
4832-Office Expense	22,338	20,000	25,000
4833-Material & Supplies	-	10,000	5,000
4342-Travel, Training & Certifications	9,050	20,500	21,900
4343-Organizational Dues	1,399	4,800	4,800
4850-Professional Service	56,735	5,500	11,000
Total	\$ 3,018,574	\$ 3,521,320	\$ 3,850,783

**PERSONNEL SERVICES**

Full-time	\$ 2,306,028	\$ 2,557,220	\$ 2,704,026
Part-time	74,983	217,000	256,000
Part-time-Seasonal	916	52,000	58,000
Overtime	47,561	110,000	110,000

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**48 - PUBLIC WORKS DEPARTMENT (Cont.)**

**PERSONNEL SCHEDULE**

Office of the Director

Director of Public Works	1.00	<u>Building Division</u>	
Executive Assistant	<u>1.00</u>	Building Commissioner	1.00
Total	2.00	Plan Reviewer	1.00

Street Division

Street Superintendent	1.00	Combination Comm. Inspector	1.00
Permit/Inspection Clerk	1.00	Multi-Building Inspector	4.00
Class "A" Foreman	1.00	Prop. Maint & Housing Insp	1.00
Class "A" Person	2.00	Lead Permit/Inspection Clerk	1.00
Class "B" Person	2.00	Permit/Inspection Clerk	7.00
Street Sweeper	1.00	Code Enforcement p/t	1.40
Class "C" Person	3.00	Permit/Inspection Clerk p/t	0.70
Equipment Maintenance Supv.	1.00	Building/Housing Inspector p/t	<u>2.80</u>
Equipment Maint. Mechanic	2.00	Total	20.90
Laborers (snl)	<u>1.23</u>		
Total	15.23		

Health Department

Sewer Lateral

Engineering Technician	1.00	Class "A" Foreman	1.00
Class "A" Person	1.00	Class "A" Person	1.00
Class "B" Person	1.00	Class "B" Person	1.00
Class "C" Person	<u>1.00</u>	Class "C" Person	5.00
Total	4.00	Permit/Inspection Clerk	1.00
		Clerk Typist	1.00
		Laborers (snl)	<u>1.23</u>
		Total	11.23

Engineering Division

City Engineer	1.00
Inspector/Code Enforcement	1.00
Building Maintenance Supervisor	1.00
Building Maintenance	2.00
Custodian	2.00
Custodian p/t	<u>0.70</u>
Total	7.70

Transportation

FLERT Bus Driver	2.00
FLERT Bus Drivers p/t	<u>1.85</u>
	3.85

Total Personnel	<u><u>64.91</u></u>	Full-time	55.00
		FTE (Part-time/Seasonal)	9.91

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**43 - RECREATION DEPARTMENT-THEATRE**

	Actual	Budget	Proposed
<u>Account</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
4300-Salaries & Benefits	\$ 172,435	\$ 221,763	\$ 227,935
4321-Uniforms	-	300	350
4324-Telecom/Computer	6,183	6,250	6,250
4328-Merchandise Concessions	-	1,700	1,700
4329-Bldg. & Grounds	8,101	10,600	-
4332-Office Expense	2,975	8,700	8,700
4333-Materials & Supplies	-	1,200	800
4342-Travel, Training & Certifications	123	-	500
4343-Organizational Dues	-	-	350
4350-Professional Services	3,119	6,000	4,500
4352-Programs & Events	88,144	83,500	185,200
4353-Advertising	<u>1,541</u>	<u>8,350</u>	<u>10,000</u>
Total	\$ 282,621	\$ 348,363	\$ 446,285

**PERSONNEL SERVICES**

Full-time	\$ 115,043	\$ 137,624	\$ 146,409
Part-time	3,987	17,000	6,000
Overtime	-	-	-
Contract Services	-	1,980	1,980

**PERSONNEL SCHEDULE**

Theater Manager	1.00	Clerk/Typist p/t	0.24
Assistant Theater Manager	1.00		
Technical Director	<u>1.00</u>		
Total	3.00		
Total Personnel	<u>3.24</u>	Full-time	3.00
		FTE (Part-time/Seasonal)	0.24

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**44 - RECREATION DEPARTMENT - CIVIC AND COMMUNITY CENTERS**

	Actual	Budget	Proposed
<u>Account</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
4400-Salaries & Benefits	\$ 1,111,316	\$ 1,348,754	\$ 1,483,526
4426-Utilities	<u>206,534</u>	<u>300,000</u>	<u>290,000</u>
Total	\$ 1,317,850	\$ 1,648,754	\$ 1,773,526

**PERSONNEL SERVICES**

Full-time	\$ 396,005	\$ 438,020	\$ 464,819
Part-time	351,056	484,000	528,000
Part-time Seasonal	53,496	56,000	66,000
Overtime	1,239	6,000	6,000
Contract Services	33,898	100,000	100,000

**PERSONNEL SCHEDULE**

**Full Time:**

**Part Time/Seasonal:**

Superintendent of Recreation	1.00	Recreation Leaders II & III	6.40
Center Director I	2.00	Receptionists	3.63
Recreation Specialist	2.00	Custodians	3.91
Clerk Typist	2.00	Park Rangers	2.26
Custodian I	<u>3.00</u>	Rink Mgrs, Grds, Cashiers	2.78
Total	10.00	JJE Pool Mgr, Head Guard	1.23
		JJE Pool Lifeguards	<u>3.68</u>
		Total	23.89
		Full-time	10.00
Total Personnel	<u><u>33.89</u></u>	FTE (Part-time/Seasonal)	23.89



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**45 - RECREATION DEPARTMENT - SUMMER CAMP**

	Actual	Budget	Proposed
<u>Account</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
4500-Salaries & Benefits	\$ 9,455	\$ 142,949	\$ 198,295
<b>Total</b>	\$ 9,455	\$ 142,949	\$ 198,295

**PERSONNEL SERVICES**

Full-time	\$ -	\$ -	\$ -
Part-time	-	-	-
Part-time-Seasonal	-	125,000	176,000
Overtime	-	-	-

**PERSONNEL SCHEDULE**

**Full Time:**

**Seasonal:**

		Directors	0.38
		Assistant Directors	0.69
		Recreation Leaders	<u>6.40</u>
		Total	7.47
		Full-time	0.00
		FTE (Seasonal)	7.47
Total Personnel	<u>7.47</u>		

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**46 - RECREATION DEPARTMENT - BANGERT POOL**

<u>Account</u>	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
4600-Salaries & Benefits	\$ 9,610	\$ 202,914	\$ 243,764
4626-Utilities	<u>3,264</u>	<u>50,000</u>	<u>50,000</u>
<b>Total</b>	\$ 12,874	\$ 252,914	\$ 293,764

**PERSONNEL SERVICES**

Part-time-Seasonal	\$ -	\$ 178,000	\$ 207,000
Contract Services	3,341	10,000	10,000

**PERSONNEL SCHEDULE**

**Full Time:**

**Part Time/Seasonal:**

Pool Manager	0.41
Head Guard	0.41
Lifeguards	5.74
Swim Team Manager	0.07
Swim Team Lifeguards	0.27
Concession Manager	0.36
Cashiers	<u>1.36</u>
Total	8.62

Total Personnel	<u>8.62</u>	Full-time	0.00
		FTE (Part-time/Seasonal)	8.62

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**06 - RECREATION DEPARTMENT - GOLF COURSE**

<u>Account</u>	<u>Actual</u> <u>2020</u>	<u>Budget</u> <u>2021</u>	<u>Proposed</u> <u>2022</u>
0600-Salaries & Benefits	\$ 372,032	\$ 477,718	\$ 523,989
0621-Uniforms	-	1,700	1,700
0623-Postage & Printing	5	1,000	1,000
0624-Telecom/Computer	-	-	3,100
0626-Utilities	52,982	45,000	45,000
0627-Gasoline	6,486	10,000	12,000
0628-Merchandise	33,864	65,000	65,000
0629-Bldg. & Grounds	81,713	93,500	6,000
0630-Equip & Vehicle Repairs	32,552	36,600	4,100
0631-Lease/ Rental Equip	84,072	91,704	93,704
0632-Office Expense	1,401	2,000	1,700
0642-Travel/ Training/ Cert	-	200	1,700
0643-Organizational Dues	1,721	1,575	1,825
0644-License,Permits & Inspections	1,312	1,820	1,820
0650-Professional Services	12,027	12,800	1,300
0653-Advertising	<u>1,882</u>	<u>5,000</u>	<u>5,000</u>
Total	\$ 682,049	\$ 845,617	\$ 768,938

**PERSONNEL SERVICES**

Full-time	\$ 183,201	\$ 183,961	\$ 202,406
Part-time	20,304	-	21,000
Part-time-Seasonal	70,510	181,000	171,000
Overtime	-	-	-

**PERSONNEL SCHEDULE**

**Full Time:**

**Course Operations:**

Golf Clubhouse Manager	1.00
Asst. Golf Clubhouse Manager	1.00

**Course Maintenance:**

Golf Course Superintendent	1.00
Golf Course Asst Superintendent	<u>1.00</u>
Total	4.00

**Part-Time/Seasonal:**

Pro Shop Manager (pt)	0.70
Pro Shop Staff (snl)	0.95
Cart Attendants (snl)	1.62
Food & Beverage Staff (snl)	1.66
Groundskeeper I (snl)	<u>3.00</u>
Total	7.93

Total Personnel	<u>11.93</u>	Full-time	4.00
		FTE (Part-time/Seasonal)	7.93

City of Florissant Operating Budget  
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**03 - CAPITAL IMPROVEMENT FUND**

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<b><u>REVENUE</u></b>			
Capital Improvement Sales Tax	\$ 3,437,723	\$ 3,487,000	\$ 3,450,000
Interest	11,737	-	-
Insurance Proceeds	52,223	-	-
Grants & Reimbursements	<u>108,245</u>	<u>434,621</u>	<u>562,054</u>
Total Budgeted Revenue	\$ 3,609,928	\$ 3,921,621	\$ 4,012,054
	Less Total Budgeted Expenditure		<u>\$ (5,075,691)</u>
	Equal Revenue Over/(Under) Expenditure		\$ (1,063,637)
	Plus Estimated Beginning Fund Balance		<u>\$ 2,663,385</u>
	Equal Estimated Ending Fund Balance		\$ 1,599,748

**EXPENDITURES**

0314-Salary & Benefit Admin Cross Charge CIF	\$ 105,000	\$ 104,000	\$ 112,037
0320-Debt Payment	500,725	499,088	749,351
0324-Telecom/Computer	114,200	228,500	237,500
0329-Buildings & Grounds	148,010	223,838	321,650
0330-Equip & Vehicle Expense	188,267	206,500	313,600
0333-Material & Supplies	79,695	90,000	100,000
0334-Street Markings	19,626	22,500	26,000
0350-Professional Service	112,140	564,535	392,000
0351-Street Lighting	433,234	375,000	375,000
0352-Street Contracts	702,258	914,479	1,000,000
0353-Bridge Repair & Maint.	-	50,000	50,000
0354-Sidewalk Repairs	131,585	89,912	50,000
0355-Stormwater Projects	-	292,054	442,054
0361-Capital Additions	<u>458,599</u>	<u>470,000</u>	<u>906,500</u>
Total	\$ 2,993,339	\$ 4,130,406	\$ 5,075,691

**City of Florissant  
Capital Improvement Fund  
2022 Budget**

<b>Acct #</b>	<b>Description</b>	<b>Budget 2021</b>	<b>Proposed Budget 2022</b>
<b>REVENUES</b>			
4-03100	CAPITAL IMPROVEMENT SALES TAX	\$ 3,450,000	\$ 3,450,000
4-03110	CAPITAL IMPROVEMENT SALES TAX-T1	37,000	-
4-03200	INTEREST	-	-
4-03210	CAPITAL IMP. T1-INTEREST	-	-
4-03510	GRANT REV - ST FERD/67	5,144	-
4-03513	GRANT REV - N LAFAYETTE	9,423	-
4-03514	GRANT REV - ST. DENIS PH 1 - DESIGN	128,000	140,000
4-03515	GRANT REV - MSD STORMWATER PROJ	292,054	422,054
	<b>TOTAL REVENUE</b>	<b>\$ 3,921,621</b>	<b>\$ 4,012,054</b>
<b>EXPENSES</b>			
5-03-20000	DEBT PAYMENT PRIOR 2019	\$ 5,000	\$ 3,000
5-03-20010	DEBT PAYMENT - 2011 COP	31,250	-
5-03-20020	DEBT PAYMENT - 2016 SOB	350,838	353,488
5-03-20030	DEBT PAYMENT - 2019 EQ LEASE/PURCHASE	112,000	-
5-03-20040	DEBT PAYMENT - 2021 COP (refunding 2011 COP & 2019 Equip Lease)	-	392,863
	<b>TOTAL DEBT SERVICE</b>	<b>\$ 499,088</b>	<b>\$ 749,351</b>

**City of Florissant  
Capital Improvement Fund  
2022 Budget**

<b>Acct #</b>	<b>Description</b>	<b>Budget 2021</b>	<b>Proposed Budget 2022</b>
5-03-14050	SALARY & BENEFIT CROSS CHARGE-CAP IMPRVMT	\$ 104,000	\$ 112,037
5-03-24030	INTERNET & FIBER CONNECTIVITY	150,000	150,000
5-03-24070	SOFTWARE PURCH & MAINT	78,500	87,500
5-03-29000	BLDG & GROUNDS MAINT & SUPPLIES - OTHER	22,500	23,000
5-03-29010	BLDG & GROUNDS MAINT & SUPPLIES - CITY HALL	44,338	46,000
5-03-29020	BLDG & GROUNDS MAINT & SUPPLIES - GOVT BLDG	8,000	8,000
5-03-29030	BLDG & GROUNDS MAINT & SUPPLIES - CITY GARAGE	15,000	15,000
5-03-29040	BLDG & GROUNDS MAINT & SUPPLIES - HEALTH BLDG	15,000	15,000
5-03-29050	BLDG & GROUNDS MAINT & SUPPLIES - POLICE BLDG	39,000	57,100
5-03-29060	BLDG & GROUNDS MAINT & SUPPLIES - GOLF COURSE	-	20,000
5-03-29070	SECURITY MAINT & EQUIP	80,000	50,000
5-03-29080	GROUNDS MAINT GOLF COURSE	-	72,000
5-03-29090	BUILDING MAINT THEATRE	-	11,000
5-03-29100	BUILDING MAINT SENIOR CENTER	-	4,550
5-03-30000	EQUIPMENT REPAIRS & MAINTENANCE	63,000	73,000
5-03-30006	EQUIPMENT REPAIRS GOLF COURSE	-	35,900
5-03-30010	VEHICLE REPAIRS & MAINTENANCE	130,000	148,000
5-03-30012	VEHICLE REPAIRS & MAINTENANCE POLICE	-	43,200
5-03-30020	SMALL TOOLS-PURCH/ REPAIR & MAINT	13,500	13,500
5-03-33000	MATERIALS & SUPPLIES	90,000	100,000
5-03-34000	STREET MARKINGS	22,500	26,000
5-03-50010	PROF SERV - OTHER	101,200	99,500
5-03-50020	PROF SERV - BANK FEES	500	500
5-03-50031	PROF SERV - ACCTG/AUDIT	3,500	3,500
5-03-50045	PROF SERV - COMPUTER SERVICES	84,335	98,500
5-03-50050	PROF SERV - ENGINEERING	215,000	15,000
5-03-50300	CONTRACTS - ST. DENIS	160,000	175,000
5-03-51000	STREET LIGHTING	375,000	375,000
5-03-52000	STREET CONTRACTS	914,479	1,000,000
5-03-53010	BRIDGE REPAIR & MAINT	50,000	50,000
5-03-54020	SIDEWALK REPAIRS	89,912	50,000
5-03-55000	STORMWATER PROJECTS	292,054	442,054
<b>TOTAL SERVICES</b>		<b>\$ 3,161,318</b>	<b>\$ 3,419,841</b>

**City of Florissant  
Capital Improvement Fund  
2022 Budget**

<b>Acct #</b>	<b>Description</b>	<b>Budget 2021</b>	<b>Proposed Budget 2022</b>
	<b>TOTAL CAPITAL ADDITIONS</b>	<b>\$ 470,000</b>	<b>\$ 906,500</b>
5-03-61360	CAPITAL ADDITIONS-INFO TECH/ MEDIA Sub-Total	<u>67,500</u>	<u>70,500</u>
	Servers, Computers, Network Equipment,		
	Misc Appliances, Software	50,000	52,500
	Cameras, & Video equip, new software,		
	services - Media	2,500	2,500
	Gov't Bldg - replace flooring, ACA access and		
	building maint	15,000	-
	Tablets and associated peripherals for city		
	council and administration		15,500
5-03-61365	CAPITAL ADDITIONS -IT - Vehicle Leases Sub-Total	<u>6,000</u>	<u>6,000</u>
	Vehicle Leases FY20	6,000	6,000
5-03-61390	CAPITAL ADDITIONS-SENIOR CITIZEN Sub-Total	<u>45,000</u>	<u>-</u>
	Painting the exterior of Senior Center	15,000	-
	Window Replacement at Senior Center	30,000	-
5-03-61400	CAPITAL ADDITIONS-ADMIN Sub-Total	<u>-</u>	<u>-</u>
5-03-61430	CAPITAL ADDS - THEATRE (Replace Lighting Dimmer) Sub-Total	<u>60,000</u>	<u>-</u>
5-03-61440	CAPITAL ADDITIONS-CIVIC CENTER JJE Sub-Total	<u>-</u>	<u>-</u>
5-03-61470	CAPITAL ADDITIONS-PARKS Sub-Total	<u>76,000</u>	<u>-</u>
	Christmas Tree	36,000	-
	Wiese House Repair	40,000	-

**City of Florissant  
Capital Improvement Fund  
2022 Budget**

<b>Acct #</b>	<b>Description</b>	<b>Budget 2021</b>	<b>Proposed Budget 2022</b>
Capital Additions (continued)			
5-03-61480	CAPITAL ADDITIONS-PUBLIC WORKS	Sub-Total	
		67,500	552,000
	Health - 1 each Zero Turn 48" Mower	10,000	-
	Wheel Dolley w/battery power	8,500	-
	Mosquito Fogger	15,000	-
	UTV for Highway trash cleanup	18,000	-
	(1) Mower boom attachment for Ventrac	16,000	-
	(2) Message Boards		45,000
	Concrete Scaifier/ Planer		8,500
	Elevator modernization		150,000
	1 each 32" Stand on Mower		8,500
	Replace 2003 Salt Truck in Fy22 with tilt flatbed		160,000
	Brine Tank Replacement		20,000
	New Tandem Dump Truck	-	160,000
5-03-61485	CAPITAL ADDITIONS - PW - Vehicle Leases	Sub-Total	
		148,000	178,000
	Vehicle Leases FY20 (13 vehicles) all	68,000	68,000
	Vehicle Leases FY21 (13 trucks) 2 delivered to date	80,000	80,000
	Vehicle Leases FY22 (5 vehicles)		30,000
5-03-61490	CAPITAL ADDITIONS-POLICE	Sub-Total	
		-	100,000
	Upgrade and Enlarge Workout Area in Basement	-	100,000
<b>TOTAL EXPENSES</b>		<b>\$ 4,130,406</b>	<b>\$ 5,075,691</b>
<b>NET OVER/UNDER</b>		<b>\$ (208,785)</b>	<b>\$ (1,063,637)</b>



City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**09 - PARK IMPROVEMENT FUND**

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<b><u>REVENUE</u></b>			
Park Improvement Sales Tax	\$ 3,520,657	\$ 3,450,000	\$ 3,550,000
Interest	6,825	-	-
Insurance Proceeds	4,867	-	-
Miscellaneous Revenue	-	3,551	-
Grant Revenue	<u>25,000</u>	<u>1,050,000</u>	<u>476,650</u>
Total Budgeted Revenue	\$ 3,557,349	\$ 4,503,551	\$ 4,026,650
		Less Total Budgeted Expenditure	\$ (4,314,550)
		Equal Revenue Over/(Under) Expenditure	\$ (287,900)
		Plus Estimated Beginning Fund Balance	<u>1,046,447</u>
		Equal Estimated Ending Fund Balance	\$ 758,547

**EXPENDITURES**

0900-Salaries & Benefits	\$ 1,491,306	\$ 1,738,103	\$ 1,877,780
0920-Debt Payment	959,921	975,819	687,000
0921-Uniforms	9,983	16,800	16,900
0924-Telecom/Computer	5,250	6,500	7,050
0926-Utilities	61,637	80,000	82,000
0927-Gasoline	29,610	50,000	50,000
0928-Merchandise-Concessions	12,672	36,250	37,500
0929-Buildings & Grounds	235,933	287,465	298,350
0930-Equip & Vehicle Expense	35,449	29,000	34,000
0931-Equip Rental/Lease	1,436	6,320	6,820
0932-Office Expense	7,394	22,500	19,500
0933-Material & Supplies	63,267	135,902	148,950
0942-Travel, Training and Certification	5,172	2,700	10,300
0943-Organizational Dues	2,000	3,300	3,300
0944-License, Permits & Inspections	6,392	11,250	10,300
0950-Professional Services	12,583	6,000	3,800
0952-Program & Events	23,685	68,200	96,500
0954-Publicity	21,177	40,350	47,500
0961-Capital Additions	<u>598,455</u>	<u>1,543,566</u>	<u>877,000</u>
Total	\$ 3,583,322	\$ 5,060,025	\$ 4,314,550

**PERSONNEL SERVICES**

Full-time	\$ 952,339	\$ 1,015,868	\$ 1,051,142
Part-time	45,360	60,000	62,000
Part-time Seasonal	3,441	41,000	68,000
Overtime	14,373	35,000	35,000
Contract Services	15,825	74,000	99,500

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**PERSONNEL SCHEDULE**

**Full-time:**

Parks Director	1.00
Administrative Assistant	1.00
Senior Ranger	1.00
Park Superintendent	1.00
Class "A" Foreman	1.00
Forester I	1.00
Class "A" Person	5.00
Class "B" Person	4.00
Class "C" Person	<u>5.00</u>
Total	20.00

**Part-time/Seasonal:**

Rangers	2.51
Laborers (snl)	<u>2.88</u>
Total	5.39

		Full-time	20.00
Total Personnel	<u>25.39</u>	FTE (Part-time/Seasonal)	5.39

**City of Florissant  
Park Improvement Fund  
2022 Budget**

<b>Acct #</b>	<b>Description</b>	<b>Budget 2021</b>	<b>Proposed Budget 2022</b>
<b>REVENUES</b>			
4-09100	PARK IMPROVEMENT SALES T	\$ 3,200,000	\$ 3,550,000
4-09110	PARK IMP. SALES TAX-T1	250,000	-
4-09200	INTEREST	-	-
4-09210	INTEREST-PIF SALES TAX-T	-	-
4-09300	MISC REVENUE	3,551	-
4-09520	GRANT REV - STLCO PARK PLANNING GRANT	-	6,400
4-09540	GRANT REV - #21 MANION PARK PHASE II	525,000	
4-09550	GRANT REV - #20 KOCH PK PLYGRD/RR	525,000	
4-09560	GRANT REV - #22 FITNESS CENTER EQUIPMENT (request partial payments in FY22)	-	470,250
<b>TOTAL REVENUE</b>		<b>\$ 4,503,551</b>	<b>\$ 4,026,650</b>
<b>EXPENSES</b>			
TOTAL SALARIES & BENEFITS		\$ 1,738,103	\$ 1,877,780
5-09-20000	DEBT PAYMENT - Add'l expenses	5,000	3,000
5-09-20010	DEBT PAYMENT - 2011 COP	537,813	-
5-09-20020	DEBT PAYMENT - 2016 SOB	336,006	334,000
5-09-20030	DEBT PAYMENT - 2019 Lease/Purch	97,000	-
5-09-20040	DEBT PAYMENT - 2021 COP	-	350,000
TOTAL DEBT SERVICE		<b>\$ 975,819</b>	<b>\$ 687,000</b>

**City of Florissant  
Park Improvement Fund  
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
5-09-21440	UNIFORMS - JJE	\$ 4,400	\$ 4,600
5-09-21441	UNIFORMS - JFK	1,000	500
5-09-21450	UNIFORMS-SUMMER CAMP	1,100	1,100
5-09-21460	UNIFORMS - BANGERT	2,800	3,200
5-09-21470	UNIFORMS - PARKS	7,500	7,500
5-09-24070	SOFTWARE PURCHASE & MAINT	6,000	6,800
5-09-24470	RADIO/WALKIE REPAIR & MA	500	250
5-09-26000	UTILITIES	80,000	82,000
5-09-27440	GASOLINE-CENTERS	5,000	5,000
5-09-27470	GASOLINE-PARKS	45,000	45,000
5-09-28400	MERCHANDISE-CONCESSIONS-SKATE	500	500
5-09-28440	MERCHANDISE-CONCESSIONS-CTRS	17,750	18,500
5-09-28460	MERCHANDISE-CONCESSIONS-BANGERT	18,000	18,500
5-09-29020	BLDG & GROUNDS- NATURE LODGE	4,000	4,000
5-09-29030	BLDG & GROUNDS MAINT-TREES	118,000	137,500
5-09-29070	SECURITY MAINT & EQUIP-JJE (moved from Prof Serv)	-	1,500
5-09-29071	SECURITY MAINT & EQUIP-JFK (moved from Prof Serv)	-	1,000
5-09-29440	BLDG & GROUNDS -JJE	94,550	52,000
5-09-29441	BLDG & GROUNDS -JFK	18,850	21,750
5-09-29442	BLDG & GROUNDS - JJE POOL	6,000	9,000
5-09-29460	BLDG & GROUNDS-BANGERT	24,165	16,200
5-09-29470	BLDG & GROUNDS - PARKS	21,900	50,400
5-09-29472	PARK PAVEMENT REPAIRS	-	5,000
5-09-30440	EQUIPMENT REPAIRS & MAIN - JJE	2,000	2,000
5-09-30470	EQUIPMENT REPAIRS & MAIN - PARKS	27,000	32,000
5-09-31460	EQUIPMENT RENTAL/LEASE-BANGERT	1,020	1,020
5-09-31470	EQUIPMENT RENTAL/LEASE-PARKS	5,300	5,800
5-09-32440	OFFICE EXPENSE - JJE	9,500	8,500
5-09-32441	OFFICE EXPENSE - JFK	5,000	4,000
5-09-32470	OFFICE EXPENSE - PARKS	8,000	7,000
5-09-33440	MATERIAL & SUPPLIES - JJE	8,800	9,800
5-09-33441	MATERIAL & SUPPLIES - JFK	14,400	12,800
5-09-33442	MATERIAL & SUPPLIES - JJE POOL	6,402	7,200
5-09-33443	MATERIAL & SUPPLIES -ICE RINK	8,150	10,150
5-09-33460	MATERIALS & SUPPLIES-BANGERT POOL	20,150	26,500
5-09-33470	MATERIALS & SUPPLIES-PARKS	78,000	82,500

**City of Florissant  
Park Improvement Fund  
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
5-09-42440	TVL,TRAINING,CERTS-(CENTERS)	1,800	1,000
5-09-42443	TVL,TRAINING,CERTS-POOLS	-	3,000
5-09-42470	TVL,TRAINING,CERTS-PARKS	900	6,300
5-09-43470	ORGANIZATIONAL DUES	3,300	3,300
5-09-44440	LIC,PRMT,INSP-JJE	7,100	3,200
5-09-44442	LIC,PRMT,INSP-JJE POOL	-	4,000
5-09-44460	LIC,PRMT,INSP - BANGERT	4,150	2,950
5-09-44470	LIC,PRMT,INSP-PARKS	-	150
5-09-50020	PROF SERV-BANK FEE	1,000	300
5-09-50031	PROF SERV - ACCTG/AUDIT	3,500	3,500
5-09-50442	PROF SERV-JJE POOL	1,500	-
5-09-52070	JULY 4TH EVENTS	30,000	30,000
5-09-52440	PROG & EVENT EXP - JJE	25,000	37,500
5-09-52441	PROGRAM & EVENT EXP - JFK	3,000	3,000
5-09-52450	PROG & EVENT EXP - SUMMER CAMP	7,000	22,000
5-09-52470	PROGRAM & EVENT EXP. - PARKS	3,200	4,000
5-09-53010	PUBLICITY	40,350	47,500
	TOTAL SERVICE	\$ 802,537	\$ 872,770
	TOTAL PROGRAM SERVICES	\$ 3,516,459	\$ 3,437,550

**City of Florissant  
Park Improvement Fund  
2022 Budget**

Acct #	Description		Budget 2021	Proposed Budget 2022
<b>CAPTITAL ADDITIONS (PARK IMPROVEMENT FUND):</b>				
5-09-61060	CAPITAL ADDITIONS-GOLF COURSE	Sub-Total	\$ 67,300	\$ 56,000
	YANMAR YT3 Utility Tractor 56,000			56,000
	Fairway drainage and resurfacing on erosion areas 15,000			-
	Rotary Mower		67,300	-
5-09-61430	CAPITAL ADDITIONS-THEATRE	Sub-Total	\$ -	\$ 17,000
	lobby furniture (was \$6,000)			2,000
	Scissor Lift			15,000
5-09-61440	CAPITAL ADDITIONS-JJE	Sub-Total	\$ 7,498	\$ 18,000
	Floor Scrubber			8,000
	Replace lobby furniture			10,000
	Automatic Pool Vacuum		7,498	-
5-09-61441	CAPITAL ADDITIONS - JFK	Sub-Total	\$ 27,000	\$ -
	Painting of gym 10,000			-
	Splash Pad -Replace rock w/concrete		27,000	-
5-09-61443	CAPITAL ADDITIONS-JJE POOL	Sub-Total	\$ 18,252	\$ -
	Sandblast and Paint Indoor Pool		18,252	-
5-09-61460	CAPITAL ADDITIONS-BANGERT POOL	Sub-Total	\$ 2,500	\$ 16,000
	Automatic vacuum			8,000
	Filter Baskets			5,000
	Commercial Freezer			3,000
	Replace pool motor		2,500	-

**City of Florissant  
Park Improvement Fund  
2022 Budget**

<b>Acct #</b>	<b>Description</b>	<b>Budget 2021</b>	<b>Proposed Budget 2022</b>
<b>Capital Additions (continued)</b>			
5-09-61470	CAPITAL ADDITIONS-PARK IMPROVEMENT	Sub-Total \$ 1,235,416	\$ 503,000
	JJE & JFK Fitness Center Renovations Grant		495,000
	Plans for Round #23 Park Grant from STLCO		8,000
	Replace fence at Dunegant Park	30,000	
	St. Louis County Municipal Park Grant- install inclusive playground at Manion Park (reimbursed by Park Grant Commission up to \$525,000 net expense \$210,395)	735,395	
	Splash Pad	52,000	-
	Dog Park Gates	8,500	-
	FY20 Roll Forward	409,521	-
5-09-61471	CAPITAL ADDITIONS - PARK EQUIP	Sub-Total \$ 114,000	\$ 139,000
	Replace (2) zero turn mower		28000
	(1) Wide Area Mower		72000
	Brine Spray System for truck		10000
	BL-7000 EXT Truck Lift		2000
	Little Wonder Leaf Vac		10000
	Ventrac attachment Broom Mower		17000
	(1) Wide Area Mower	65,000	
	Replace (1) zero turn mower	14,000	
	Ventrac mower	35,000	
5-09-61475	CAPITAL ADDITIONS- VEHICLE LEASES	Sub-Total \$ 71,600	\$ 128,000
	Leased vehicles (2020 FY) 6 vehicles	21,600	34,000
	Leased vehicles (2021 FY) 6 vehicles to date	50,000	39,000
	New leased vehicles (2022 FY) 9 vehicles		55,000
	TOTAL CAPITAL ADDITIONS	\$ 1,543,566	\$ 877,000
	<b>TOTAL EXPENSES</b>	<b>\$ 5,060,025</b>	<b>\$ 4,314,550</b>
	<b>NET OVER/UNDER</b>	<b>\$ (556,474)</b>	<b>\$ (287,900)</b>

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**08 - STREET FUND**

	Actual	Budget	Proposed
	<u>2020</u>	<u>2021</u>	<u>2022</u>
<b><u>REVENUE</u></b>			
Revenue	\$ 1,573,237	\$ 1,500,000	\$ 1,500,000
Interest	2,858	-	-
Grant Revenue	<u>1,592,855</u>	<u>173,975</u>	<u>-</u>
Total Budgeted Revenue	\$ 3,168,950	\$ 1,673,975	\$ 1,500,000
	Less Total Budgeted Expenditure		<u>\$ (1,418,595)</u>
Equal Revenue Over/(Under) Expenditure			\$ 81,405
Plus Estimated Beginning Fund Balance			<u>\$ 376,329</u>
Equal Estimated Ending Fund Balance			\$ 457,734
<b><u>PENDITURES</u></b>			
0814-Salary & Benefit Cross Charge - Street Fund	\$ 255,000	\$ 256,376	\$ 266,095
0833-Material & Supplies	112,774	120,000	152,500
0852-Street Contracts	3,311,927	1,417,468	1,000,000
0861-Capital Additions	<u>217,395</u>	<u>155,000</u>	<u>-</u>
Total	\$ 3,897,096	\$ 1,948,844	\$ 1,418,595



**City of Florissant  
Street Fund  
2022 Budget**

<b>Acct #</b>	<b>Description</b>	<b>Budget 2021</b>	<b>Proposed Budget 2022</b>
<b>REVENUES</b>			
4-08100	REVENUE	\$ 1,500,000	\$ 1,500,000
4-08510	GRANT REV - ST FERD & 67-Construction	160,000	
4-08511	GRANT REV - N LAFAYETTE -Construction	13,975	-
	<b>TOTAL REVENUE</b>	<b>\$ 1,673,975</b>	<b>\$ 1,500,000</b>
<b>EXPENSES</b>			
5-08-14040	SALARY & BENEFIT CROSS CHARGE STREET FUND	\$ 256,376	\$ 266,095
5-08-33020	MATERIALS & SUPPLIES - SNOW & ICE REMOVAL	120,000	152,500
5-08-52000	STREET CONTRACT	1,200,000	1,000,000
5-08-52100	CONTRACTS - N LAFAYETTE-Construction	17,468	-
5-08-52200	CONTRACTS - ST FERD & 67-Construction	200,000	
	Sub-Total	\$ 1,793,844	\$ 1,418,595
<b>CAPITAL ADDITIONS (STREET IMPROVEMENT FUND):</b>		Sub-Total	\$ 155,000 \$ -
5-08-61000	CAPITAL ADDITIONS REPLACE FIRE DAMAGED 2007 SALT DUMP TRUCK WITH FLATBED TRUCK	155,000	-
	<b>TOTAL EXPENSES</b>	<b>\$ 1,948,844</b>	<b>\$ 1,418,595</b>
<b>NET OVER/UNDER</b>		<b>\$ (274,869)</b>	<b>\$ 81,405</b>

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**04 - SEWER LATERAL FUND**

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<b><u>REVENUE</u></b>			
Revenue	\$ 545,655	\$ 500,000	\$ 890,000
Interest	22,136	9,000	3,000
Miscellaneous Revenue	<u>-</u>	<u>-</u>	<u>-</u>
Total Budgeted Revenue	\$ 567,791	\$ 509,000	\$ 893,000
	Less Total Budgeted Expenditure		<u>\$ (703,568)</u>
	Equal Revenue Over/(Under) Expenditure		\$ 189,432
	Plus Estimated Beginning Fund Balance		<u>\$ 1,070,117</u>
	Equal Estimated Ending Fund Balance		\$ 1,259,549

**EXPENDITURES**

8000-Salaries & Benefits Cross Charge	\$ 371,000	\$ 392,450	\$ 403,833
8021-Uniforms	97	900	900
8024-Telecom/Computer	-	5,000	9,000
8027-Gasoline	5,384	10,000	12,000
8030-Equipment & Vehicle Expense	21,053	25,000	26,000
8032-Office Expense	796	2,500	2,500
8033-Material and Supplies	22,509	36,000	36,000
8042-Travel, Training & Certification	-	500	500
8043-Organizational Dues	-	335	335
8050-Professional Services	166,050	178,500	187,500
8055-Insurance & Bonds	-	15,000	25,000
8061-Capital Additions	<u>130,121</u>	<u>95,000</u>	<u>-</u>
Total	\$ 717,010	\$ 761,185	\$ 703,568

**City of Florissant  
Sewer Lateral  
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
<b>REVENUES</b>			
4-81100	SEWER LATERAL REVENUE	\$ 500,000	\$ 890,000
4-81200	INTEREST	9,000	3,000
	<b>TOTAL REVENUE</b>	<b>\$ 509,000</b>	<b>\$ 893,000</b>
<b>EXPENSES</b>			
5-80-14010	SALARY & BENEFIT CROSS CHG - SEW LAT	\$ 392,450	\$ 403,833
5-80-21000	UNIFORMS AND ALLOWANCES	900	900
5-80-24050	COMPUTER EQUIP, MAINT & SUPPLIES	2,500	5,000
5-80-24070	SOFTWARE PURCH & MAINT	2,500	4,000
5-80-27000	GASOLINE	10,000	12,000
5-80-30000	EQUIPMENT REPAIRS	19,000	20,000
5-80-30010	VEHICLE REPAIRS	6,000	6,000
5-80-32000	OFFICE SUPPLIES/PRINTING	2,500	2,500
5-80-33000	MATERIALS & SUPPLIES	36,000	36,000
5-80-42000	TRAVEL, TRAINING & CERTIFICATION	500	500
5-80-43000	ORGANIZATIONAL DUES	335	335
5-80-50031	PROF SERV - ACCTG & AUDIT	2,500	2,500
5-80-50050	PROF SERV - SEWER LAT REPAIRS	135,000	180,000
5-80-50060	PROF SERV-SEWER LATERAL VIDEO	36,000	-
5-80-50070	PROF SERV - TREE REMOVAL	5,000	5,000
5-80-55000	INSURANCE, FIRE AND LIAB	15,000	25,000
5-80-61010	CAPITAL ADDITIONS:		
	New GMC 5500 w/plow to replace 2007 SL-13	80,000	-
	Pneumatic Shoring setup (Multiple Parts)	15,000	-
	<b>TOTAL EXPENSES</b>	<b>\$ 761,185</b>	<b>\$ 703,568</b>
<b>NET OVER/UNDER</b>		<b>\$ (252,185)</b>	<b>\$ 189,432</b>

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**14 - COURT BUILDING FUND**

	Actual	Budget	Proposed
	<u>2020</u>	<u>2021</u>	<u>2022</u>
<b><u>REVENUE</u></b>			
Revenue	\$ 48,314	\$ 132,000	\$ 132,000
Interest	<u>-</u>	<u>-</u>	<u>-</u>
Total Budgeted Revenue	\$ 48,314	\$ 132,000	\$ 132,000
	Less Total Budgeted Expenditure		<u>\$ (132,000)</u>
Equal Revenue Over/(Under) Expenditure			\$ -
Plus Estimated Beginning Fund Balance			<u>\$ -</u>
Equal Estimated Ending Fund Balance			\$ -
1420-Debt Service	<u>\$ 30,835</u>	<u>\$ 132,000</u>	<u>\$ 132,000</u>
Total	\$ 30,835	\$ 132,000	\$ 132,000

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**17 - PUBLIC SAFETY FUND**

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<b><u>REVENUE</u></b>			
Sales Tax Revenue	\$ 2,702,720	\$ 2,800,000	\$ 2,800,000
Interest	<u>3,079</u>	<u>-</u>	<u>-</u>
Total Budgeted Revenue	\$ 2,705,799	\$ 2,800,000	\$ 2,800,000
	Less Total Budgeted Expenditure		<u>\$ (2,770,968)</u>
Equal Revenue Over/(Under) Expenditure			\$ 29,032
Plus Estimated Beginning Fund Balance			<u>\$ 476,442</u>
Equal Estimated Ending Fund Balance			\$ 505,474
<b><u>EXPENDITURES</u></b>			
1700-Salaries & Benefits Cross Charge	\$ 2,151,680	\$ 1,874,360	\$ 2,168,868
1724-Telecom/Computer	-	55,000	55,000
1726-Utilities	35,815	60,000	60,000
1729-Buildings & Grounds	13,555	25,000	25,000
1761-Capital Additions	<u>629,799</u>	<u>962,775</u>	<u>462,100</u>
Total	\$ 2,830,849	\$ 2,977,135	\$ 2,770,968

**City of Florissant  
Public Safety Fund  
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
<b>REVENUES</b>			
4-17100	REVENUE	\$ 2,800,000	\$ 2,800,000
4-17200	INTEREST		
4-17310	INSURANCE PROCEEDS		
	<b>TOTAL REVENUE</b>	<b>\$ 2,800,000</b>	<b>\$ 2,800,000</b>
<b>EXPENSES</b>			
5-17-14030	SALARY & BENEFIT CROSS CHG - PUB SAFETY	\$ 1,874,360	\$ 2,168,868
5-17-24070	SOFTWARE PURCH & MAINT	55,000	55,000
5-17-26000	UTILITIES	60,000	60,000
5-17-29000	BLDG.,MNTN., & SUPPLIES	25,000	25,000
5-17-61000	CAPITAL ADDITIONS	Total \$ 962,775	\$ 462,100
	EQUIPMENT:	Sub-Total \$ 712,975	\$ 201,000
	Purchase additional equipment for both drones	10,000	10,000
	Mobile Car Computers/printers/devices	40,000	36,000
	Desktop/Laptops & related items	12,000	12,000
	Computer Backup & Security Software	20,000	20,000
	Replace Servers, Network Appliances, printers & device	15,000	15,000
	Police K-9 dogs, training, supplies (not used FY21, 2 for FY22)	15,000	30,000
	Ten Ballistic Helmets	5,000	5,000
	Portable Mobile Radio Headsets	5,000	5,000
	Body Camera/In Car Annual Maint	40,000	40,000
	Flock Camera/LPR Annual Agreement	-	28,000
	Mobile Video Surveillance	67,975	-
	Video Surveillance Trailer	70,000	-
	Interview Room Video Recording	10,000	-
	All Purpose Traffic Barriers	10,000	-

**City of Florissant  
Public Safety Fund  
2022 Budget**

<b>Acct #</b>	<b>Description</b>	<b>Budget 2021</b>	<b>Proposed Budget 2022</b>
<b>Capital Additions - Equipment (continued)</b>			
	Automatic Parking Access Gates at Police Station and Annex Buildings	195,000	-
	Fencing Project at Station	26,500	-
	Upgrade Microsoft Office Server Licenses	10,000	-
	Four Mobile Radar Units	11,500	-
	Window Safety/Security Film	30,000	-
	Remodel Locker Rooms	120,000	
	<b>VEHICLES:</b>		
	Sub-Total	<u>\$ 249,800</u>	<u>\$ 261,100</u>
	Purchase of (6) new vehicles and related equipment at \$34,500 each	-	207,000
	Purchase of (1) new Chevrolet Tahoe Police Vehicle and related equipment	-	38,000
	Radio/Emergency equipment install for (7) vehicles at \$2,300 each	-	16,100
	Purchase of (7) new vehicles and related equipment	234,500	-
	Radio/Emergency equipment installation	15,300	-
	Purchase of (2) new Chevrolet Tahoe Police Vehicles and related equipment at 38,000	76,000	-
	Funds re-appropriated for Police locker room project	(76,000)	-
	<b>TOTAL EXPENSES</b>	<u><b>\$ 2,977,135</b></u>	<u><b>\$ 2,770,968</b></u>
	<b>NET OVER/UNDER</b>	<u><b>\$ (177,135)</b></u>	<u><b>\$ 29,032</b></u>

City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**16 - PROPERTY MAINT. FUND**

	Actual <u>2020</u>	Budget <u>2021</u>	Proposed <u>2022</u>
<b><u>REVENUE</u></b>			
Business License - Rental Property	\$ 326,735	\$ 350,000	\$ 375,000
Vacant Property Registration	<u>9,630</u>	<u>15,000</u>	<u>9,000</u>
Total Budgeted Revenue	\$ 336,365	\$ 365,000	\$ 384,000
		Less Total Budgeted Expenditure	<u>\$ (408,380)</u>
		Equal Revenue Over/(Under) Expenditure	\$ (24,380)
		Plus Estimated Beginning Fund Balance	<u>\$ 27,765</u>
		Equal Estimated Ending Fund Balance	\$ 3,385

**EXPENDITURES**

1600-Salaries & Benefits Cross Charge	\$ 373,000	\$ 386,170	\$ 402,380
1632-Office Expense	<u>-</u>	<u>10,000</u>	<u>6,000</u>
Total	\$ 373,000	\$ 396,170	\$ 408,380



City of Florissant Operating Budget  
December 1, 2021 through November 30, 2022

**55 - ARPA FUND**

	Actual	Budget	Proposed
	<u>2020</u>	<u>2021</u>	<u>2022</u>
<b><u>REVENUE</u></b>			
Revenue - ARPA Funds	\$ -	\$ 3,338,628	\$ 1,976,210
Total Budgeted Revenue	\$ -	\$ 3,338,628	\$ 1,976,210
		Less Total Budgeted Expenditure	<u>\$ (1,976,210)</u>
		Equal Revenue Over/(Under) Expenditure	-
		Plus Estimated Beginning Fund Balance	<u>-</u>
		Equal Estimated Ending Fund Balance	\$ -

**EXPENDITURES**

5514-Salaries & Benefits Cross Charge	\$ -	\$ 496,628	\$ 681,210
5561-Capital Additions	<u>-</u>	<u>2,842,000</u>	<u>1,295,000</u>
Total	\$ -	\$ 3,338,628	\$ 1,976,210

**City of Florissant  
ARPA Fund 55  
2022 Budget**

Acct #	Description	Budget 2021	Proposed Budget 2022
<b>REVENUES</b>			
4-35055	U.S. DEPT OF TREASURY - ARPA	\$ 3,338,628	\$ 1,976,210
<b>TOTAL REVENUE</b>		<b>\$ 3,338,628</b>	<b>\$ 1,976,210</b>
<b>EXPENSES</b>			
5-55-14055	SALARY & BENEFIT CROSS CHG ARPA FUND	\$ 496,628	\$ 681,210
<b>ARPA PROJECTS:</b>			
	Sub-Total	\$ 2,842,000	\$ 1,295,000
	ARPA PROJECTS - IT/MEDIA	\$ 685,000	\$ -
5-55-61361	Fibre Network	600,000	
5-55-61362	Media Upgrades	85,000	
	ARPA PROJECTS - ADMIN	\$ 60,000	\$ 820,000
5-55-61401	Agenda Mgmt Software 4 yrs	60,000	
5-55-61402	Accounting software - annual cost 3 yrs		345,000
5-55-61403	Accounting software - implementation		475,000
	ARPA PROJECTS - THEATRE	\$ 187,000	\$ -
5-55-61431	Projector/Screen	55,000	
5-55-61432	Stage Lighting	95,000	
5-55-61433	House Lighting	25,000	
5-55-61434	Flooring	12,000	
	ARPA PROJECTS - JJE	\$ 210,000	\$ 300,000
5-55-61441	LED sign	75,000	
5-55-61442	Sidewalk Repairs	75,000	
5-55-61443	Replace Gym Doors	60,000	
5-55-61444	Asphalt overlay and striping parking lot		300,000
	ARPA PROJECTS - PARKS	\$ 950,000	\$ -
5-55-61471	Playground Upgrades	500,000	
5-55-61472	Tennis Court Upgrades	250,000	
5-55-61473	Weise House Upgrades	200,000	

**City of Florissant  
ARPA Fund 55  
2022 Budget**

<b>Acct #</b>	<b>Description</b>	<b>Budget 2021</b>	<b>Proposed Budget 2022</b>
	ARPA PROJECTS - PUBLIC WORKS	<u>\$ 425,000</u>	<u>\$ 175,000</u>
5-55-61481	Kiosk/Self Service Portal	425,000	75,000
5-55-61482	Integrate Business License into existing computer software system	-	100,000
	ARPA PROJECTS - POLICE DEPT	<u>\$ 325,000</u>	<u>\$ -</u>
5-55-61491	LPR Cameras	325,000	-
	<b>TOTAL EXPENSES</b>	<u><b>\$ 3,338,628</b></u>	<u><b>\$ 1,976,210</b></u>
	<b>NET OVER/UNDER</b>	<u><b>\$ -</b></u>	<u><b>\$ -</b></u>

**Anticipated Revenues and Expenditures Future Years:**

<b>FY23 Budget - General Fund Payroll and Benefits</b>	<b>\$ 681,210</b>
<b>FY24 Budget - General Fund Payroll and Benefits</b>	<b>\$ 681,208</b>

**TOTAL ARPA FUNDS ALL YEARS                      \$ 6,677,256**

**City of Florissant  
2022 Budget Motions**

<b>Motion</b>	<b>Account Number</b>	<b>General Fund</b>	<b>Public Safety Fund</b>	<b>Cap Impr Fund</b>	<b>Park Impr Fund</b>
<b>October 23rd Budget meeting</b>					
<b>GENERAL</b>					
Golf - Golf Cart Lease	01-5-06-31020	(50,000)			
Theatre - reduce Part Time 10,000 plus taxes/benefits	01-5-43-1XXXX	(11,068)			
Admin - Interpreter for council meetings	01-5-40-52120	2,500			
Police - Increase Pay Scale 15% for FT Dispatchers wages & benefits	01-5-49-1XXXX	65,633			
Police - Increase payscale 15% PT Dispatchers wages & benefits	01-5-49-1XXXX	9,007			
Theatre - reduce Travel & Training travel costs to zero	01-5-43-42000	(900)			
<b>CAPITAL IMPROVEMENT</b>					
Increase Elevator budget to \$150,000	03-5-03-61480			125,000	
<b>PARK IMPROVEMENT</b>					
Missouri Park Conv Fees	09-5-09-42470				5,000
<b>10/23/21 Adjustment Total</b>		<b>15,172</b>	<b>-</b>	<b>125,000</b>	<b>5,000</b>

# **CITY OF FLORISSANT**



## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF FLORISSANT WILL HOLD A PUBLIC HEARING ON THE PROPOSED BUDGET FOR THE CITY OF FLORISSANT INCLUDING THE GENERAL REVENUE FUND, CAPITAL IMPROVEMENT FUND, PARK IMPROVEMENT FUND, STREET IMPROVEMENT FUND, SEWER LATERAL FUND, PROPERTY REVITALIZATION FUND, PROPERTY MAINTENANCE FUND, PUBLIC SAFETY FUND AND COURT BUILDING FUND FOR THE FISCAL YEAR BEGINNING DECEMBER 1, 2021 IN THE COUNCIL CHAMBERS, 955 RUE ST. FRANCOIS, ON MONDAY, OCTOBER 25, 2019 AT 7:30 P.M.**

**ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE PUBLIC HEARING AND MAY PRESENT THEIR VIEWS CONCERNING THE PROPOSED BUDGET. ANYONE WITH SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK AT LEAST 5 DAYS BEFORE SAID PUBLIC HEARING BY CALLING 839-7630 OR BY EMAIL [KGOODWIN@FLORISSANTMO.COM](mailto:KGOODWIN@FLORISSANTMO.COM).**

**KAREN GOODWIN, MMC, CITY CLERK**

1 INTRODUCED BY COUNCIL AS A WHOLE

2  
3 NOVEMBER 8, 2021

4  
5 BILL NO. 9732

ORDINANCE NO.

6  
7 **AN ORDINANCE REPEALING ORDINANCE NO. 8655 AND**  
8 **AUTHORIZING THE MAYOR OF THE CITY OF FLORISSANT TO**  
9 **ENTER INTO A CONTRACT WITH THE LAW FIRM OF**  
10 **LEWIS RICE, LLC, REPRESENTED BY JOHN M. HESSEL FOR**  
11 **LEGAL SERVICES FOR THE CITY OF FLORISSANT**  
12 **COMMENCING ON DECEMBER 1, 2021 AND ENDING ON**  
13 **NOVEMBER 30, 2022.**

14  
15 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
16 COUNTY, MISSOURI, AS FOLLOWS:

17  
18  
19 Section 1: The Mayor of the City of Florissant is hereby authorized to enter  
20 into agreement with the Law Firm of Lewis, Rice, LLC represented by John M. Hessel for  
21 legal services to be rendered to the City of Florissant commencing on the 1st day of  
22 December, 2021 and ending on the 30th day of November, 2022, only in accordance with the  
23 contract attached hereto and made a part hereof.

24  
25 Section 2: This ordinance shall become in force and effect as of December 1, 2021.

26  
27  
28 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

29  
30  
31  
32 \_\_\_\_\_  
33 Keith Schildroth  
34 Council President

35 Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

36  
37  
38 \_\_\_\_\_  
39 Timothy J. Lowery  
40 Mayor, City of Florissant

41 ATTEST:

42 \_\_\_\_\_  
43 Karen Goodwin, MPPA/MMC/MRCC  
44 City Clerk

## **LEGAL SERVICES AGREEMENT**

**John M. Hessel** of the law firm of **Lewis Rice LLC** herein proposes the following terms and conditions for legal services to the City of Florissant (“City”) for the fiscal years commencing on December 1, 2021 and ending on November 30, 2022:

### **I. Retainer Services:**

- A. For the fee of \$3,250 per month, office hours will be maintained at City Hall every 1st and 3rd Wednesday between the hours of 8:30 a.m. and noon or at such comparable days and times as may be directed by the City. The following legal services shall be included in the retainer:
  - 1. Drafting and reviewing all ordinances and resolutions as may be required for the regular operation of the city government during “office hours”.
  - 2. Render informal legal opinions as may be required by the Mayor, members of the City Council, department heads, and the employees authorized to request such opinions during the “office hours”.
  - 3. Respond to citizen inquiries when requested by the Mayor or Council.
  - 4. Promptly notify the Mayor and City Council of any and all litigation filed against the City, or against the City Council, or any City Commission or Committee, or against any City Official or Employee sued in his or her official capacity or as an employee of the City, and shall thereafter consult with and advise the Mayor and City Council regarding the nature of such litigation, and shall advise the City Council and Mayor of the status of such litigation. Unless and until special counsel is authorized and retained for such litigation, the City Attorney shall represent the City and its interest in such litigation.
- B. Legal services for attendance and representation of the City at the regular City Council meetings shall be rendered to the City for a fee of \$775.00 per meeting.
  - 1. Attendance and representation at the regular City Council meetings.

### **II. General Miscellaneous Services:**

The following services shall be rendered to the City at the rate of \$305.00 per hour:

- A. Attendance at meetings not included in the retainer services.
- B. Upon authorization from the Mayor or any member of the City Council:
  - 1. Research and preparation of written memorandums or written opinions that exceed the “office hours”.
  - 2. Draft new or extensive ordinances not in the ordinary course of the City’s business.

3. Negotiations with other parties with respect to contracts, including parties with respect to contracts including purchase or sale of property and drafting of contracts.

III. General Litigation:

Services required for litigation matters pending in state or federal courts, shall be rendered at the rate of \$310.00 per hour. This rate will not apply to antitrust or annexation litigation (either as plaintiff or defendant) or to defense of civil rights claims. The fees for litigation not included herein shall be agreed to prior to the time such services shall be rendered.

IV. Labor/Annexation/Bonds:

Services requiring labor, annexation or bond specialists shall be rendered at the rate of \$310.00 per hour.

V. Out-of-pocket expense:

In addition to the fees set forth above, Lewis Rice LLC shall be reimbursed for all direct out-of-pocket expenditures incurred in the rendering of such services as follows:

- A. Travel expenses including transportation, food, and lodging while on City business away from the St. Louis metropolitan area and upon approval of such travel in advance by the appropriate City official.
- B. Special courier or messenger service when required by the City.
- C. Photocopy or document reproduction costs when required by the City for use in legal proceedings and out-of-pocket litigation costs such as depositions.
- D. Long distance telephone expenditures.

VI. Other services:

It is estimated that this proposal will cover all required legal services. In the event there is a need for services not described, or specifically excluded, the fees for such services shall be reviewed with the City prior to such undertaking.

VII. Overhead and related costs:

No general overhead costs incurred by the firm of Lewis Rice LLC in rendering such services shall be billed to the City. Further, the City shall not provide any insurance or pension benefits for any attorney at Lewis Rice LLC.



Approved by Ordinance No. \_\_\_\_\_ passed and approved on the \_\_\_\_ day of November, 2021.

LEWIS RICE LLC

CITY OF FLORISSANT

\_\_\_\_\_  
John M. Hessel

By: \_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, City Clerk, MMCA/MRCC

INTRODUCED BY SCHILDROTH  
NOVEMBER 8, 2021

BILL NO. 9733

ORDINANCE NO.

**AN ORDINANCE TO AMEND TITLE II, CHAPTER 245 “PARKS & RECREATION” OF THE FLORISSANT CITY CODE, SECTION 245.180 “FEES FOR USE”, TO ADJUST FEES FOR USE OF VARIOUS PARK FACILITIES.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Title II, Chapter 245 “Parks and Recreation, Article 1, Section 245.180, “Fees for use” is hereby deleted in its entirety and replace with the following:

<b>1. JJE/JFK FACILITY FEES</b>	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
<b>Facility Daily Fees</b>		
3 & under	Free	Free
Youth (4-17)	\$3	\$6
Adult	\$5	\$9
Senior & Veterans	\$3	\$6
<b>Facility Memberships yr/6mo</b>	<b>1 yr/6mo.</b>	<b>1</b>
3 & Under	Free	Free
Youth (4-17)	\$65/\$40	\$230/\$125
Adult	\$85/\$50	\$280/\$150
Senior & Veterans	\$65/\$40	\$230/\$125
Family *	\$130/\$75	\$355/\$185
Family + Outdoor Pool Membership	Add 50% of Outdoor Membership Fee	
<b>* Family Membership includes 4 persons</b>	Add \$20 per person	Add \$30 per person
<b>2. FIELD RENTALS</b>		
<b>Hourly Field Rentals</b>	\$20	\$25 (\$12 for Non Profit)
<b>Light Fees (per hour)</b>	\$10	\$10
<b>Field Prep Fee (Fields dragged, lines drawn, bases &amp; rubber set up)</b>	\$25	\$25
<b>Field Re-drag (in between games or tournaments)</b>	\$15	\$15

<b>Field Conditioner (Per Bag)</b>	\$12	\$12
<b>Day Rate (Tournament Rate) – 9am start, two hours of lights</b>	\$140	\$170
<b>Game Rates (Koch 1, Football at Koch, Soccer at JJE)</b>	\$60	\$75 (\$36 non profit)
<b>Soccer ½ Field Game Rates</b>	\$30	\$40 (\$18 non profit)
<b>Paygate Field Rentals</b>	\$100	\$125
<b>Damage Deposit</b>	\$100	\$100
<b>3. DISC GOLF FEES</b>		
Disc Golf Course Rental (Must reserve both pavilions)	\$170	\$170
<b>4. PRACTICE PERMITS</b>		
Spring	\$195	N/A
Summer	\$175	N/A
Fall	\$195	N/A
<b>5. Ice Rink (fees go into effect 10-22)</b>		
<b>Daily Fees</b>		
3 & Under	Free	Free
Youth (4-17)	\$3	\$5
Adult	\$4	\$6
Senior & Veterans	\$3	\$5
<b>Memberships</b>		
3 & Under	Free	Free
Youth (4-17)	\$25	\$40
Adult	\$35	\$55
Senior & Veterans	\$25	\$35
Family	\$50	\$80
<b>* Family Membership includes 4 persons</b>	Add \$20 per person	Add \$30 per person
<b>6. JJE Ice Rink Rental (per hour)</b>	\$185	Same as resident
<b>Damage Deposit</b>	\$150	Same as resident
<b>7. Outdoor Pool Rental (Minimum 2 hour rental)</b>		
<b>Per hour</b>	\$350	\$400
<b>Damage Deposit</b>	\$150	\$150
<b>8. JJE Indoor Pool Rental (per hour)</b>	\$100	\$150
<b>Damage Deposit</b>	\$100	\$100
<b>9. JJE (1/2) Arts &amp; Crafts Room or JFK Arts &amp; Crafts</b>	\$175	Same as resident

<b>Room (5 hour rental)</b>		
<b>Damage Deposit</b>	\$100	Same as resident
<b>Additional Hourly Rate</b>	\$35	Same as resident
<b>10. JJE (Entire) Arts &amp; Crafts Room (5 hour rental)</b>	\$300	Same as resident
<b>Damage Deposit</b>	\$100	Same as resident
<b>Additional Hourly Rate</b>	\$60	Same as resident
<b>11. JJE Rooms 1 &amp; 2 or JFK Small Room (5 hour rental)</b>	\$85	Same as resident
<b>Damage Deposit</b>	\$100	Same as resident
<b>Additional Hourly Rate</b>	\$15	Same as resident
<b>12. JJE Gymnasium (7 hour rental)</b>		
<b>1 - 499 people</b>	\$600	Same as resident
<b>500 - 1,000 people</b>	\$700	Same as resident
<b>Damage Deposit</b>	\$300	Same as resident
<b>Additional Hourly Rate</b>	\$80	Same as resident
<b>13. JFK Gymnasium (7 hour rental)</b>	\$600	Same as resident
<b>Damage Deposit</b>	\$300	Same as resident
<b>Additional Hourly Rate</b>	\$80	Same as resident
<b>14. Theatre</b>		
<b>a. Rehearsals - 4 hour minimum</b>		
<b>1. Technical</b>	\$135	\$190
<b>2. Non-technical (no lights or sound)</b>	\$110	\$160
<b>3. Dance School - 8 hour minimum</b>	\$285	\$420
<b>b. Performances - 4 hour minimum *</b>		
<b>1. Regular</b>	\$155	\$230
<b>2. Lectures</b>	\$135	\$190
<b>3. Dance Schools - 8 hour minimum</b>	\$285	\$420
<b>* Plus twenty percent (20%) of the box office receipts above three hundred dollars (\$300.00) per performance</b>		
<b>Deposit</b>	<b>50% of total rental cost</b>	
<b>c. Damage Deposit</b>	\$300	\$300

<b>d. Top ticket price for City</b>	Competitive	Competitive
<b>e. Additional half hour rate</b>	\$30	\$55
<b>f. "Dark Day" Rate (when space is occupied between rehearsal/performance dates)</b>	\$50	\$75
<b>g. Microphone Maintenance Fee (per total period)</b>	\$25	\$50
<b>h. Scene Shop Rental Rate</b>	\$100	Same as resident
<b>i. Art Gallery Rental Rate (per week, no more than 4 weeks per rental)</b>	\$35	Same as resident
<b>j. Art Gallery Reception Fee (4 hours)</b>	\$50	Same as resident
<b>k. Technical Theatre Workshop Course (per class)</b>	\$20	Same as resident
<b>l. Projector and screen set up fee</b>	\$40	Same as resident
<b>Rental use per day</b>	\$50	Same as resident
<b>Per week</b>	\$150	Same as resident
<b>15. Nature Lodge</b>		
<b>Top Floor (4-hour rental)</b>	\$250	Same as resident
<b>Bottom Floor (4-hour rental)</b>	\$200	Same as resident
<b>Entire Facility (5-hour rental)</b>	\$375	Same as resident
<b>Deposit</b>	\$200	Same as resident
<b>Additional Hourly Rate</b>	\$75	Same as resident
<b>16. Showmobile (per day rental)</b>		
<b>Per Day Rental</b>	\$700	Same as resident
<b>Complimentary Rental</b>	\$310	\$350
<b>17. Craft Show or Special Event</b>		
<b>Rate per table, per day</b>	\$20	\$30
<b>18. Picnic Permits (Pavilion or Gazebo Rental)</b>		
	<b>Pavilions/Veach Pavilion</b>	
<b>Monday - Thursday</b>	\$40/\$55	N/A
<b>Friday - Sunday or Holiday</b>	\$60/\$75	N/A
<b>Damage Deposit</b>	\$200	N/A
<b>19. Classes (maximum hourly charge for session classes)</b>	\$15	\$20
<b>20. Summer Camp (eight-week program)</b>		
<b>One child – per week</b>	\$85/\$680	\$110/\$880
<b>All 8 week sign up at one time 10%</b>	\$76.50/\$612	\$99/\$792
<b>21. Skate Rental</b>	\$2.00	\$2.00
<b>22. Skate Sharpening</b>	\$5	\$5
<b>23. Photo ID Cards</b>		

<b>3 and Under</b>	Free	Free
<b>(Youth) 4-17</b>	\$4	Same as resident
<b>Adult</b>	\$5	Same as resident
<b>Senior &amp; Veterans</b>	\$4	Same as resident
<b>24. Photo ID Replacement Card</b>	\$5	\$5
<b>25. Dog Park Fees</b>	\$8	\$14
<b>Each additional Dog</b>	\$6	\$8
<b>26. A maximum discount of twenty-five percent (25%) off of resident rates for admission fees for the golf course, pools, skating rink and recreational classes shall be awarded to any member of a Board or Commission, Police Reserve or Police Volunteer of the City of Florissant.</b>		
<b>27. These fees may not be reduced or waived except as follows:</b> a. To facilitate a meeting or event for the City of Florissant or another government agency. b. Any 501c3 not-for-profit organization located in the City of Florissant may rent a facility for fifty percent (50%) of the normal rental rate up to two (2) times per year with the exception of theatre rentals.		
<b>28. All fee with the exception of the ice rink fees will go into effect 1-1-22. Ice rink fees go into effect 10-22.</b>		

The following fees for the use of the recreation facilities and theatre of the City are hereby established:

Section 2: Except as herein amended Section 245.180 shall remain in full force and effect.

Section 3: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Keith Schildroth  
President of the Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Timothy J. Lowery  
Mayor

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1. JJE/JFK FACILITY FEES	RESIDENT	NON-RESIDENT
<b>Facility Daily Fees</b>		
3 & under	Free	Free
Youth (4-17)	\$3	\$6
Adult	\$5	\$9
Senior & Veterans	\$3	\$6
<b>Facility Memberships</b>		
	<b>1 yr/6mo.</b>	<b>1 yr/6mo</b>
3 & Under	Free	Free
Youth (4-17)	\$65/\$40	\$230/\$125
Adult	\$85/\$50	\$280/\$150
Senior & Veterans	\$65/\$40	\$230/\$125
Family *	\$130/\$75	\$355/\$185
Family + Outdoor Pool Membership	Add 50% of Outdoor Membership Fee	
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
<b>2. FIELD RENTALS</b>		
Hourly Field Rentals	\$20	\$25 (\$12 for Non Profit)
Light Fees (per hour)	\$10	\$10
Field Prep Fee (Fields dragged, lines drawn, bases & rubber set up)	\$25	\$25
Field Re-drag (in between games or tournaments)	\$15	\$15
Field Conditioner (Per Bag)	\$12	\$12
Day Rate (Tournament Rate) – 9am start, two hours of lights	\$140	\$170
Game Rates (Koch 1, Football at Koch, Soccer at JJE)	\$60	\$75 (\$36 non profit)
Soccer ½ Field Game Rates	\$30	\$40 (\$18 non profit)
Paygate Field Rentals	\$100	\$125
Damage Deposit	\$100	\$100
<b>3. DISC GOLF FEES</b>		
Disc Golf Course Rental (Must reserve both pavilions)	\$170	\$170
<b>4. PRACTICE PERMITS</b>		
Spring	\$195	N/A
Summer	\$175	N/A
Fall	\$195	N/A
<b>5. Ice Rink (fees go into effect 10-22)</b>		
<b>Daily Fees</b>		
3 & Under	Free	Free
Youth (4-17)	\$3	\$5
Adult	\$4	\$6
Senior & Veterans	\$3	\$5
<b>Memberships</b>		
3 & Under	Free	Free
Youth (4-17)	\$25	\$40
Adult	\$35	\$55
Senior & Veterans	\$25	\$35
Family	\$50	\$80
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
<b>6. JJE Ice Rink Rental (per hour)</b>	\$185	Same as resident
Damage Deposit	\$150	Same as resident
<b>7. Outdoor Pool Rental (Minimum 2 hour rental)</b>		
Per hour	\$350	\$400
Damage Deposit	\$150	\$150
<b>8. JJE Indoor Pool Rental (per hour)</b>		
Damage Deposit	\$100	\$100

9. JJE (1/2) Arts & Crafts Room or JFK Arts & Crafts Room (5 hour rental)	\$175	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$35	Same as resident
10. JJE (Entire) Arts & Crafts Room (5 hour rental)	\$300	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$60	Same as resident
11. JJE Rooms 1 & 2 or JFK Small Room (5 hour rental)	\$85	Same as resident
Damage Deposit	\$100	Same as resident
Additional Hourly Rate	\$15	Same as resident
12. JJE Gymnasium (7 hour rental)		
1 - 499 people	\$600	Same as resident
500 - 1,000 people	\$700	Same as resident
Damage Deposit	\$300	Same as resident
Additional Hourly Rate	\$80	Same as resident
13. JFK Gymnasium (7 hour rental)	\$600	Same as resident
Damage Deposit	\$300	Same as resident
Additional Hourly Rate	\$80	Same as resident
14. Theatre		
a. Rehearsals - 4 hour minimum		
1. Technical	\$135	\$190
2. Non-technical (no lights or sound)	\$110	\$160
3. Dance School - 8 hour minimum	\$285	\$420
b. Performances - 4 hour minimum *		
1. Regular	\$155	\$230
2. Lectures	\$135	\$190
3. Dance Schools - 8 hour minimum	\$285	\$420
* Plus twenty percent (20%) of the box office receipts above three hundred dollars (\$300.00) per performance		
Deposit	50% of total rental cost	
c. Damage Deposit	\$300	\$300
d. Top ticket price for City	Competitive	Competitive
e. Additional half hour rate	\$30	\$55
f. "Dark Day" Rate (when space is occupied between rehearsal/performance dates)	\$50	\$75
g. Microphone Maintenance Fee (per total period)	\$25	\$50
h. Scene Shop Rental Rate	\$100	Same as resident
i. Art Gallery Rental Rate (per week, no more than 4 weeks per rental)	\$35	Same as resident
j. Art Gallery Reception Fee (4 hours)	\$50	Same as resident
k. Technical Theatre Workshop Course (per class)	\$20	Same as resident
l. Projector and screen set up fee	\$40	Same as resident
Rental use per day	\$50	Same as resident
Per week	\$150	Same as resident
15. Nature Lodge		
Top Floor (4-hour rental)	\$250	Same as resident
Bottom Floor (4-hour rental)	\$200	Same as resident
Entire Facility (5-hour rental)	\$375	Same as resident
Deposit	\$200	Same as resident
Additional Hourly Rate	\$75	Same as resident
16. Showmobile (per day rental)		
Per Day Rental	\$700	Same as resident
Complimentary Rental	\$310	\$350



<b>17. Craft Show or Special Event</b>		
Rate per table, per day	\$20	\$30
<b>18. Picnic Permits (Pavilion or Gazebo Rental)</b>	<b>Pavilions/Each Pavilion</b>	
Monday - Thursday	\$40/\$55	N/A
Friday - Sunday or Holiday	\$60/\$75	N/A
Damage Deposit	\$200	N/A
<b>19. Classes (maximum hourly charge for session classes)</b>	\$15	\$20
<b>20. Summer Camp (eight-week program)</b>		
One child – per week	\$85/\$680	\$110/\$880
All 8 week sign up at one time 10%	\$76.50/\$612	\$99/\$792
<b>21. Skate Rental</b>	\$2.00	\$2.00
<b>22. Skate Sharpening</b>	\$5	\$5
<b>23. Photo ID Cards</b>		
3 and Under	Free	Free
(Youth) 4-17	\$4	Same as resident
Adult	\$5	Same as resident
Senior & Veterans	\$4	Same as resident
<b>24. Photo ID Replacement Card</b>	\$5	\$5
<b>25. Dog Park Fees</b>	\$8	\$14
Each additional Dog	\$6	\$8
<b>26. A maximum discount of twenty-five percent (25%) off of resident rates for admission fees for the golf course, pools, skating rink and recreational classes shall be awarded to any member of a Board or Commission, Police Reserve or Police Volunteer of the City of Florissant.</b>		
<b>27. These fees may not be reduced or waived except as follows:</b>		
a. To facilitate a meeting or event for the City of Florissant or another government agency.		
b. Any 501c3 not-for-profit organization located in the City of Florissant may rent a facility for fifty percent (50%) of the normal rental rate up to two (2) times per year with the exception of theatre rentals.		
<b>28. All fee with the exception of the ice rink fees will go into effect 1-1-22. Ice rink fees go into effect 10-22.</b>		

INTRODUCED BY COUNCILMAN SCHILDROTH  
NOVEMBER 8, 2021

BILL NO. 9734

ORDINANCE NO.

**AN ORDINANCE TO AMEND CHAPTER 245 “PARKS AND RECREATION” ARTICLE XI “OLD FLEURISSANT GOLF CLUB” OF THE FLORISSANT CITY CODE, SUBSECTION 245.610 “FEES AND CHARGES” TO ADJUST FEES FOR THE GOLF COURSE FACILITY.**

WHEREAS it was determined that the previous rate adjustment authorized in Ordinance no. 8483 needed to be amended to account for the consistency in the rates for the golf course.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Chapter 245 “Parks and Recreation, Article XI, “Old Fleurissant Golf Club”, subsection 245.610 “Fees and Charges is hereby deleted in its entirety and replaced with the following:

Sec. 245.160 Fees and Charges

**Summer Greens Fees**

**Please note: the fees listed below include the price of a cart due to the fact the majority of golfers want the use of a golf cart.**

	Monday thru Friday				Saturday, Sunday, Holidays		
	Public	Resident			Public	Resident	
<b>18 Holes</b>	\$36	\$33			\$42	\$38	
Walking	\$21	\$18			\$28	\$25	
Twilight	\$30	\$30	After 2pm		\$32	\$32	After 2 pm
Sr/Jr - 18	\$30	\$27			\$30	\$27	After 12 pm
Sr/Jr - 9	\$20	\$20			\$20	\$20	After 12 pm
9 Holes	\$23	\$21			\$25	\$23	
Walking	\$16	\$14			\$20	\$18	

Holidays: Weekend rates shall apply to the following holidays even though such holiday may be a weekday: Presidents’ Day (Monday), Good Friday, Memorial Day (Monday), 4<sup>th</sup> of July, Labor Day

28 (Monday), and Thanksgiving and Friday after Thanksgiving. (The golf course is closed on Thanksgiving  
29 Day, Christmas Eve, Christmas Day and New Year's Day.)

30 **League Fees**

31 Weekday – 9 holes w/ cart - \$19.00

32 Weekday – 18 holes w/ cart - \$24.00

33 Weekend – 9 holes includes cart - \$22

34 Weekend – 18 holes includes cart - \$28

35 Thursday morning Senior Scramble – 18 holes – includes cart - \$22

36 **Twilight Fees (March 1<sup>st</sup> – October 31<sup>st</sup>)\***

37 Weekdays – (after 2 P.M. – 18 hole limit- includes cart) \$30.00

38 Resident Weekdays – (after 2 P.M. – 18 hole limit- includes cart) \$30.00

39 Weekends – (after 2 P.M. – 18 hole limit- includes cart) \$32.00

40 Resident Weekends – (after 2 P.M. – 18 hole limit- includes cart) \$32.00

41

42 \*Twilight rounds not finished by dark will not be subject to refund or raincheck

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44 **Seniors (Ages 55 and Older) and Juniors (Age 17 and younger)**

45 **March 1<sup>st</sup> – October 31<sup>st</sup>**

46 Monday through Friday (all day), Saturday and Sunday (after 12pm) - 18 holes includes cart  
47 \$30.00 (\$27 for residents)

48 Monday through Friday (all day), Saturday and Sunday (after 12pm) – 9 holes includes cart  
49 \$20.00 (\$20 for residents)

50 **Winter Greens Fees**

51 **Please note: the fees listed below include the price of a cart due to the fact the majority of**  
52 **golfers want the use of a golf cart.**

53

November 1st - February 28th		
Weekdays		
	18 Holes	9 Holes
Public	\$25	\$20
Residents	\$23	\$18
SR/JR	\$22	\$15
SR/JR Resident	\$20	\$15
Weekends		
	18 Holes	9 Holes
Public	\$29	\$22
Residents	\$27	\$20
SR/JR	\$22 (after 12pm)	\$15 (after 12pm)
SR/JR Resident	\$20 (after 12pm)	\$15 (after 12pm)

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**Golf Carts (Year Round)**

18 holes	\$15.00
9 holes	\$9.00
(Must be sixteen 16 years of age or older to rent a golf cart and may be required to show identification).	

**Pull Carts**

18 holes	\$4.00
9 holes	\$3.00

**Golf Club Rental**

18 holes	\$10.00
9 holes	\$5.00

**High School Golf Team**

Per golfer – 9 holes (supervised practices and matches as scheduled)	\$10.00
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**Tournament Fees (includes cart fees)\***

Weekdays - 1 - 99 players	\$32.00
Weekdays - 100 or more players	\$29.00
Weekends – 1– 99 players	\$39.00
Weekends – 100 or more players	\$36.00

Corkage Fees: \$3 per person for food

\$3 per person for drinks

\*Tournament rates are baseline to be negotiated

**Discounts**

Military, first responders, and Florissant City employees will receive Senior Rate. In an effort to remain current with competition and changing circumstances, the Mayor and the Clubhouse Manager are authorized to establish a temporary promotional fee in lieu of the fees set forth above. The fees and charges by example may include, but are not limited to, last minute price decreases to entice people to book, unexpected indecent weather (heat or potential rain), and / or competitive pricing balances with competing courses.

Section 2: Except as herein amended Section 245.180 shall remain in full force and effect.

90 Section 3: This ordinance shall become in full force and effect immediately upon its passage and  
91 approval.

92 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

93  
94  
95 \_\_\_\_\_  
96 Keith Schildroth  
97 President of the Council

98  
99 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

100  
101  
102 \_\_\_\_\_  
103 Timothy J. Lowery  
104 Mayor

105 ATTEST:

106 \_\_\_\_\_  
107 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

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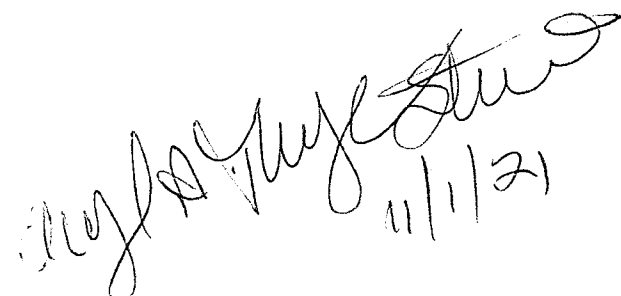
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**CITY OF FLORISSANT**  
**PARKS AND RECREATION DEPARTMENT**  
**Memorandum**

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**Date:** November 1, 2021  
**To:** City Council  
**Thru:** Mayor Timothy J. Lowery  
**From:** Cheryl A. Thompson-Stimage  
**Subject:** Parks and Recreation User Fees and Golf Course Fees for 2022



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Attached are the user fees for Section 245.180 Fees for Parks and Recreation and Section 245-610 Golf Course Fees that are being proposed for 2022. These are for you and the council to review during the November 8, 2021 council meeting and are being submitted for approval. Staff has reviewed the various area of use and have determined that these fees would be appropriate moving forward in 2022. All fees will go into effect January, 2022 with exception of the ice rink fees which will go into effect October 2022.

If there are further questions please let me know.

INTRODUCED BY COUNCILMAN SCHILDROTH  
NOVEMBER 8, 2021

NO. 9735

ORDINANCE NO.

**AN ORDINANCE REPEALING ORDINANCE NO. 8587 ESTABLISHING A  
NEW COMPENSATION PLAN FOR SEASONAL EMPLOYEES OF THE  
CITY OF FLORISSANT AND CONTAINING AN EFFECTIVE DATE  
CLAUSE.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Ordinance No. 8587 is hereby repealed.

Section 2: The wage range for various seasonal employees of the City of Florissant is hereby  
established as follows:

	Grade	Start	Year 2	Year 3	Year 4	Year 5
Playground Director Pool Manager - Outdoor Rink Manager	S9	\$13.60	\$13.87	\$14.15	\$14.43	\$14.72
Golf Food & Beverage Manager Golf Pro Shop Manager	S8	\$12.50	\$12.75	\$13.01	\$13.27	\$13.53
Concession Manager Head Lifeguard	S7	\$12.40	\$12.65	\$12.90	\$13.16	\$13.42
Asst. Playground Director	S6	\$12.00	\$12.24	\$12.48	\$12.73	\$12.99
Laborer - Street, Health, Parks, Golf	S5	\$11.30	\$11.53	\$11.76	\$11.99	\$12.23
Lifeguard	S4	\$11.15	\$11.37	\$11.60	\$11.83	\$12.07
PRL -Playground Recreation Leader	S3	\$11.00	\$11.22	\$11.44	\$11.67	\$11.91
Golf Pro-Shop Attendant Volunteer Coordinator	S2	\$10.50	\$10.71	\$10.92	\$11.14	\$11.37
Rink Guard Cashier Concession Cashier Golf Beverage Cart Attendant Golf Cart Attendant Golf Food & Beverage Attendant	S1	\$10.30	\$10.51	\$10.72	\$10.93	\$11.15

Section 3: This ordinance shall become in force and effect as of January 1, 2022.

BILL NO.

ORDINANCE NO.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Schildroth  
President of the Council  
City of Florissant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk



# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 11/01/2021

Mayor's Approval

Agenda Date Requested:

11/8/2021

Description of request:

Amend Part-time and Seasonal salary ordinance to reflect MO Minimum Wage increase to \$11.15/hour which will take affect January 1, 2022. Note: Seasonal will reflect \$10.30/hour rate from 2021.

Department: Human Resources

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment	X	Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	N	3 readings? : Yes / No	N

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Ord.	X	Draft Ord.	

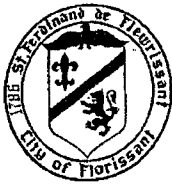
**Note:** Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

KGR 11/1/2021



## MEMORANDUM

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**Date:** November 1, 2021  
**To:** Mayor Timothy J. Lowery and City Council  
**From:** Sonya D. Brooks-White, Director of Human Resources  
**Re:** 2022 Missouri Minimum Wage Increase for Part-time and Seasonal Employees

On the November 6, 2018, the State of Missouri had on the ballot Proposition B to increase minimum wage requirements by \$.85 cents an hour and reaching \$12.00 per hour by 2023. The requirement became effective January 2019. As a result, the City increased our minimum wage and we would like to continue to keep pace with other industries and organizations. **Effective January 1, 2022, the Missouri minimum wage will increase to \$11.15.** In addition, a few position titles (i.e. cashier, secretary) were removed that the City does not anticipate being active in the years to come. Therefore, the City would need to amend Ordinances 8653 and 8587 which establishes the compensation plan for Part-time and Seasonal employees.

Department Heads have budgeted the necessary funds in their 2021-2022 proposals to reflect the increase in the minimum wage. Based on each position's duties and the previous rates, the increase will cause a major change in the scales to continue to distinguish skill levels and requirements.

I recommend implementing the new minimum wage effective **January 1, 2022 for part-time and seasonal employees.** Let's stay competitive and continue to provide incredible services to our residents and guests of the City of Florissant.

If you need additional information or have any questions feel free to contact me.

INTRODUCED BY COUNCILMAN SCHILDROTH  
NOVEMBER 8, 2021

NO. 9736

ORDINANCE NO.

**AN ORDINANCE REPEALING ORDINANCE NO. 8653 ESTABLISHING A NEW  
COMPENSATION PLAN FOR PART-TIME EMPLOYEES OF THE CITY OF  
FLORISSANT AND CONTAINING AN EFFECTIVE DATE CLAUSE.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Ordinance No. **8653** is hereby repealed.

Section 2: The wage range for various part-time employees of the City of Florissant is hereby  
established as follows:

Section 3: Part-time personnel are regularly scheduled employees who are not to exceed twenty-  
eight (28) hours of work per week.

	Grade	Start	Year 2	Year 3	Year 4	Year 5
Park Police/Bailiff	P16	\$27.54				
Dispatcher	P15	\$20.80	\$21.22	\$21.64	\$22.08	\$22.52
Multi-Building Inspector	P14	\$18.94	\$21.84	\$22.28	\$22.72	\$23.18
Video Specialist	P13	\$18.09	\$19.18	\$19.56	\$19.95	\$20.35
Building Inspector Code Enforcement Community Development Specialist Human Resources Specialist Engineering Technician HVAC Technicians	P12	\$16.13	\$18.33	\$18.70	\$19.07	\$19.45
Accounting Clerk Assistant Court Clerk Permit Inspection Clerk	P11	\$14.96	\$15.89	\$16.21	\$16.53	\$16.86
Pool MGR Rec III	P10	\$14.25	\$14.54	\$14.83	\$15.12	\$15.42
Golf Pro Shop Manager Park Ranger Supervisor II Senior Citizen Specialist	P9	\$13.90	\$14.40	\$14.69	\$14.98	\$15.28
Head Lifeguard	P8	\$13.00	\$13.26	\$13.53	\$13.80	\$14.07
Laborers - Golf, Parks, Street Health Kennel person	P7	\$12.50	\$13.00	\$13.26	\$13.53	\$13.80
Lifeguard	P6	\$11.75	\$12.05	\$12.29	\$12.54	\$12.79
Bus Driver	P5	\$11.60	\$12.33	\$12.58	\$12.83	\$13.08
Clerk Duplicating Equip. Operator Receptionist Senior Support Staff	P4	\$11.50	\$11.73	\$11.96	\$12.20	\$12.45

Park Ranger	P3	\$11.35	\$11.58	\$11.81	\$12.04	\$12.29
Custodian	P2	\$11.25	\$11.48	\$11.70	\$11.94	\$12.18
Rec II-Fitness Center Attendant	P1	\$11.15	\$11.37	\$11.60	\$11.83	\$12.07

Section 4: This ordinance shall become in force and effect as of January 1, 2022.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Schildroth  
President of the Council  
City of Florissant

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk



## MEMORANDUM

**Date:** October 21, 2021  
**To:** Mayor Timothy J. Lowery and City Council  
**From:** Sonya D. Brooks-White, Director of Human Resources  
**Re:** Pay Survey and Recommendations for new Salary Ordinance – Classified Employees

July 14, 2014 was the last change to the Classified pay ordinance, which represents half of our employee population and the entry point for many careers within the City. As a result, the Human Resources (HR) Department felt it was time to begin some research of compensation in St. Louis and St. Charles counties.

The City participated in the Missouri Municipal League 2021 Wage and Salary survey, which we received a copy of the results. Results were also reviewed from the McGrath Human Resources Group (Kirkwood study) survey that we participated in which was another good resource in comparing starting rates to our 2014 classified pay ordinance. Both survey results included with this memo. In addition, with reviewing many municipal pay structures, the HR department conducted a survey regarding entry level starting pay with the following cities (results attached):

Chesterfield  
Clayton  
Creve Coeur  
Hazelwood

Kirkwood  
Maryland Heights  
O'Fallon, MO  
St. Charles City

St. Peters  
University City  
Wentzville

After reviewing the survey results with our Director of Finance Kimberlee Johnson and Department Heads, the most immediate concern is the lack of competitiveness as it relates to the classified positions and the struggle to recruit new hires. These positions are the base and foundation of the City, and are the day-to-day face of our operations and the community. Making this adjustment to this ordinance will be a very good for employee morale.

Attached you will find the new recommended Classified pay structure utilizing our current scale as a basis. The recommendations represent a step in the right direction in updating the city's Classified pay structure and helping to recruit and retain key personnel. Further, the following changes are being recommended:

1. Amend Ord. #8059 by creating a new pay schedule for the classified positions – see attached. The previous ordinance had grades approximately 10% apart, the new ordinance adds grades 5% apart which allow for more flexibility for department heads. The pay scale will be reviewed again in the next three years, not to exceed five years.
2. Add new position titles to the Classified pay schedule: Engineering Technician (replacing GIS/Permit Inspection Clerk), Media Production Specialist (replacing Video Specialist) and Community Development Grant Manager (which will fill vacant Community Development and Grant Writer opening).
3. Remove the following position titles: GIS/Permit Inspection Clerk and Video Specialist
4. Remove Section 4: Accounting Clerks performing the specialties of Payroll and Accounts Payable in the Finance Department will no longer receive an additional \$1.00 per hour.

5. Remove residency incentive for new hires and current employees relocating into city limits. Current employees receiving the incentive will continue to receive.
6. All full-time employees will receive their annual increases now on June 1<sup>st</sup> and not their anniversary dates. All part-time employees will receive their increases on January 1<sup>st</sup>. This will allow HR and Finance to process increases more efficiently and timely.

If you need additional information or have any questions feel free to contact me at 314-839-7623 or email [swhite@florissantmo.com](mailto:swhite@florissantmo.com)

INTRODUCED BY COUNCILMAN SCHILDROTH  
NOVEMBER 8, 2021

BILL NO. 9737

ORDINANCE NO.

**ORDINANCE AMENDING CHAPTER 125 “PERSONNEL”, ARTICLE  
II “CLASSIFICATION OF POSITIONS” SECTION 125.065 “WAGE  
INCREASE AND SCHEDULE” BY DELETING IT IN ITS ENTIRETY  
AND REPLACING IT.**

WHEREAS the Administration has researched relevant pay scales and has recommended changes to allow the city to be more competitive; and

WHEREAS the City Council feels that it is in the best interest of the city to adopt a new pay scale to address issues brought forth by the Administration; and

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1: Chapter 125 “Personnel”, Article II “Classification of Positions”, section 125.065 “Wage Increase and Schedule” is hereby amended by deleting it in its entirety and replacing it with the following:

**Section 125.065 Wage Increase and Schedule.**

**A.** Non-Police Department Employees.

**1.** Job Classification and Grade Level – Generally.

<b>Job Classification</b>	<b>Grade Level</b>
Bus Driver	1
Custodian	1
Cashier	2
Mailroom/Printing Clerk	2
Receptionist	2
Technical Director	3
Assistant Court Clerk	4
Clerk	4
Permit Inspection Clerk	4
Prosecuting Attorney Clerk	4
Assistant to Golf Course Manager	4
Class C Laborer	4

Assistant Golf Club House Manager	5
Golf Course Assistant Superintendent	5
Administrative Assistant	5
Accounting Clerk	6
Community Development Specialist	6
Lead Permit Inspection Clerk	6
Assistant Theatre Manager	6
Deputy City Clerk	6
Deputy Court Clerk	6
Human Resources Specialist	6
Media Production Specialist	6
Code Enforcement	7
Executive Assistant	7
Equipment Maintenance Mechanic	7
Recreation Specialist	7
Class B Laborer	7
Property Maintenance & Housing Inspector	7
Street Sweeper	7
Senior Coordinator	7
Senior Ranger	7
Engineering Technician	8
Golf Club House Manager	8
Building Maintenance	9
Class A Laborer	9
Forester 1	9
IT System Support Technician	9
Media Manager	10
Multi-Building Inspector	10
Civil Engineer 1	10
Class A Foreman	11
Community Development Grant Manager	12
Plan Reviewer	12
Commercial Inspector	12
Equipment Maintenance Supervisor	12



Golf Course General Manager	12
Center Director	14
Information Technology Manager	14
Golf Course Superintendent	14
Building Maintenance Supervisor	15
Theatre Manager	15
Gov Affairs/Senior Communications Manager	15
Building Commissioner	15
Director of Community Development/Housing	16
Park Superintendent	16
Recreation Superintendent	16
Street Superintendent	16
Assistant Director of Finance	17
City Engineer	17

29

30 2. This Section shall not be in any way construed to authorize a wage range above the maximum  
 31 wage set forth in the grade and step schedule for each job classification.

32

33 3. Each person in the service of the City of Florissant shall be eligible for an annual wage  
 34 increase and lateral move to the next higher step within his or her respective grade on June 1<sup>st</sup>  
 35 conditioned upon the completion of a successful performance review. New hires must have  
 36 completed six (6) months of service to be eligible for an annual wage increase. No annual wage  
 37 increase shall exceed the final step established for any grade.

38

39 4. New employees with appropriate education and prior years of training and experience may be  
 40 employed at any wage step within the respective grade for their job classification based upon the  
 41 recommendation of the Department Head with the approval of the Mayor.

42

43 5. Every employee transferred from one job classification to a job classification of equal wage  
 44 range shall receive the same compensation he/she received in the original job classification until  
 45 his/her length of service in the new job classification qualifies him/her for a higher salary.

46

47 6. Every employee promoted from one job classification to a job classification of a higher pay  
 48 grade shall receive the compensation of the grade in the new position that would increase his/her  
 49 compensation by a minimum of five percent (5%) over and above the compensation paid for the  
 50 grade from which he/she was transferred, or the starting pay for that grade, whichever is greater.

51

7. Hours worked by employees in the classified service of the City in excess of forty (40) hours in any work week shall be compensated at one and one-half (1½) times the basic hourly pay or by compensatory time as authorized by Federal law at the rate of time and one-half (1½) for any overtime hours, unless such employee is exempt from overtime under applicable law. "Hours worked" shall include all paid leave time, such as for sick leave, vacation, holiday or bereavement leave, for purposes of overtime calculations.

Any employee required to perform overtime work after completion of normal work hours shall be compensated for the total time worked. If an employee is recalled to perform work after having completed his/her regular schedule, he/she shall be compensated for not less than two (2) hours as a minimum, whether or not the actual amount of time spent is less than such number of hours.

8. Exempt Employees. Except as herein otherwise provided, the compensation for unclassified employees as identified in Article X, Section 10.1(1) of the Florissant City Charter, shall constitute the total annual compensation for the services provided and no additional compensation by way of overtime pay or holiday pay shall be paid any person occupying one (1) of said positions.

9. The Mayor of the City of Florissant is hereby authorized to establish guidelines which shall be approved by the Council to determine if an employee of the City paid under this Section is entitled to additional time off with pay as a result of meritorious service to the City. The guidelines herein authorized shall contain provisions which shall limit the number of days off so granted to any one (1) employee to a maximum of three (3) days per fiscal year. Every employee transferred from one job classification to a job classification of equal or higher wage range shall receive the same compensation he/she received in the original job classification until his/her length of service in the new job classification qualifies him/her for a higher salary.

10. The normal workweek for full-time classified employees shall be forty (40) hours.

11. Periodic Grade and Step Wage Review. The Florissant City Council will review the grade and step wage schedule every three to five years and make adjustments as necessary to keep the classified wage plan competitive.

**B.** Police Department Employees.

**1.** Job Classification – Police.

**Job Classification**

**Corrections Officer**

**Job Classification**

Corrections Transport Officer

Dispatcher

Academy Recruit (Police)

Probationary Police Officer

Police Officer

Police Sergeant

Police Lieutenant

Police Captain

Police Major

Chief of Police

88 **2.** Uniformed Personnel Grade and Step Schedule. The grade and step schedule for each job  
89 classification for full-time uniformed personnel positions within the service of the City of  
90 Florissant are hereby established and a copy of same is held on file in the City offices.

91  
92 **3.** Uniformed Employees.

93  
94 **a.** Each person in the uniformed service of the City of Florissant shall be eligible for an  
95 annual wage increase and lateral move to the next higher step within their respective grade on  
96 June 1<sup>st</sup> upon the completion of a successful performance review. New hires must have  
97 completed six (6) months of service to be eligible for an annual increase. No annual wage  
98 increase shall exceed the final step established for any grade.

99  
100 **b.** Every uniformed employee promoted from one job classification to a job classification  
101 of a higher pay grade shall receive the compensation of the first pay grade and step in the new  
102 position.

103  
104 **4.** Exempt Employees. Except as herein otherwise provided, the compensation for unclassified  
105 employees as identified in Article X, Section **10.1(1)** of the Florissant City Charter, plus the  
106 addition of the Major, Captain and Lieutenant positions, shall constitute the total annual  
107 compensation for the services provided and no additional compensation by way of overtime pay  
108 or holiday pay shall be paid any person occupying one (1) of said positions. The normal work  
109 week for full-time unclassified employees plus the Major, Captain and Lieutenant positions shall  
110 be forty (40) hours per week.

111  
112 **5.** Police Department.

**a.** The Police Major may be appointed by and serve at the discretion of the Chief of Police. A Major reduced in rank by the Chief of Police will be returned to the last commissioned rank in which he or she had successfully completed their probationary period and shall have no right to appeal this reduction in rank.

**b.** Police Officers may be assigned to and removed from the Detective Bureau at the discretion of the Chief of Police.

**c.** A Dispatcher, assigned by the Chief of Police as a Lead Dispatcher, shall be compensated at the rate of two hundred dollars (\$200.00) per month additional salary while performing the duties of same. A Lead Dispatcher shall be selected and removed by the Chief of Police at any time.

**d.** New employees with prior appropriate education and full-time Police experience may be employed as a Police Officer at any wage step for their job classification based upon the number of years of prior Police experience, as determined and approved by the Chief of Police.

**e.** Every employee promoted from one job classification to a job classification of a higher pay grade shall receive the compensation of the first step in the new pay grade.

**f.** Whenever a holiday, as listed in Section 125.295 of the Florissant City Code, occurs during any pay period, each employee serving in the job classification of Lieutenant, Sergeant, Police Officer, Student Police Officer, Probationary Police Officer, Dispatcher, Corrections Transport Officer, or Corrections Officer shall receive, in addition to the regular pay for the pay period, a sum equal to eight (8) hours regular pay or holiday pay.

**g.** The normal work schedule for full-time uniformed employees in the Police Department that are covered by this pay ordinance shall be determined by the Chief of Police and such schedule shall comply with any and all applicable Federal and State laws and regulations. Any time worked in excess of the normal work schedule shall entitle the employee to compensation based upon time and one-half (1½) of the regular rate or compensatory time as authorized by applicable Federal and State law except for those positions identified as exempt.

**h.** An Academy Recruit shall enter the pay plan at the pay scale of an Academy Recruit. Upon graduation the Academy Recruit shall move to the Probationary Police Officer scale during the probationary period at the discretion of the Chief of Police and approval of the Mayor. After one (1) year of experience and completion of the probationary period the Probationary Police Officer shall move to the Police Officer pay schedule at the discretion of the Chief of Police and approval of the Mayor.

**6.** Periodic Grade and Step Wage Review. The Florissant City Council will review the grade and step wage schedule every three to five years and make adjustments as necessary to keep the Police wage plan competitive.

Section 2: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Schildroth, Council President

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Timothy J. Lowery, Mayor

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 NOVEMBER 8, 2021

3  
4 BILL NO. 9738

ORDINANCE NO.

5  
6 **AN ORDINANCE REPEALING ORDINANCE NO. 8059 ESTABLISHING A**  
7 **GRADE AND STEP SCHEDULE FOR FULL TIME CLASSIFIED POSITIONS**  
8 **WITHIN THE CITY OF FLORISSANT AND ENACTING IN LIEU THEREOF A**  
9 **NEW ORDINANCE AND CONTAINING AN EFFECTIVE DATE CLAUSE.**

10  
11 **WHEREAS** the Florissant City Council feels it is prudent and necessary to adjust  
12 the existing pay plan;

13  
14 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
15 COUNTY, MISSOURI, AS FOLLOWS:

16  
17 Section 1: Ordinance No. **8059** is hereby repealed.

18 Section 2: The following grade and step schedule for each job classification for full-time  
19 positions within the service of the City of Florissant is hereby established and attached hereto.

20  
21 Section 3: This ordinance shall become in force and effect as of December 1, 2021.

22  
23 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

24  
25 \_\_\_\_\_  
26 Keith Schildroth  
27 President of the Council  
28 City of Florissant  
29

30 Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

31  
32 \_\_\_\_\_  
33 Timothy J. Lowery  
34 Mayor, City of Florissant  
35

36 ATTEST:

37 \_\_\_\_\_  
38 Karen Goodwin, MMC/MRCC  
39 City Clerk  
40  
41

2022 Pay  
Grade scale

Step	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	31,137.60	31,782.40	32,427.20	33,072.00	33,758.40	34,444.80	35,131.20	35,859.20	36,587.20	37,315.20	38,084.80	38,854.40	39,624.00	40,435.20	41,246.40
2	34,257.60	34,944.00	35,651.20	36,379.20	37,107.20	37,876.80	38,646.40	39,416.00	40,227.20	41,038.40	41,870.40	42,723.20	43,576.00	44,470.40	45,364.80
3	35,970.48	36,689.89	37,423.69	38,172.16	38,935.60	39,714.32	40,508.60	41,318.77	42,145.15	42,988.05	43,847.81	44,724.77	45,619.27	46,531.65	47,462.28
4	37,668.80	38,438.40	39,208.00	40,019.20	40,830.40	41,641.60	42,494.40	43,347.20	44,241.60	45,136.00	46,030.40	46,966.40	47,902.40	48,880.00	49,857.60
5	39,561.60	40,352.83	41,159.89	41,983.09	42,822.75	43,679.20	44,552.79	45,443.84	46,352.72	47,279.77	48,225.37	49,189.88	50,173.67	51,177.15	52,200.69
6	41,454.40	42,307.20	43,160.00	44,033.60	44,928.00	45,822.40	46,758.40	47,694.40	48,672.00	49,649.60	50,668.80	51,688.00	52,748.80	53,809.60	54,912.00
7	43,527.12	44,397.66	45,285.62	46,191.33	47,115.15	48,057.46	49,018.61	49,998.98	50,998.96	52,018.94	53,059.32	54,120.50	55,202.91	56,306.97	57,433.11
8	45,593.60	46,529.60	47,465.60	48,443.20	49,420.80	50,419.20	51,438.40	52,457.60	53,518.40	54,579.20	55,681.60	56,804.80	57,948.80	59,425.60	60,320.00
9	47,873.28	48,830.75	49,807.36	50,803.51	51,819.58	52,855.97	53,913.09	54,991.35	56,091.18	57,213.00	58,357.26	59,524.41	60,714.89	61,929.19	63,167.78
10	50,148.80	51,168.00	52,187.20	53,248.00	54,308.80	55,411.20	56,513.60	57,657.60	58,801.60	59,987.20	61,214.40	62,441.60	63,710.40	64,979.20	66,289.60
11	52,656.24	53,709.36	54,783.55	55,879.22	56,996.81	58,136.74	59,299.48	60,485.47	61,695.18	62,929.08	64,187.66	65,471.42	66,780.84	68,116.46	69,478.79
12	55,161.60	56,264.00	57,408.00	58,552.00	59,737.60	60,923.20	62,150.40	63,419.20	64,688.00	65,998.40	67,329.60	68,681.60	70,075.20	71,489.60	72,924.80
13	57,919.68	59,078.07	60,259.64	61,464.83	62,694.12	63,948.01	65,226.97	66,531.51	67,862.14	69,219.38	70,603.77	72,015.84	73,456.16	74,925.28	76,423.79
14	60,673.60	61,900.80	63,148.80	64,417.60	65,728.00	67,038.40	68,390.40	69,784.00	71,177.60	72,612.80	74,089.60	75,566.40	77,084.80	78,644.80	80,225.60
15	63,707.28	64,981.43	66,281.05	67,606.68	68,958.81	70,337.98	71,744.74	73,179.64	74,643.23	76,136.10	77,658.82	79,212.00	80,796.24	82,412.16	84,060.40
16	66,747.20	68,099.20	69,472.00	70,865.60	72,300.80	73,756.80	75,233.60	76,752.00	78,312.00	79,892.80	81,494.40	83,137.60	84,822.40	86,528.00	88,275.20
17	72,196.80	73,652.80	75,129.60	76,648.00	78,187.20	79,747.20	81,348.80	82,992.00	84,656.00	86,361.00	88,088.00	89,856.00	91,665.60	93,516.80	95,409.60

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 11/01/2021

Mayor's Approval:

Agenda Date Requested:

11/8/2021

Description of request:

Amend Classified and Dispatcher Salary Ordinance to stay more competitive in today's recruiting market. Amend Ordinance 8059. Delete and replace Section 125.065.

Amend Ordinance 8370.

Department: Human Resources

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment	X	Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: Yes / No

N

3 readings? : Yes / No

N

Back up materials attached:

Minutes	
Maps	
Memo	X
Draft Ord.	X

Back up materials needed:

Minutes	
Maps	
Memo	
Draft Ord.	

**Note:** Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

KGR 11/1/2021



INTRODUCED BY COUNCILMAN SCHILDROTH  
NOVEMBER 8, 2021

BILL NO. 9739

ORDINANCE NO.

**AN ORDINANCE AMENDING ORDINANCE NO. 8370 ESTABLISHING A GRADE AND STEP SCHEDULE FOR FULL TIME UNIFORMED EMPLOYEES AND DISPATCHER POSITIONS WITHIN THE CITY OF FLORISSANT AND ENACTING IN LIEU THEREOF A NEW ORDINANCE AND CONTAINING AN EFFECTIVE DATE CLAUSE.**

**WHEREAS** the Florissant City Council feels it is prudent and necessary to adjust the existing pay plan for the dispatchers in the police department;

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1: Ordinance no. 8370 is hereby amended by deleting section 1 containing the Uniformed Personnel Pay Schedule and replacing it with the following:

POLICE STAFF Personnel Pay Schedule - Proposed December 1, 2021											
Step	1	2	3	4	5	6	7	8	9	10	11
Position											
Corrections Officer	33,633.60	34,652.80	35,692.80	36,774.40	37,876.80	39,020.80	40,185.60	41,392.00	42,640.00	43,929.60	
Correction Transport	40,684.80	41,912.00	43,180.80	44,470.40	45,801.60	47,174.40	48,588.80	50,044.80	51,542.40	53,102.40	
Dispatcher	46,787.52	48,198.80	49,657.92	51,140.96	52,671.84	54,250.56	55,877.12	57,551.52	59,273.76	61,067.76	
Student Police Officer	50,252.80	51,771.20	53,331.20	54,932.80							
Prob. Police Officer	50,252.80	51,771.20	53,331.20	54,932.80							
Police Officer	56,014.40	57,699.20	59,446.40	61,235.20	63,086.40	64,979.20	66,934.40	68,952.00	71,032.00	73,174.40	75,379.20
Sergeant	76,897.60	79,206.40	81,598.40	84,052.80	86,590.40						
Lieutenant	92,664.00	95,451.20	98,321.60								
Captain	100,297.60	103,313.60	106,412.80								
Major	108,555.20	111,820.80	115,190.40								
Chief	120,952.00	124,592.00	128,336.00								

Section 2: This ordinance shall become in force and effect as of December 1, 2021.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Schildroth, Council President

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor Timothy J. Lowery

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH

2 NOVEMBER 22, 2021

4 SUBSTITUTE BILL NO. 9740

ORDINANCE NO.

6 **AN ORDINANCE PROVIDING FOR THE REPEAL OF CHAPTERS 500, 505**  
7 **AND 510 OF THE CODE OF ORDINANCES OF THE CITY OF FLORISSANT,**  
8 **MISSOURI, AS AMENDED, RELATING TO THE BUILDING CODE AND**  
9 **ENACTING IN LIEU THEREOF A NEW CHAPTER 500, A NEW CHAPTER**  
10 **505, AND A NEW CHAPTER 510 ON THE SAME SUBJECT WITH CERTAIN**  
11 **MODIFICATIONS AS HEREINAFTER SET FORTH.**

12 WHEREAS, certain documents, three (3) copies of which have been placed on file in the office of  
13 the City Clerk ninety (90) days prior to this adoption, and said copies being marked and designated as  
14 the Building Construction Code, and Existing Structures Code, of the City of Florissant are hereby  
15 adopted for the control, maintenance, and construction of structures as herein provided; and each and all  
16 of the regulations, provisions, penalties, conditions, and terms of the Building Construction Code, and  
17 Existing Structure Code, of the City of Florissant are hereby referred to, adopted and made a part hereof,  
18 as if fully set out in these Chapters, with the additions, insertions, deletions and changes prescribed in  
19 this Chapter.

20 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF**  
21 **FLORISSANT, MISSOURI,**

22 Section 1: Chapters 500, 505 and 510 of the Code of Ordinances of the City of Florissant,  
23 Missouri (the "City") are hereby repealed and a new Chapter 500 Model Codes, 505 Miscellaneous  
24 Building Regulations, and Chapter 510 Dangerous Buildings, of the Municipal Code of the City are  
25 hereby enacted in lieu thereof, all to read as follows:

26 **CHAPTER 500 - MODEL CODES**

27 **Article I - Generally**

28 **Section 500.001 Generally**

29 The Building Construction Code of the City of Florissant shall consist of the following code sections  
30 and articles along with all appendixes, additions, insertions, deletions and changes to each International  
31 and National Code, along with the additional City of Florissant code sections as set out under its related  
32 Article or Section below.

33 **Section 500.010 Jurisdictional Titles.**

34 [Code 1980 §6-2(b); CC 1990 §5-27; Ord. No. 4877 §3, 2-8-1988; Ord. No. 5319, 1-27-1992; Ord. No.  
35 5805, 1-8-1996; Ord. No. 6246, 4-12-1999; Ord. No. 6950, 12-8-2003; Ord. No. 7678 §3, 2-10-2010]

36 Throughout the City of Florissant Building Construction Code, wherever the terms "Name of  
37 Jurisdiction" or "Local Jurisdiction" appear, it shall be deemed to mean "City of Florissant"; likewise  
38 wherever the term "Department of Building Inspection", "department of building safety", "the  
39 applicable governing authority", "department of property maintenance", or "authority having  
40 jurisdiction" appears, it shall be deemed to mean "City of Florissant Building Department". The terms

“code official”, “building official”, “fire code official” or “supervisor of electrical inspection” shall refer to the Building Commissioner of the City of Florissant.

### **Section 500.020 Violations And Penalties.**

Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

### **Section 500.030 International Codes Adopted.**

The following codes described in Articles II through XIII, are hereby adopted.

## **Article II - Building Code**

### **Section 500.040 International Building Code Adopted**

The International Building Code, 2021 Edition, including appendixes C, E, F, and I as published by the International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Building Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 500.050** of this Chapter.

### **Section 500.050 Additions, Insertions, Deletions and Amendments**

- A. The following numbered Sections and Subsections of the International Building Code, 2021 Edition, including appendixes C, E, F, and I as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:

1. **Section 101.1 Title (Amended):** These regulations shall be known as the Building Code of the City of Florissant, Missouri, hereinafter referred to as "this code".
2. **Section 103.1 Creation of enforcement agency (Amended).** The Building Department, a Division of the Department of Public Works is hereby created and the official in charge thereof shall be known as the Building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
3. **Section 105.2 Work exempt from permit (Amended).**  
**Building:**
  1. (Deleted)
  2. (Amended) Fence repairs if total linear feet of repair is 25% or less than the total fence length added together.
  3. (Unchanged from code text)
  4. (Amended) Retaining walls that are not over two (2) feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge load.
  5. (Unchanged from code text)
  6. (Amended) Sidewalks and driveways not more than thirty (30) inches above grade and not over any basement or story above. However, any excavation in a public

right-of-way requires an approval and/or excavation permit from the City of Florissant.

7. (Amended) Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work, unless it interferes with another required system, component, safety condition or requirement.
8. (Unchanged from code text)
9. (Unchanged from code text)
10. (Unchanged from code text)
11. (Amended) Swings, playground equipment and other recreational structures or equipment accessory to detached one- and two-family dwellings.
12. (Unchanged from code text)
13. (Unchanged from code text)
14. (Added) Removal and installation of exterior coverings provided the work does not interfere with other required systems or components. All newly installed exterior coverings and roofing materials must match the existing in appearance and color, texture and profile so as not to promote visual blight and shall be constructed in a workmanlike manner.

**Electrical:**

1. (Unchanged from code text)
2. (Unchanged from code text)
3. (Unchanged from code text)

**Gas:**

1. (Unchanged from code text)
2. (Unchanged from code text)

**Mechanical:**

1. (Unchanged from code text)
2. (Unchanged from code text)
3. (Unchanged from code text)
4. (Unchanged from code text)
5. (Unchanged from code text)
6. (Unchanged from code text)
7. (Unchanged from code text)

**Plumbing:**

1. (Unchanged from code text)
2. (Unchanged from code text)

4. **Section 105.2.1 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 forty-eight (48) working hours of said repair or replacement.

- 118 5. **Section 105.2.3 Fences** (Added). The finished side of fences shall face all neighboring  
119 properties including streets and alleys so as to prohibit the view of fence posts and support  
120 rails from adjoining properties.
- 121 **Exception:** In cases where both sides of a fence are intended to be finished, i.e. shadowbox  
122 or basket weave construction, etc.
- 123 6. **Section 105.3.3 Integrated permits** (Added). The Code Official shall be permitted to issue  
124 integrated building, plumbing, electrical and/or mechanical permits on a single permit  
125 application. The integrated permit primary applicant shall be responsible for providing the  
126 Department of Public Works copies of the plumbing, electrical and/or mechanical permit  
127 form with the name, signature and license number of the appropriate subcontractor. Any  
128 change in the identity of the named subcontractor after issuance of the permit shall result in  
129 the assessment of a transfer or revision fee in the amount specified in this Code.
- 130 7. **Section 105.7 Placement of Permit** (Amended). The building permit authorization card and  
131 stamped approved plans shall be kept on the construction site until completion of the work.  
132 The authorization card shall be placed in a window visible from the street upon which the  
133 structure or structures face or located on the exterior of the structure facing the street in a  
134 clear waterproof container.
- 135 8. **Section 113.1 General** (Deleted and Replaced). In order to hear and decide appeals of  
136 orders, decisions, or determinations made by the building official relative to the application  
137 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
138 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
139 **11.1**.
- 140 9. **Section 114.4 Violation penalties.** (Amended) Any person who violates a provision of this  
141 code or fails to comply with any of the requirements thereof or who erects, constructs, alters  
142 or repairs a building or structure in violation of the approved construction documents or  
143 directive of the building official, or of a permit or certificate issued under the provisions of  
144 this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of  
145 the City of Florissant. Each day that a violation continues after due notice has been served  
146 shall be deemed a separate offense.
- 147 10. **Section 114.5 Method of Service** (Added). Such notice shall be deemed to be properly  
148 served upon the owner, owner's agent or upon the person responsible for the structure if a  
149 copy thereof is:
- 150 1. Delivered personally by leaving the notice with a responsible party of suitable age and  
151 discretion;
- 152 2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service,  
153 UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most  
154 recent known address or the mailing address according to the real estate property records  
155 of St. Louis County Missouri.
- 156 3. A copy thereof may be posted in a conspicuous place in or about the structure affected by  
157 such notice.
- 158 11. **Section 1612.3 Establishment of flood hazard areas** (Amended). Insert... [St. Louis  
159 County, Missouri And Incorporated Areas] and [February 4, 2015] respectively.
- 160 12. **Section 3107.2 Permits required** (Added). A sign shall not be erected, constructed or  
161 altered except as herein provided and not until any applicable fees are paid by the applicant  
162 and the sign permit has been issued by the building official.

13. **Section 3308.3 Storage containers** (Added). No dumpster or construction storage unit or portable on demand storage container (P.O.D.) may be placed without first receiving a permit from the City's Public Works Department per City Code **Section 210.1280**.

## **Article III - Residential Code**

### **Section 500.060 International Residential Code Adopted.**

The International Residential Code, 2021 Edition, including appendixes AA, AB, AC, AD, AE, AG, AH, AJ and AK as published by the International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Residential Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 500.070** of this Chapter.

### **Section 500.070 Additions, Insertions, Deletions and Amendments.**

- A. The following numbered Sections and Subsections of the International Residential Code, 2021 Edition, including appendixes AA, AB, AC, AD, AE, AG, AH, AJ and AK as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:
1. **Section R101.1 Title** (Amended). These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Florissant and shall be cited as such and will be referred to herein as "this code".
  2. **Section R105.2 Work exempt from permit** (Amended). Exemption from permit requirements of this code shall not be deemed to grand authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:
    - Building:**
      1. (Deleted)
      2. (Amended) Fence repairs if total linear feet of repair is 25% or less than the total cumulative fence length on the parcel.
      3. (Amended) - Retaining walls that are not over two (2) feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge load.
      4. (Unchanged from code text)
      5. (Amended) - Sidewalks and driveways not more than thirty (30) inches above grade and not over any basement or story above. However, any excavation in a public right-of-way requires an approval and/or excavation permit from the City of Florissant.
      6. (Amended) Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work, unless it interferes with another required system, component, safety condition or requirement.
      7. (Amended) Swimming pools that are less than twenty-four (**24**) inches deep. (See International Swimming Pool and Spa Code as adopted)

- 202 8. (Amended) Swings, playground equipment and other recreational structures or equipment  
203 accessory to detached one- and two-family dwellings.
- 204 9. (Unchanged from code text)
- 205 10. (Deleted)
- 206 11. (Added) Removal and installation of exterior coverings provided the work does not  
207 interfere with other required systems or components. All newly installed exterior  
208 coverings and roofing materials must match the existing in appearance and color, texture  
209 and profile so as not to promote visual blight and shall be constructed in a workmanlike  
210 manner.

211 **Electrical:**

- 212 1. (Unchanged from code text)
- 213 2. (Unchanged from code text)
- 214 3. (Unchanged from code text)
- 215 4. (Unchanged from code text)
- 216 5. (Unchanged from code text)

217 **Gas:**

- 218 1. (Unchanged from code text)
- 219 2. (Unchanged from code text)
- 220 3. (Unchanged from code text)

221 **Mechanical:**

- 222 1. (Unchanged from code text)
- 223 2. (Unchanged from code text)
- 224 3. (Unchanged from code text)
- 225 4. (Unchanged from code text)
- 226 5. (Unchanged from code text)
- 227 6. (Unchanged from code text)
- 228 7. (Unchanged from code text)
- 229 8. (Unchanged from code text)

230 **Plumbing:**

- 231 1. (Unchanged from code text)
- 232 2. (Unchanged from code text)
- 233 3. (Added) Installation of fixtures if water supply valve does not fall within the scope of  
234 work.
- 235 4. (Added) Installation, modification or replacement of under sink tailpiece, trap or drain if  
236 not concealed behind finished surfaces.

- 237 3. **Section R105.2.1 Emergency Repairs** (Amended): Where equipment or system replacements  
238 and/or repairs must be performed in an emergency situation, the permit application shall be  
239 submitted within the next two (2) business days to the building official.
- 240 4. **Section R105.3.3 Integrated permits** (Added). The Code Official shall be permitted to issue  
241 integrated building, plumbing, electrical and/or mechanical permits on a single permit  
242 application. The integrated permit primary applicant shall be responsible for providing the  
243 Department of Public Works copies of the plumbing, electrical and/or mechanical permit form  
244 with the name, signature and license number of the appropriate subcontractor. Any change in the  
245 identity of the named subcontractor after issuance of the permit shall result in the assessment of a  
246 transfer or revision fee in the amount specified in this Code.
- 247 5. **Section R105.7 Placement of Permit** (Amended): The building permit authorization card and  
248 stamped approved plans shall be kept on the construction site until completion of the work. The  
249 authorization card shall be placed in a window visible from the street upon which the structure or  
250 structures face or located on the exterior of the structure facing the street in a clear waterproof  
251 container.
- 252 6. **Section R112.1 General** (Deleted and replaced). In order to hear and decide appeals of orders,  
253 decisions, or determinations made by the building official relative to the application and  
254 interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission  
255 as established by the Code of Ordinances of the City of Florissant in **Section 11.1**. The building  
256 official shall be an ex officio member of the board when hearing building code appeals but shall  
257 not have a vote on any matter before the board.
- 258 7. **Section R113.4 Violation penalties** (Amended). Any person who violates a provision of this  
259 code or fails to comply with any of the requirements thereof or who erects, constructs, alters or  
260 repairs a building or structure in violation of the approved construction documents or directive of  
261 the building g official, or of a permit or certificate issued under the provisions of this code, shall  
262 be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of  
263 Florissant. Each day that a violation continues after due notice has been served shall be deemed a  
264 separate offense.
- 265 8. **Section R113.5 Method of Service** (Added): Such notice shall be deemed to be properly served  
266 upon the owner, owner's agent or upon the person responsible for the structure if a copy thereof  
267 is:
- 268 1. Delivered personally by leaving the notice with a responsible party of suitable age and  
269 discretion;
- 270 2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service,  
271 UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most  
272 recent known address or the mailing address according to the real estate property records  
273 of St. Louis County Missouri.
- 274 3. A copy thereof may be posted in a conspicuous place in or about the structure affected by  
275 such notice.
- 276 9. **Table R301.2** (Amended to have the following values inserted):
- 277 Ground Snow Load – **Twenty (20) Pounds Per Square Foot**
- 278 Wind Speeds – **One Hundred Fifteen (115) Miles Per Hour**
- 279 Topographic Effects - **NO**
- 280 Special Wind Region - **NO**



Wind-Borne Debris Zone – **NO**

Seismic Design Category – **C**

Weathering – **Severe**

Frost Line Depth – **Thirty (30) Inches**

Termite – **Moderate to Heavy**

Winter Design Temperature – **Five (5) Degrees Fahrenheit**

Ice Shield Underlayment Required – **YES**

Flood Hazard – See **Chapter** regulating Floodplain Management in the Florissant Code of Ordinances

Air Freezing Index – **1500**

Mean Annual Temperature – **53.3 Degrees Fahrenheit**

10. **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.

11. **Section R313.2 One- and two-family dwellings automatic fire systems** (Amended). Any builder of single-family dwellings or residences or multifamily dwellings of four or fewer units shall offer, in writing, to any purchaser the option to install or equip such dwellings or residences with a fire sprinkler system at the purchaser's cost in accord with the requirements of State of Missouri law, Section 67.281, RSMo. Supp. 2009.

12. **Section R331 FENCES WALLS AND SCREENS** (Added).

13. **Section R331.1 Fences general** (Added). All fences, walls and screens must be constructed in accordance with the zoning code of the City of Florissant. It shall be unlawful to erect any division, fence or screen, in whole or in part, of cloth, canvas or similar non-durable material.

14. **Section R331.2 Finished side** (Added). The finished side of fences shall face all neighboring properties including streets and alleys so as to prohibit the view of fence posts and support rails from adjoining properties.

**Exception:** In cases where both sides of a fence are intended to be finished, i.e. shadowbox or basket weave construction, etc.

15. **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 (15240mm).
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 D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub> shall be designed in accordance with accepted engineering practice.

16. **Section R2603.5.1 Sewer depth** (Amended). Building sewers that connect to private sewage disposal systems shall be not less than 30 inches (762mm) below finished grade at the point of septic tank connection. Building sewers shall not be less than 30 inches (762mm) below grade at any point.

## Article IV - Mechanical Code

### Section 500.080 International Mechanical Code Adopted.

The International Mechanical Code, 2021 Edition including appendix A as published by the International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Mechanical Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 500.090** of this Chapter.

### Section 500.090 Additions, Insertions, Deletions and Amendments.

- A. The following numbered Sections and Subsections of the International Mechanical Code, 2021 Edition, including appendix A as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:
1. **Section 101.1 Title** (Amended). These regulations shall be known as the Mechanical Code of the City of Florissant, Missouri, hereinafter referred to as "this code".
  2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the Department of Public Works is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
  3. **Section 106.1.3 License Required** (Added). No person who is not licensed by the St. Louis County Department of Public Works as a Mechanical Contractor shall engage in or perform the work of installing, altering or repairing mechanical facilities unless permitted by sections **106.1.4** or **106.1.5** below.
  4. **Section 106.1.4 Homeowner Mechanical Permit** (Added). A homeowner permit may be issued for an addition to or repair, modification or reconstruction of an existing mechanical system on the premises of a detached single-family dwelling including accessory structures to the owner or to a member of his/her or her immediate family residing with him/her. A homeowner permit issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section. Upon revocation, the property owner may be required by the building official to proceed immediately to procure a licensed professional to correct or complete the work. A Homeowner Mechanical Permit is subject to the following conditions:
    1. The dwelling shall be designed and used solely for living purposes.

2. The dwelling shall be occupied by or vacant and intended for immediate occupancy by the owner and his/her family and no other person.
  3. The permittee shall personally perform all required work.
  4. The applicant must present proof of current **Section 608 Technician Certification** as set forth by the United States Environmental Protection Agency.
  5. The permit shall not apply to the portion of the system that is used for gas line.
  6. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in mechanical work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
  7. This Section does not authorize a waiver or modification of any provision of the Code relating to the material, design, installation or practice of mechanical work or to the preparation and approval of plans or to required fees for permits or inspections.
  8. If the test is failed, the homeowner must wait a minimum of thirty (30) days to retake the test.
  9. A fee for testing shall be according to fee schedule established by the City of Florissant, Missouri.
5. **Section 106.1.5 Multi-Family Technician Mechanical Permit** (Added). A Multi-Family Technician Mechanical Permit may be issued for an addition to or repair, modification or reconstruction of an existing mechanical system on the premises of a multi-family building including accessory structures. A permit issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section. Upon revocation, the property owner may be required by the building official to proceed immediately to procure a licensed professional to correct or complete the work. A Multi-Family Technician Mechanical Permit is subject to the following conditions:
1. The building shall be designed and used solely for living purposes.
  2. The permittee shall personally perform all required work.
  3. The applicant must be currently employed at the location of the permitted work and must present authorization by the management to obtain such an authorization.
  4. The applicant must present proof of current **Section 608 Technician Certification** as set forth by the United States Environmental Protection Agency.
  5. The permit shall not apply to the portion of the system that is used for gas line except to reconnect with an approved gas line connector.
  6. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in mechanical work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
  7. This Section does not authorize a waiver or modification of any provision of the Code relating to the material, design, installation or practice of mechanical work or to the preparation and approval of plans or to required fees for permits or inspections.

8. If the test is failed, the applicant must wait a minimum of thirty (30) days to retake the test.
9. A fee for testing shall be according to fee schedule established by the City of Florissant, Missouri.
6. **Section 109.2 Membership of board** (Amended). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
7. **Sections 109.2.1 through 109.7** (Deleted).
8. **Section 115.4 Violation penalties** (Amended). Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

## Article V - Electrical Code

### **Section 500.100 National Electrical Code Adopted.**

The National Electrical Code, 2020 Edition as published by the National Fire Protection Association, one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Electrical Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 500.110** of this Chapter.

### **Section 500.110 Additions, Insertions, Deletions and Amendments.**

A. The following numbered Sections and Subsections of the National Electrical Code, 2020 Edition as published by the National Fire Protection Association, are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:

1. **Section 89.1 Title** (Added). This code shall be known as the Electrical Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as "this code".
2. **Section 89.2 Permits Required** (Added). Electrical permits must be obtained from the City of Florissant Public Works Department prior to any construction, alteration, addition, or modification to any system supplying or transferring electrical power, alarms, data transmission, or low voltage electricity. The permit fees for electrical permits shall be in accordance with the permit fee schedule as established by the City of Florissant, Missouri. No permit issued under these provisions of the Code shall be assignable or transferable or be used to aid or abet any unlicensed or unauthorized person, firm or corporation in the performance of electrical work. A true copy of the electrical permit shall be kept on the construction site, open to public inspection during the entire time of prosecution of the work and until the completion of the same.

- 442 3. **Section 89.2.1 Suspension of Permit** (Added). Any permit issued shall become invalid if  
443 the authorized work is not commenced within six (6) months after issuance of the permit or if  
444 the authorized work is suspended or abandoned for a period of six (6) months after the time  
445 of commencing the work.
- 446 4. **Section 89.2.2 Extension of Permits** (Added). Electrical permits may be extended at any  
447 time up to thirty (30) days prior to the date of abandonment or expiration date of the specific  
448 permit.
- 449 5. **Section 89.2.3 Revocation of Permit** (Added). The Code Official shall revoke a permit or  
450 approval issued under the provisions of this Code in case of any false statement or  
451 misrepresentation of fact in the application or on the construction documents upon which the  
452 permit or approval was based.
- 453 6. **Section 89.2.4 Separate Permits** (Added). Permit applicants may submit separate  
454 applications for building, mechanical, electrical or plumbing permits. As a condition of  
455 approval, the owner or owner's agent shall agree to assume full responsibility for the  
456 coordination of all applicable code requirements relating to these permits.
- 457 7. **Section 89.2.5 Integrated permits** (Added). The Code Official shall be permitted to issue  
458 integrated building, plumbing, electrical and/or mechanical permits on a single permit  
459 application.
- 460 8. **Section 89.2.6 Applicant Responsibility** (Added). The integrated permit applicant shall be  
461 responsible for the return to the Department of Public Works copies of the plumbing,  
462 electrical and/or mechanical permit form with the name, signature and license number of the  
463 appropriate subcontractor. Any change in the identity of the named subcontractor after  
464 issuance of the permit shall result in the assessment of a transfer fee in the amount specified  
465 in this Code.
- 466 9. **Section 89.2.7 Plans and Specifications** (Added). The application for a building permit  
467 shall describe in detail the nature of such work, shall give the location by street and number  
468 thereof, shall be accompanied by at least two (2) sets of plans and specifications bearing the  
469 seal of an engineer authorized to perform engineering work in the State of Missouri and shall  
470 contain an accurate description and account of electrical fixtures to be installed. The building  
471 official may waive the need for such plans when the work involved is of a minor nature or  
472 can be described adequately by other means. If in the course of the work it is found  
473 necessary to make any change from the approved plans and specifications on which a permit  
474 has been issued, amended plans and specifications shall be submitted and, if approved, a  
475 supplementary permit shall be issued to cover the change after the same conditions required  
476 to secure the original permit have been satisfied. If the change is minor in nature and does not  
477 require further plan review, the building official may waive the need for a supplemental  
478 permit and may amend the original permit subject to fees as set forth in the Florissant City  
479 Code of Ordinances.
- 480 10. **Section 89.3 Violation penalties** (Added). Any person, firm, corporation, limited liability  
481 company or other business entity who shall violate any provision of this code shall be subject  
482 to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each  
483 day that a violation continues after due notice has been served shall be deemed a separate  
484 offense.
- 485 11. **Section 89.4 Stop work orders** (Added). Any person found to be in violation of the  
486 Electrical Code of the City of Florissant shall be subject to the penalties of **Section 100.080**  
487 of the Code of Ordinances of the City of Florissant and shall be subject to approved fees.

- 488 12. **Section 89.5 Licenses required** (Added). No person who is not licensed by the St. Louis  
489 County Department of Public Works as a Master Electrician or a Licensed Journeyman  
490 Electrician or a Registered Electrician or a Registered Electrician Apprentice working under  
491 the direction of a licensed Electrical Contractor shall engage in or perform the work of  
492 installing, altering or repairing electrical facilities in a building for the supply and distribution  
493 of electrical power, or alarm or data systems. No person who is not licensed by the St. Louis  
494 County Department of Public Works as a Licensed Electrician, Licensed Low Voltage  
495 Contractor or Journeyman Low Voltage Electrician shall engage in or perform the work of  
496 installing or modifying low voltage, data transmission, or alarm systems.
- 497 13. **Section 89.5.1 Doing Electrical Business Without a License** (Added). It shall be unlawful  
498 for any person to engage in the business of electrical or communication work within the City  
499 without having been duly licensed as required by the provisions of this Section.
- 500 14. **Section 89.5.2 Use of Licensee's Name By Another — Office of Building Official to be**  
501 **Notified of Business Name and Address** (Added). No person having obtained a license  
502 under the provisions of this Section shall allow his/her name to be used by another person,  
503 either for the purpose of obtaining permits or for doing business or work under the license.  
504 Every person licensed shall notify the office of the building official of the address of his/her  
505 place of business and the name under which such business is carried on and shall give  
506 immediate notice to the office of the building official of any change in either.
- 507 15. **Section 89.5.3 Homeowner Electrical Permit** (Added). A homeowner permit may be  
508 issued for an addition to or repair, modification or reconstruction of an existing electrical  
509 system on the premises of a detached single-family dwelling including accessory structures  
510 to the owner or to a member of his/her or her immediate family residing with him/her. A  
511 homeowner permit issued pursuant to this Section may be revoked by the building official if  
512 he/she determines that the work under the permit is not properly performed or that the  
513 application did not comply or no longer complies with this Section. Upon revocation, the  
514 property owner may be required by the building official to proceed immediately to procure a  
515 licensed professional to correct or complete the work. A Homeowner Electrical Permit is  
516 subject to the following conditions:
- 517 1. The dwelling shall be designed and used solely for living purposes.
  - 518 2. The dwelling shall be occupied by or vacant and intended for immediate occupancy  
519 by the owner and his/her family and no other person.
  - 520 3. The permittee shall personally perform all required work.
  - 521 4. The homeowner permit shall not apply to the main service(s), service entrance  
522 conductors, meter box or main electrical panel.
  - 523 5. Prior to issuance of a permit under this Section, the building official may require an  
524 affidavit or other reasonable proof, such as a test to assure competency in electrical  
525 work, that the request for a permit complies with the foregoing provisions and that the  
526 applicant has the necessary knowledge and ability to perform the proposed work.
  - 527 6. This Section does not authorize a waiver or modification of any provision of the  
528 Electrical Code relating to the material, design, installation or practice of electrical  
529 work or to the preparation and approval of plans or to required fees for permits or  
530 inspections.
  - 531 7. If the test is failed, the homeowner must wait a minimum of thirty (30) days to retake  
532 the test.

8. A fee for testing will be according to fee schedule established by the City of Florissant, Missouri.

16. **Section 89.6 Electrical Code Appeals Board** (Added). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.

17. **Section 89.7 Electrical Inspection Generally** (Added). Upon completion of any electrical installation for which a permit has been issued, the permittee shall notify the office of the building official and a final inspection shall be made. The building official shall cause to be made as many interim inspections as he/she deems necessary. No installation shall be covered or concealed until inspected.

18. **Section 89.7.1 Third Party Inspections** (Added). The building official may accept reports of inspection by authoritative and recognized services or individuals. Such services or individuals must be proven experience in the electrical field as it relates to the work being inspected. All reports of such inspection shall be in writing and certified by a responsible officer of such authoritative service or by the responsible individual.

19. **Section 89.7.2 Additional Inspections** (Added). The building official may engage such services or individuals as may be deemed necessary to report on unusual technical issues that may arise and such services shall be at the expense of the permit holder.

20. **Section 89.8 Emergency Repairs** (Added). In the case of a catastrophic event (i.e., earthquake, tornado, etc.) work may proceed to eliminate hazards and restore the electrical system to a safe and functional condition prior to obtaining a permit, however, a permit shall be applied for as soon as circumstances reasonably allow.

21. **Section 89.9 Notice of Violations** (Added). The building official or designated representatives shall serve a notice of violation for the installation, extension, alteration, repair or maintenance of electrical systems which are in violation of the provisions of this Code or in violation of a detailed statement or a plan approved thereunder or in violation of a permit issued under the provisions of this Code to the permittee or the owner of the building, structure or premises. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered to the owner, individual performing the work, contractor or permit holder 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 St. Louis County Missouri.
3. A copy thereof may be posted in a conspicuous place in or about the structure affected by such notice.

22. **Section 89.10 Stop Work Order** (Added). Upon notice from the building official that work on any building, structure or premises is proceeding contrary to the provisions of this Code in an unsafe and dangerous manner, such work shall immediately be stopped. The building official shall issue a stop work order in writing to the owner of the property involved or to the

578 person doing the work. The stop work order shall state the conditions under which the work  
579 may resume. The building or premises on which a stop work is placed shall be posted as  
580 such.

- 581 **23. Section 89.11 Unlawful Continuance of Work (Added).** Any person who shall continue  
582 any work in or about the building, structure or premise after the issuance of a stop work order  
583 that is directed to be performed to remove a violation or unsafe condition shall be guilty of a  
584 violation of this Code and subject to the penalties set out in **Section 100.080** of the Code of  
585 the City of Florissant, Missouri and shall be subject to the fees listed in **Chapter 505**.
- 586 **24. Section 89.12 Unsafe Condition (Added).** All electrical systems regardless of type which  
587 constitute a hazard to human life, health or welfare are hereby declared illegal and shall be  
588 abated by repair and rehabilitation or removal.
- 589 **25. Section 89.13 Emergency Measures (Added).** When in the opinion of the building official  
590 there is a real and present danger or hazard which would endanger human life, the building  
591 official is hereby authorized and empowered to order and require the occupants to vacate a  
592 structure forthwith. The building official shall post each entrance to such structure as unsafe  
593 and unoccupiable.
- 594 **26. Section 89.14 Existing Electrical Systems (Added).** The legal use and occupancy of any  
595 structure existing on the date of the adoption of this Code or for which it had been heretofore  
596 approved may be continued without change except as may be specifically covered in this  
597 Code or deemed necessary by the building official for the general safety and welfare of the  
598 occupants and the public.
- 599 **27. Section 89.15 Alteration or Repair of Existing Electrical Systems (Added).** Incidental  
600 repairs, replacements or alterations to an existing system generally recognized as being part  
601 of normal household or normal maintenance activities with regard to such systems shall not  
602 require a permit and may be made in the same manner and arrangement as in the existing  
603 system provided such repairs, replacements or alterations are made in a safe manner. Minor  
604 repairs, replacements or alterations to an existing system may be made in the same manner  
605 and arrangement as in the existing system provided such repairs or replacements are made in  
606 a safe manner and are approved by the electrical official.
- 607 **28. Section 89.16 Alteration or Substantial Repairs (Added).** Alteration or substantial repairs  
608 may be made to any existing electrical system without requiring the system to comply with  
609 all the requirements of this Code provided such work conforms to that required for a new  
610 electrical system. Alterations or repairs shall not cause an existing electrical system to  
611 become unsafe or adversely affect the performance of the system.
- 612 **29. Section 89.17 Additional Loads On Existing Electrical System (Added).** Where additions  
613 or alterations subject parts of existing systems to loads exceeding those permitted herein,  
614 such parts shall be made to comply with this Code. The licensed and permitted electrician  
615 shall provide a complete load calculation to the Electrical Inspection Official.
- 616 **30. Section 89.18 Maintenance of Electrical Systems (Added).** All electrical systems, both  
617 existing and new, shall be maintained in a safe condition. All service equipment, devices and  
618 safeguards which are required by this Code or which were required in the building or  
619 structure by previous Statute or ordinance shall be maintained in good working order when  
620 installed, altered or repaired.



- 621 31. **Section 89.19 Owner Responsibility** (Added). The owner or a designated agent shall be  
622 responsible for the safe maintenance of the electrical systems in any building, structure or  
623 premises at all times.
- 624 32. **Section 89.20 Moved Structures** (Added). Buildings and structures moved into or within the  
625 jurisdiction shall comply with the provisions of this Code for new buildings or structures.
- 626 33. **Section 89.21 Modifications** (Added). Where there are practical difficulties involved in  
627 carrying out the provisions of this Code, the Code Official shall have the right to vary or  
628 modify such provisions upon application of the owner or the owner's representative, provided  
629 that the spirit and intent of the law is observed and that the public health, safety and welfare  
630 is assured.
- 631 34. **Section 89.21.1 Records** (Added). The application for modification and the final decision of  
632 the Code Official shall be in writing and shall be officially recorded with the application for  
633 the permit in the permanent records of the office of electrical inspection.
- 634 35. **Section 89.22 Material and Equipment Reuse** (Added). Materials, equipment and devices  
635 shall not be reused unless such elements have been reconditioned, tested and placed in good  
636 and proper working condition and approved by the building official.
- 637 36. **Section 89.23 Alternative Materials and Equipment** (Added). The provisions of this Code  
638 are not intended to prevent the installation of any material or to prohibit any method of  
639 construction not specifically prescribed by this Code, provided that any such alternative has  
640 been approved. An alternative material or method of construction shall be approved where  
641 the Code Official finds that the proposed design is satisfactory and complies with the intent  
642 of the provisions of this Code and that the material, method or work offered is, for the  
643 purpose intended, at least the equivalent of that prescribed in this Code in quality, strength,  
644 effectiveness, fire-resistance, durability and safety. Research and investigation-sufficient  
645 technical data shall be submitted to substantiate the proposed installation of any material or  
646 assembly. If it is determined that the evidence submitted is satisfactory proof of performance  
647 for the proposed installation, the Code Official shall approve such alternative subject to the  
648 requirements of this Code. The costs of all tests, reports and investigations required under  
649 these provisions shall be paid for by the applicant.

650 **Section 500.120 Through Section 500.140. (Reserved)**

## 651 **Article VI - Plumbing Code**

652 **Section 500.150 International Plumbing Code Adopted.**

653 The International Plumbing Code, 2021 Edition, including appendix E as published by the International  
654 Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of  
655 ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and  
656 examination, and a copy of which is attached hereto and incorporated by this reference as if fully set  
657 forth herein, is hereby adopted as the Plumbing Code of the City of Florissant, Missouri, subject to the  
658 amendments, additions, insertions, deletions and changes set out in Section **500.160** of this Chapter.

659 **Section 500.160 Additions, Insertions, Deletions and Amendments.**

- 660 A. The following numbered Sections and Subsections of the International Plumbing Code, 2021  
661 Edition, including appendix E as published by the International Code Council, Inc., are hereby

amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:

1. **Section 101.1 Title (Amended).** These regulations shall be known as the Plumbing Code of the City of Florissant Missouri, hereinafter referred to as "this code".
2. **Section 103.1 Creation of agency (Amended):** The Building Department, a Division of the Department of Public Works is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
3. **Section 106.4.1 Licenses required (Added).** No person who is not licensed by the St. Louis County Department of Public Works as a Master Plumber or a licensed Journeyman Plumber or a Registered Plumber or a Registered Plumber Apprentice working under the direction of a licensed Master Plumber shall engage in or perform the work of installing, altering or repairing facilities in a building for the supply and distribution of water for ordinary drinking, culinary and domestic purposes of facilities or for the removal therefrom of waterborne wastes except as set forth in Section 106.4.2. No person who is not licensed by the St. Louis County Department of Public Works as a Master or Journeyman Drainlayer shall engage in or perform the work of installing sanitary or storm sewer.
4. **Section 106.4.2 Homeowner Plumbing Permit (Added).** A homeowner permit may be issued for an addition to or repair, modification or reconstruction of an existing plumbing system on the premises of a detached single-family dwelling including accessory structures to the owner or to a member of his/her or her immediate family residing with him/her. A homeowner permit issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section. Upon revocation, the property owner may be required by the building official to proceed immediately to procure a licensed professional to correct or complete the work. A Homeowner Plumbing Permit is subject to the following conditions:
  1. The dwelling shall be designed and used solely for living purposes.
  2. The dwelling shall be occupied by or vacant and intended for immediate occupancy by the owner and his/her family and no other person.
  3. The permittee shall personally perform all required work.
  4. The homeowner permit shall not apply to the portion of the system that is used for gas line or located underground, under a concrete slab or outside the building envelope except to reconnect with an approved gas line connector.
  5. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in plumbing work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
  6. This Section does not authorize a waiver or modification of any provision of the Plumbing Code relating to the material, design, installation or practice of plumbing work or to the preparation and approval of plans or to required fees for permits or inspections.
  7. If the test is failed, the homeowner must wait a minimum of thirty (30) days to retake the test.

- 706 8. A fee for testing will be according to fee schedule established by the City of  
707 Florissant, Missouri.
- 708 5. **Section 106.4.3 Multi-Family Maintenance Technician Water Heater Permit** (Added).  
709 Authorization to apply for water heater installation permits may be issued to a maintenance  
710 technician who is not a St. Louis County licensed plumber subject to the following  
711 conditions:
- 712 1. The applicant must be currently employed at the location of the permitted work and  
713 must present authorization by the management to obtain such an authorization.
  - 714 2. The permit shall not apply to the portion of the system that is used for gas line except  
715 to reconnect with an approved gas line connector.
  - 716 3. Prior to issuance of a permit under this Section, the building official may require an  
717 affidavit or other reasonable proof, such as a test to assure competency in plumbing  
718 work, that the request for a permit complies with the foregoing provisions and that the  
719 applicant has the necessary knowledge and ability to perform the proposed work.
  - 720 4. This Section does not authorize a waiver or modification of any provision of the  
721 Plumbing Code relating to the material, design, installation or practice of plumbing  
722 work or to the preparation and approval of plans or to required fees for permits or  
723 inspections.
  - 724 5. Permits issued pursuant to this Section may be revoked by the building official if  
725 he/she determines that the work under the permit is not properly performed or that the  
726 application did not comply or no longer complies with this Section
  - 727 6. If the test is failed, the technician must wait a minimum of thirty (30) days to retake  
728 the test.
  - 729 7. A fee for testing will be according to fee schedule established by the City of  
730 Florissant, Missouri.
- 731 6. **Section 106.6 Emergency Repairs** (Added). Where equipment or system replacements  
732 and/or repairs must be performed in an emergency situation, the permit application shall be  
733 submitted within forty-eight (48) working hours of said repair or replacement.
- 734 7. **Section 114.3.1 Membership of board** (Added). In order to hear and decide appeals of  
735 orders, decisions, or determinations made by the building official relative to the application  
736 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
737 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
738 **11.1**.
- 739 8. **Section 115.4 Violation penalties** (Amended). Any person who shall violate a provision of  
740 this code or shall fail to comply with any of the requirements thereof or who shall erect,  
741 install, alter or repair plumbing work in violation of the approved construction documents or  
742 directive of the code official, or of a permit or certificate issued under the provisions of this  
743 code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the  
744 City of Florissant. Each day that a violation continues after due notice has been served shall  
745 be deemed a separate offense.
- 746 9. **Section 305.4.1 Sewer depth** (Amended). Building sewers that connect to private sewage  
747 disposal systems shall be not less than 30 inches (762mm) below finished grade at the point  
748 of septic tank connection. Building sewers shall not be less than 30 inches (762mm) below  
749 grade at any point.

10. **Section 903.1.1 Roof extension unprotected** (Amended). Open vent pipes that extend through a roof shall be terminated not less than 12 inches (305 mm) above the roof except that where a roof is to be used for any other purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

**Section 500.170 (Reserved)**

## **Article VII - Fire Code**

**Section 500.180 International Fire Code Adopted.**

The International Fire Code, 2021 Edition, including appendixes B, E, F, G, and H, as published by the International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Fire Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 500.190** of this Chapter.

**Section 500.190 Additions, Insertions, Deletions and Amendments.**

A. The following numbered Sections and Subsections of the International Fire Code, 2021 Edition, including appendixes B, E, F, G, and Has published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:

1. **Section 101.1 Title** (Amended). This code shall be known as the Fire Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as "this code".
2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the Department of Public Works is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
3. **Section 111.3 Qualifications** (Amended). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
4. **Section 112.4 Violation penalties** (Amended). Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

786

## Article VIII - Fuel Gas Code

### 787 Section 500.200 International Fuel Gas Code Adopted.

788 The International Fuel Gas Code, 2021 Edition, including appendixes A, B, and C as published by the  
789 International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a  
790 period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection  
791 and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set  
792 forth herein, is hereby adopted as the Fuel Gas Code of the City of Florissant, Missouri, subject to the  
793 amendments, additions, insertions, deletions and changes set out in **Section 500.210** of this Chapter.

### 794 Section 500.210 Additions, Insertions, Deletions and Amendments.

795 A. The following numbered Sections and Subsections of the International Fuel Gas Code, 2021 Edition,  
796 including appendixes A, B, and C as published by the International Code Council, Inc., are hereby  
797 amended by additions, insertions, deletions and amendments so that such Sections and Subsections  
798 shall read as follows:

- 799 1. **Section 101.1 Title** (Amended). These regulations shall be known as the Fuel Gas Code of  
800 the City of Florissant, Missouri, hereinafter referred to as "this code".
- 801 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
802 Department of Public Works is hereby created and the official in charge thereof shall be  
803 known as the code official. The function of the agency shall be the implementation,  
804 administration and enforcement of the provisions of this code.
- 805 3. **Section 114.1 Membership of board** (Amended). In order to hear and decide appeals of  
806 orders, decisions, or determinations made by the building official relative to the application  
807 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
808 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
809 **11.1**.
- 810 4. **Sections 113.2 through 113.4** (Deleted).
- 811 5. **Section 115.4 Violation penalties** (Amended). Persons who shall violate a provision of this  
812 code, fail to comply with any of the requirements thereof or to erect, install, alter or repair  
813 work in violation of the approved construction documents or directive of the code official, or  
814 of a permit or certificate issued under the provisions of this code, shall be subject to the  
815 penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day  
816 that a violation continues after due notice has been served shall be deemed a separate offense.

## 817 Article IX - Energy Conservation Code

### 818 Section 500.220 International Energy Conservation Code Adopted.

819 The International Energy Conservation Code, 2021 Edition as published by the International Code  
820 Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90)  
821 days prior to the adoption of this Chapter and available for public use, inspection and examination, and a  
822 copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby  
823 adopted as the Energy Conservation Code of the City of Florissant, Missouri, subject to the  
824 amendments, additions, insertions, deletions and changes set out in **Section 500.230** of this Chapter.

825 **Section 500.230 Additions, Insertions, Deletions and Amendments.**

826 A. The following numbered Sections and Subsections of the Energy Conservation Code, 2021 Edition  
827 as published by the International Code Council, Inc., are hereby amended by additions, insertions,  
828 deletions and amendments so that such Sections and Subsections shall read as follows:

- 829 1. **Section C101.1 Title** (Amended). This code shall be known as the Energy Conservation  
830 Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as  
831 "this code".
- 832 2. **Section C106 Notice of Approval** (Deleted).
- 833 3. **Section C110.3.1 Membership of board** (Added). In order to hear and decide appeals of  
834 orders, decisions, or determinations made by the building official relative to the application  
835 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
836 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
837 **11.1**.
- 838 4. **Section C111.1 Violation penalties** (Added). Any person, firm, corporation, Limited  
839 Liability Company or other business entity who shall violate any provision of this code shall  
840 be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of  
841 Florissant. Each day that a violation continues after due notice has been served shall be  
842 deemed a separate offense.
- 843 5. **Section C405.13 EV Ready parking spaces** (Added). EV ready parking spaces shall be  
844 provided in accordance with Table C405.13 Where calculation of percent served results in a  
845 fractional parking space, it shall be rounded up to the next whole number. The service panel  
846 or subpanel directory shall identify the spaces reserved to support EV charging as "EV  
847 Ready".
- 848

<b>Table C405.13</b>	
<b>EV Parking Spaces for Commercial Parking Lots</b>	
<b>Total Number of Electric Vehicle Charging Stations Provided at a Site</b>	<b>Minimum Number of Required Accessible Electric Vehicle Charging Stations</b>
1-25	1
26-50	2
51-75	3
76-100	4
101 and over	4, plus 2 for each 100, or fraction thereof, over 100

- 849 6. **Section R101.1 Title** (Amended). This code shall be known as the Energy Conservation  
850 Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as  
851 "this code".
- 852 7. **Section R106 Notice of Approval** (Deleted).

- 853 8. **Section R110.3.1 Membership of board** (Added). In order to hear and decide appeals of  
854 orders, decisions, or determinations made by the building official relative to the application  
855 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
856 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
857 **11.1**.
- 858 9. **Section R111.1 Violation penalties** (Added). Any person, firm, corporation, Limited  
859 Liability Company or other business entity who shall violate any provision of this code shall  
860 be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of  
861 Florissant.
- 862 10. **Section R404.2 Multifamily EV ready parking spaces** (Added). EV Ready Spaces shall be  
863 provided in accordance with Table R404.2.2. Where calculation of percent served results in a  
864 fractional parking space, it shall be rounded up to the next whole number. The service panel  
865 or subpanel directory shall identify the spaces reserved to support EV charging as “EV  
866 Ready”.
- 867

<b>Table R404.2</b>		
<b>EV SPACES for Multi-Family Parking Lots</b>		
<b>Total Number of Parking Spaces</b>	<b>Minimum Number of EV Ready Spaces</b>	<b>Minimum Number of EV Capable Spaces</b>
1-4	1	0
5-10	2	20% of the spaces
11 or more	20% of the spaces	Remainder of spaces

868 **Section 500. 240 Through 500.250 (Reserved)**

## 869 **Article X - Swimming Pool And Spa Code**

870 **Section 500.260 International Swimming Pool And Spa Code Adopted.**

871 The International Swimming Pool And Spa Code, 2021 Edition as published by the International Code  
872 Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90)  
873 days prior to the adoption of this Chapter and available for public use, inspection and examination, and a  
874 copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby  
875 adopted as the Swimming Pool And Spa Code of the City of Florissant, Missouri, subject to the  
876 amendments, additions, insertions, deletions and changes set out in **Section 500.270** of this Chapter.

877 **Section 500.270 Additions, Insertions, Deletions and Amendments.**

- 878 A. The following numbered Sections and Subsections of the International Swimming Pool And Spa  
879 Code, 2021 Edition as published by the International Code Council, Inc., are hereby amended by  
880 additions, insertions, deletions and amendments so that such Sections and Subsections shall read as  
881 follows:

- 882 1. **Section 101.1 Title** (Amended). This code shall be known as the Swimming Pool and Spa  
883 Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as  
884 "this code".
- 885 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
886 Department of Public Works is hereby created and the official in charge thereof shall be  
887 known as the code official. The function of the agency shall be the implementation,  
888 administration and enforcement of the provisions of this code.
- 889 3. **Section 105.1 When required** (Amended). Any owner, or owner's authorized agent who  
890 desires to construct, enlarge, alter, repair, move, or demolish a pool or spa or to erect, install,  
891 enlarge, alter, repair, remove, convert or replace any system, the installation of which is  
892 regulated by this code, or to cause any such work to be performed, shall first make  
893 application to the code official and obtain the required permit for the work.

894 **Exemptions:**

- 895 1. Pools and spas up to twenty-four (24) inches in depth or,  
896 2. A potential surface area of two hundred and fifty (250) square feet or less.  
897 3. Bodies of water not intended for swimming or bathing, purely decorative, or for  
898 landscaping purposes only including those which do not use recirculation / filtration  
899 systems such as fishponds and lily ponds.
- 900 4. **Section 113.4 Violation penalties** (Amended). Any person who shall violate a provision of  
901 this code or shall fail to comply with any of the requirements thereof or who shall erect,  
902 install, alter or repair a pool or spa in violation of the approved construction documents or  
903 directive of the code official, or of a permit or certificate issued under the provisions of this  
904 code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the  
905 City of Florissant. Each day that a violation continues after due notice has been served shall  
906 be deemed a separate offence.
- 907 5. **Section 112.2 Membership of Board** (Amended). In order to hear and decide appeals of  
908 orders, decisions, or determinations made by the building official relative to the application  
909 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
910 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
911 **11.1**.

912 **Section 505.280 through Section 505.290 (Reserved)**

913 **Section 500.280 Through 500.290 (Reserved)**

914 **Article XI - Private Sewage Disposal Code**

915 **Section 500.300 International Private Sewage Disposal Code Adopted.**

916 The International Private Sewage Disposal Code, 2021 Edition, including appendixes A and B as  
917 published by the International Code Council, Inc., one (1) copy of which was on file in the office of the  
918 City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public  
919 use, inspection and examination, and a copy of which is attached hereto and incorporated by this  
920 reference as if fully set forth herein, is hereby adopted as the Private Sewage Disposal Code of the City  
921 of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in  
922 **Section 500.310** of this Chapter.



923 **Section 500.310 Additions, Insertions, Deletions and Amendments.**

924 A. The following numbered Sections and Subsections of the International Private Sewage Disposal  
925 Code, 2021 Edition, including appendixes A and B as published by the International Code Council,  
926 Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections  
927 and Subsections shall read as follows:

- 928 1. **Section 101.1 Title** (Amended). These regulations shall be known as the Private Sewage  
929 Disposal Code of the City of Florissant, Missouri, hereinafter referred to as "this code".
- 930 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
931 Department of Public Works is hereby created and the official in charge thereof shall be  
932 known as the code official. The function of the agency shall be the implementation,  
933 administration and enforcement of the provisions of this code.
- 934 3. **Section 112.1 Through 112.4** (Deleted)
- 935 4. **Section 113.1 Membership of Board** (Amended). In order to hear and decide appeals of  
936 orders, decisions, or determinations made by the building official relative to the application  
937 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
938 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
939 **11.1**.
- 940 5. **Section 114.4 Violation Penalties** (Amended). Any person who shall violate a provision of  
941 this code or fail to comply with any of the requirements thereof or who shall erect, install,  
942 alter or repair private sewage disposal work in violation of the approved construction  
943 documents or directive of the code official, or of a permit or certificate issued under the  
944 provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of  
945 Ordinances of the City of Florissant. Each day that a violation continues after due notice has  
946 been served shall be deemed a separate offense.

947 **Article XII - Property Maintenance Code**

948 **Section 500.320 International Property Maintenance Code Adopted.**

949 The International Property Maintenance Code, 2021 Edition, as published by the International Code  
950 Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90)  
951 days prior to the adoption of this Chapter and available for public use, inspection and examination, and a  
952 copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby  
953 adopted as the Property Maintenance Code of the City of Florissant, Missouri, subject to the  
954 amendments, additions, insertions, deletions and changes set out in **Section 500.330** of this Chapter.

955 **Section 500.330 Additions, Insertions, Deletions and Amendments.**

- 956 A. The following numbered Sections and Subsections of the International Property Maintenance Code,  
957 2021 Edition, as published by the International Code Council, Inc., are hereby amended by  
958 additions, insertions, deletions and amendments so that such Sections and Subsections shall read as  
959 follows:
- 960 1. **Section 101.1 Title** (Amended): These regulations shall be known as the Property Maintenance  
961 Code of the City of Florissant, Missouri, hereinafter referred to as "this code".

2. **Section 102.3 Application of Other Codes** (Amended): Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70. Repairs, additions, or alterations to a structure, or changes of occupancy or use, shall be done in accordance with the procedures and provisions of the Code of Ordinances of the City of Florissant.
3. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the Department of Public Works is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
4. **Section 104.1 Fees** (Amended): The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be in accordance with the fee schedule as established by the City of Florissant, Missouri. Fees for occupancy permits and inspections shall be according to **Chapter 505, Article II** of the City of Florissant Code of Ordinances. Fees for vacant residential structures shall be according to **Chapter 505, Article V** of the City of Florissant Code of Ordinances.
5. **Section 108.1 Membership of the board.** (Deleted and Replaced). The Property Maintenance Code Board of Appeals shall consist of five (5) members, all of whom shall be residents of the City and appointed by the City Council, shall not be employees of the City of Florissant, and who are qualified by experience and training to pass on matters related to the Property Maintenance Code. The term of office of the members of the Board shall be three (3) years and those presently in office shall serve the remaining time of their particular appointment. Vacancies shall be filled for the unexpired term only. The board shall elect its own Chairman and Secretary who shall serve for one (1) year. The Board shall adopt from time to time such rules and regulations as it may deem necessary to carry into effect the provisions of this Chapter.
- A. The Board shall have the jurisdiction to:
1. Hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made by the building official;
  2. Authorize a variance from the strict application of any provision of this code where a property owner can show that this would result in exceptional practical difficulties and particular hardship, if such relief can be granted without substantial detriment to the public welfare and without substantially impairing the general purpose and intent of this Chapter.
- B. Any person claiming to be aggrieved by any order, requirement, decision or determination made by the Enforcement Official hereunder or seeking a variance from the provisions of this Chapter shall have the right to appeal to the Board. Such appeal shall be initiated within thirty (30) calendar days after receipt of notice of non-compliance. Upon the filing of a notice of appeal or request for variance, the Enforcement Official shall forthwith submit to the Board all papers constituting the record upon which the action appealed from or request for variance was taken. An appeal stays all proceedings in furtherance of the action appealed from unless the Enforcement Official certifies to the Board that, by reason of facts stated in the certificate, a stay would, in his/her opinion, cause imminent peril to life or property. In such case, the proceeding shall not be stayed. The board shall fix a reasonable time for the hearing of the appeal or request for variance, give public notice thereof, as well as due notice

to the parties in interest and decide same within a reasonable time. At such hearing, any party may appear in person or by agent or attorney.

- C. All hearings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member on each question or if absent or failing to vote, indicating such fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed with the City Clerk and shall be a public record.
- D. In exercising its authority, the Board may reverse or affirm, in whole or part, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made.
6. **Section 109.4 Violation penalties** (Amended): Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
7. **Section 111.1.6 Utilities** (Added). Each dwelling and/or dwelling unit shall have all the basic continuous utility services as a matter of public health and safety which shall include electrical service, natural or propane gas service (or other acceptable heating ability), potable drinking water service, sanitary sewer service or a fully functional septic sewer system, and solid waste (garbage, rubbish, trash) collection service for an approved occupancy.
8. **Section 111.4.2 Method of Service** (Amended). Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods:
1. A copy is delivered personally.
  2. A copy is sent 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 St. Louis County Missouri.
  3. A copy thereof may be posted in a conspicuous place in or about the structure affected by such notice.
  4. A copy is delivered in any other manner as prescribed by local law.
- Service of such notice is the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.
9. **Section 111.7 Placarding** (Amended). Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing appropriate wording as designated by the code official and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. Such notice shall be posted in a conspicuous place in or about the structure affected by such notice. If the notice pertains to equipment, it shall be placed on the condemned equipment or if access cannot be obtained to the equipment then at the primary entrance to the building or room in which the equipment is located.
10. **Section 112.1 Imminent Danger** (Amended). When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the

1052 occupation of the structure, or when there is actual or potential danger to the building  
1053 occupants or those in the proximity of any structure because of explosives, explosive fumes  
1054 or vapors or the presence of toxic fumes, gases or materials, or operation of defective or  
1055 dangerous equipment, the code official is hereby authorized and empowered to order and  
1056 require the occupants to vacate the premises forthwith. The code official shall cause to be  
1057 posted at each entrance to such structure a notice limiting the structure's use and occupancy  
1058 bearing appropriate wording as designated by the code official. It shall be unlawful for any  
1059 person to enter such structure except for the purpose of securing the structure, making the  
1060 required repairs, removing the hazardous condition or of demolishing the same.

1061 **11. Section 113 Demolition (Deleted).**

1062 **12. Section 202 GENERAL DEFINITIONS (Amended):**

1063 **CHANGE OF OCCUPANCY (Added).** Any circumstances wherein the composition of the  
1064 residents or tenants of a building changes either through the sale, lease, rental, or other  
1065 provision for the transfer of any structure.

1066 **FAMILY (Added):**

- 1067 1. An individual living as a single non-profit, housekeeping unit in a dwelling unit; or an  
1068 individual living as a single non-profit, housekeeping unit in a dwelling unit; or
- 1069 2. Two (2) individuals or married couple and the children thereof, including adopted  
1070 children, foster children and grandchildren, and no more than two (2) other persons  
1071 related to the individuals or married couple by blood or marriage and no more than two  
1072 (2) other individuals; or
- 1073 3. A group of not more than four (4) persons not related by blood or marriage and not living  
1074 as a group home but living together as a single housekeeping unit in a dwelling unit as  
1075 distinguished from a boarding house; or
- 1076 4. A group of nine (9) or fewer unrelated mentally or physically handicapped persons  
1077 (group home), excluding supervisory persons acting as house parents or guardians, who  
1078 need not be related to each other or to any of the mentally or physically handicapped  
1079 individuals residing in a dwelling unit as distinguished from a boarding house.

1080 **PUBLIC NUISANCE:** A public nuisance includes:

- 1081 1. The physical condition or use of any premises regarded as a public nuisance at common  
1082 law; or
- 1083 2. Any physical condition, use or occupancy of any premises or its appurtenances  
1084 considered an attractive nuisance to children including, but not limited to, abandoned  
1085 wells, shafts, basements, excavations and unsafe fences or structures; or
- 1086 3. Any premises which have unsanitary sewerage or plumbing facilities; or
- 1087 4. Any premises designated as unsafe for human habitation or use; or
- 1088 5. Any premises which are manifestly capable of being a fire hazard or are manifestly  
1089 unsafe or unsecure as to endanger life, limb or property; or
- 1090 6. Any premises from which the plumbing, heating and/or facilities required by this Code  
1091 have been removed or from which utilities have been disconnected, destroyed, removed  
1092 or rendered ineffective or the required precautions against trespassers have not been  
1093 provided; or

- 1094 7. Any premises which are unsanitary or which are littered with rubbish or garbage or which  
1095 have an uncontrolled growth of weeds; or
- 1096 8. Any structure or building that is in a state of dilapidation, deterioration or decay; faulty  
1097 construction; overcrowded, open, vacant or abandoned; damaged by fire to the extent as  
1098 to not provide shelter, in danger of collapse or failure and is dangerous to anyone on or  
1099 near the premises.
- 1100 9. All trees or parts thereof in a dead or dying condition or living trees which are hazardous.

- 1101 13. **Section 302.4 Weeds.** (Amended). Premises and exterior property shall be maintained free  
1102 from weeds or plant growth in excess of **eight (8) inches**. Noxious weeds shall be prohibited.  
1103 Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs  
1104 provided: however, this term shall not include cultivated flowers and gardens.

1105 Upon failure of the owner or agent having charge of a property to cut and destroy weeds after  
1106 service of a notice of violation, they shall be subject to prosecution in accordance with  
1107 Section 109 of this code and as prescribed by the authority having jurisdiction, Upon failure  
1108 to comply with the notice of violation, any duly authorized employee of the jurisdiction shall  
1109 be authorized to enter upon the property in violation and cut and destroy the weeds growing  
1110 thereon, and the costs of such removal shall be paid by the owner or agent responsible for the  
1111 property.

- 1112 14. **Section 302.10 Maintenance of Trees** (Added). All trees or parts thereof in a dead or dying  
1113 condition or living trees which are hazardous are hereby declared to be public nuisances and  
1114 no person owning, in control of, or occupying property wherein such trees are located shall  
1115 possess or keep such trees.

- 1116 15. **Section 303.2 Enclosures** (Amended). Private swimming pools, hot tubs and spas,  
1117 containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a  
1118 barrier compliant with **2021 International Swimming Pool and Spa Code Section 305**, not  
1119 less than 48 inches (1219 mm) in height above the finished ground level measured on the  
1120 side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing  
1121 and self-latching. Where the self-latching device is not less than 54 inches (1372 mm) above  
1122 the bottom of gate, the release mechanism shall be located on the pool side of the gate. Self-  
1123 closing and self-latching gates shall be maintained such that the gate will positively close and  
1124 latch when released from an open position of 6 inches (152 mm) from the gatepost. An  
1125 existing pool enclosure shall not be removed, replaced or changed in a manner that reduces  
1126 its effectiveness as a safety barrier

1127 **Exceptions:**

- 1128 1. Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt  
1129 from the provisions of this section.
- 1130 2. Pools, spas, and hot tubs which were properly installed under a Florissant building permit  
1131 shall be required to be surrounded by a fence or guard at least 42" in height according to  
1132 the code under which it was permitted as long as the original structure remains. In the  
1133 event of permitted repair or replacement of the pool or designated guard then the pool  
1134 guard must comply with the current building code.
- 1135 16. **Section 304.3.1 Buildings with Rear Alleys** (Added): Buildings with alleys, drives, or  
1136 public ways at the rear shall have approved address numbers placed at the rear of the  
1137 property so as to be visible from the rear of the building.

- 1138 17. **Section 304.6 Exterior Walls** (Amended). Exterior walls shall be free from holes, breaks,  
1139 and loose or rotting materials; and maintained weatherproof and properly surface coated  
1140 where required to prevent deterioration. Repaired or replaced exterior coverings must match  
1141 the existing in appearance, color, texture and profile so as not to promote visual blight and  
1142 shall be constructed in a workmanlike manner. Matching exterior coverings must be  
1143 approved by the code official by submitting samples of proposed and existing materials for  
1144 examination or by field inspection.
- 1145 18. **Section 304.7 Roofs and drainage** (Amended). The roof and flashing shall be sound, tight  
1146 and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or  
1147 deterioration in the walls or interior portion of the structure. Roof drains, gutters and  
1148 downspouts shall be maintained in good repair and free from obstructions. Roof water shall  
1149 not be discharged in a manner that creates a public nuisance. Repaired or replaced exterior  
1150 coverings must match the existing in appearance, color, texture and profile so as not to  
1151 promote visual blight and shall be constructed in a workmanlike manner. Matching exterior  
1152 coverings must be approved by the code official by submitting samples of proposed and  
1153 existing materials for examination or by field inspection.
- 1154 19. **Section 304.10 Stairways, Decks, Porches, Balconies and other Walking Surfaces**  
1155 (Amended). Every stair, ramp, balcony, porch, deck or other walking surface, and all  
1156 appurtenances attached thereto, shall be maintained structurally sound, in good repair, with  
1157 proper anchorage and capable of supporting the imposed loads. Every stair shall have  
1158 uniform risers and treads. Every stair, porch or fire escape shall be maintained free of unsafe  
1159 conditions. No required exit stairs or fire escape may be blocked by any material at any time.
- 1160 20. **Section 304.14 Insect screens.** (Deleted)
- 1161 21. **Section 304.16 Basements Stairwells and Hatchways** (Amended). Every basement  
1162 stairwell, and hatchway shall be kept free of debris and standing water and maintained to  
1163 prevent the entrance of rodents, rain and surface drainage water. Exterior stairwell drains  
1164 shall be maintained free from obstruction and defects.
- 1165 22. **Section 305.3.1 Hallways, Basement Storage, and Common Areas** (Added). The interior  
1166 hallways, stairwells, laundry rooms, basements and designated storage areas, and other  
1167 common areas in all multi-family buildings must be kept in a clean and sanitary manner, and  
1168 free of debris. Flooring must be properly maintained. Storage must be neatly stacked at least  
1169 three (3) feet from any mechanical equipment. At least a three (3) foot clear passage to the  
1170 exit or stairway doors must be provided. No flammable or noxious liquids may be stored in  
1171 the basement or other common areas.
- 1172 23. **Section 305.4 Stairs and Walking Surfaces** (Amended). Every stair, railing, guard, ramp,  
1173 landing, balcony, porch, deck or other walking surface shall be maintained in sound  
1174 condition and good repair, and in a sanitary condition free of stored items or other unsafe  
1175 conditions.
- 1176 24. **Section 404.4.1 Room Area** (Amended). Every living room shall contain not less than 120  
1177 square feet (11.2 m<sup>2</sup>) and every bedroom shall contain not less than 70 square feet (6.5 m<sup>2</sup>)  
1178 and every bedroom occupied by more than one person shall contain not less than 50 square  
1179 feet (4.6 m<sup>2</sup>) of floor area for each occupant thereof with a maximum of 3 occupants  
1180 permitted for each bedroom.
- 1181 25. **Section 602.3 Heating Supply** (Amended). Every owner and operator of any building who  
1182 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 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

26. **Section 602.4 Occupiable Work Spaces** (Amended). Indoor occupiable work spaces shall be supplied with heat 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.

27. **Section 605.2 Receptacles** (Amended): Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new receptacle outlet shall be grounded and have ground fault circuit interrupter protection where required by the Florissant Residential Code. All receptacle outlets shall have the appropriate faceplate cover for the location.

**Exception:** In two-wire circuits without a grounding conductor, which are original to the home, two-prong receptacles are permitted to be installed where two-prong receptacles were originally installed in lieu of grounding-type receptacles.

28. **Section 605.4 Wiring** (Amended). Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings. All wiring must be maintained in a safe condition and properly secured to framing members.

29. **Section 702.5 Corridor Enclosure** (Added): All corridors serving more than one occupant or tenant, and openings therein, shall provide an effective barrier to resist the movement of smoke. All transoms, louvers, doors and other openings shall be self-closing.

**Exceptions:**

1. Louvers or grills for the movement of conditioned air shall be permitted in exit access corridor enclosure walls or doors, provided an approved smoke detection system is installed in the corridor. The smoke detection system shall sound an audible alarm in the building. This exception shall not apply to openings into exit stairway enclosures.

30. **Section 703.3.4 Dwelling-garage fire separation** (Added). In one and two-family dwellings attached garage separation wall must comply with International Residential Code Section 302.6.

1225 31. **Section 704.6.1 Where required** (Amended). Existing Group I-1 and R occupancies shall be  
1226 provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through  
1227 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2  
1228 and 704.6.3.

1229 **Exceptions:**

- 1230 1. (Deleted)
- 1231 2. (Deleted)
- 1232 3. Where smoke detectors connected to a fire alarm system have been installed as a  
1233 substitute for smoke alarms.

1234 32. **Section 704.6.2 Interconnection** (Amended). Where more than one smoke alarm is required  
1235 to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be  
1236 interconnected in such a manner that the activation of one alarm will activate all of the  
1237 alarms in the individual unit. Physical interconnection of smoke alarms shall not be required  
1238 where listed wireless alarms are installed and all alarms sound upon activation of one alarm.  
1239 The alarm shall be clearly audible in all bedrooms over background noise levels with all  
1240 intervening doors closed.

1241 **Exceptions:**

- 1242 1. Interconnection is not required in buildings that are not undergoing alterations, repairs or  
1243 construction of any kind.
- 1244 2. (Amended) Smoke alarms in existing areas are not required to be interconnected where  
1245 alterations or repairs do not result in the removal of interior wall or ceiling finishes.

1246 33. **Section 704.6.3 Power source** (Amended). Single-station smoke alarms shall receive their  
1247 primary power from the building wiring provided that such wiring is served from a  
1248 commercial source and shall be equipped with a battery backup. Smoke alarms with integral  
1249 strobes that are not equipped with battery backup shall be connected to an emergency  
1250 electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall  
1251 be permanent and without a disconnecting switch other than as required for overcurrent  
1252 protection.

1253 **Exceptions:**

- 1254 1. Smoke alarms are permitted to be solely battery operated in existing buildings where no  
1255 construction is taking place.
- 1256 2. Smoke alarms are permitted to be solely battery operated in buildings that are not served  
1257 from a commercial power source.
- 1258 3. (Amended) Smoke alarms are permitted to be solely battery operated in existing areas of  
1259 buildings undergoing alterations or repairs that do not result in the removal of interior  
1260 walls or ceiling finishes exposing the structure.

1261 **Article XIII - Existing Building Code**

1262 **Section 500.340 International Existing Building Code Adopted.**

1263 The International Existing Building Code, 2021 Edition, including appendixes A2, A3, A4, A5, A6, B,  
1264 C1, C2, and Resource A as published by the International Code Council, Inc., one (1) copy of which was



1265 on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this  
1266 Chapter and available for public use, inspection and examination, and a copy of which is attached hereto  
1267 and incorporated by this reference as if fully set forth herein, is hereby adopted as the Existing Building  
1268 Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and  
1269 changes set out in **Section 500.350** of this Chapter.

1270 **Section 500.350 Additions, Insertions, Deletions and Amendments.**

1271 A. The following numbered Sections and Subsections of the International Existing Building Code, 2021  
1272 Edition, including appendixes A2, A3, A4, A5, A6, B, C1, C2, and Resource A as published by the  
1273 International Code Council, Inc., are hereby amended by additions, insertions, deletions and  
1274 amendments so that such Sections and Subsections shall read as follows:

- 1275 1. **Section 101.1 Title** (Amended): These regulations shall be known as the Existing Building Code  
1276 of the City of Florissant, Missouri, hereinafter referred to as "this code".
- 1277 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
1278 Department of Public Works is hereby created and the official in charge thereof shall be known  
1279 as the code official. The function of the agency shall be the implementation, administration and  
1280 enforcement of the provisions of this code.
- 1281 3. **Section 105.1.1 Annual permit** (Deleted).
- 1282 4. **Section 105.1.2 Annual permit records** (Deleted).
- 1283 5. **Section 105.2 Work exempt from permit** (Amended). Work exempt from a permit shall  
1284 comply with the Florissant Building Code and Florissant Residential Code respectively.
- 1285 6. **Section 112.1 General** (Amended). In order to hear and decide appeals of orders, decisions, or  
1286 determinations made by the building official relative to the application and interpretation of this  
1287 code, The Board of Appeals shall be the Planning and Zoning Commission as established by the  
1288 Code of Ordinances of the City of Florissant in **Section 11.1**.
- 1289 7. **Section 112.3 Qualifications** (Deleted).
- 1290 8. **Section 113.4 Violation Penalties** (Amended). Any person who violates a provision of this code  
1291 or fails to comply with any of the requirements thereof or who repairs or alters or changes the  
1292 occupancy of a building or structure in violation of the approved construction documents or  
1293 directive of the code official or of a permit or certificate issued under the provisions of this code  
1294 shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of  
1295 Florissant. Each day that a violation continues after due notice has been served shall be deemed a  
1296 separate offense.
- 1297 9. **Section 115.4 Method of Service** (Amended): Such notice shall be deemed to be properly  
1298 served upon the owner, owner's agent or upon the person responsible for the structure if a copy  
1299 thereof is:
  - 1300 1. Delivered personally by leaving the notice with a responsible party of suitable age and  
1301 discretion;
  - 1302 2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service,  
1303 UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most  
1304 recent known address or the mailing address according to the real estate property records  
1305 of St. Louis County Missouri.

3. A copy thereof may be posted in a conspicuous place in or about the structure affected by such notice.

## CHAPTER 505 – MISCELANEOUS BUILDING REGULATIONS

### Article I - Generally

#### Section 505.003 Generally.

This chapter shall consist of the following sections under these organizational Articles and Sections: Article I Generally: Article II Building Permit And Other Fees; Article III Occupancy Permits And Transfer Of Ownership; Article IV Limitations On Exterior Materials In Selected Districts; Article V Vacant Structures; Article VI Notification Of New Electric Customers; Article VII Abatement Of Contamination Due To Production Of Methamphetamine; Article VIII Explosives Code; Article IX Land Disturbance and Article X Stream Buffer Ordinance. All appendices, additions, insertions, deletions and changes to each code section are set out under its related Article or Section below.

#### Section 505.005 Jurisdictional Titles.

Throughout the City of Florissant Existing Structures Code, wherever the terms "Name of Jurisdiction" or "Local Jurisdiction" appear, it shall be deemed to mean "City of Florissant"; likewise, wherever the term "Department of Building Inspection", "department of building safety", "the applicable governing authority", "department of property maintenance", or "authority having jurisdiction" appears, it shall be deemed to mean "City of Florissant Building Department". The terms "code official", "building official", "fire code official" or "supervisor of electrical inspection" shall refer to the Building Commissioner of the City of Florissant.

#### Section 505.008 Penalties.

Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

### Article II - Building Permit And Other Fees

#### Section 505.010 Building Permit and Other Fees.

A. Fees. The permittee of any permit for the erection, alteration, enlargement, repair or removal of any structures or buildings shall pay the City a fee for such permit as set forth in paragraphs (1) and (2) below except as determined by **Section 505.020** of this Article.

1. Commercial, industrial and multi-family residential construction permit fees. The fee for a building permit and inspection of commercial, industrial and multi-family construction shall be determined by applying the table of fee rates as set forth below to the total cost of construction as determined by **Section 505.020** of this Article. Permit application fee shall be ten dollars (\$10) and shall be subtracted from the

total fee. Permit processing, plan review and charges for inspections are included in the fee rate. However, the minimum permit fee shall be the first-tier entry of ninety-five dollars (\$95.00) where no plan review is required. A building permit and inspection fee for commercial, industrial, or multiple-family residential construction, with a total estimated cost of construction in excess of fifty million dollars (\$50,000,000.00) shall be computed at the rate of three dollars and sixty cents (\$3.60) per thousand dollars of the total estimated cost of construction.

<b>Construction Cost</b>	<b>Permit Cost</b>
\$1,000	\$95
\$2,000	\$124
\$3,000	\$143
\$4,000	\$163
\$5,000	\$197
\$6,000	\$223
\$7,000	\$233
\$8,000	\$256
\$9,000	\$267
\$10,000	\$270
\$11,000	\$270
\$12,000	\$270
\$13,000	\$270
\$14,000	\$270
\$15,000	\$270
\$16,000	\$271
\$17,000	\$271
\$18,000	\$280
\$19,000	\$294
\$20,000	\$294
\$21,000	\$294

<b>Construction Cost</b>	<b>Permit Cost</b>
\$22,000	\$294
\$23,000	\$294
\$24,000	\$305
\$25,000	\$305
\$26,000	\$317
\$27,000	\$317
\$28,000	\$329
\$29,000	\$329
\$30,000	\$329
\$31,000	\$340
\$32,000	\$340
\$33,000	\$340
\$34,000	\$352
\$35,000	\$352
\$36,000	\$363
\$37,000	\$364
\$38,000	\$376
\$39,000	\$378
\$40,000	\$389
\$42,000	\$400
\$44,000	\$412
\$46,000	\$422
\$48,000	\$437
\$50,000	\$447
\$52,000	\$460

<b>Construction Cost</b>	<b>Permit Cost</b>
\$54,000	\$482
\$56,000	\$483
\$58,000	\$494
\$60,000	\$508
\$62,000	\$519
\$64,000	\$531
\$66,000	\$542
\$68,000	\$555
\$70,000	\$567
\$72,000	\$579
\$74,000	\$590
\$76,000	\$603
\$78,000	\$614
\$80,000	\$626
\$82,000	\$638
\$84,000	\$650
\$86,000	\$662
\$88,000	\$674
\$90,000	\$697
\$92,000	\$709
\$94,000	\$722
\$96,000	\$733
\$98,000	\$746
\$100,000	\$756
\$105,000	\$781

<b>Construction Cost</b>	<b>Permit Cost</b>
\$110,000	\$816
\$115,000	\$839
\$120,000	\$876
\$125,000	\$899
\$130,000	\$937
\$135,000	\$960
\$140,000	\$995
\$145,000	\$1,019
\$150,000	\$1,054
\$155,000	\$1,078
\$160,000	\$1,103
\$165,000	\$1,158
\$170,000	\$1,161
\$175,000	\$1,198
\$180,000	\$1,222
\$185,000	\$1,245
\$190,000	\$1,281
\$195,000	\$1,304
\$200,000	\$1,328
\$210,000	\$1,388
\$220,000	\$1,447
\$230,000	\$1,502
\$240,000	\$1,555
\$250,000	\$1,614
\$260,000	\$1,661

<b>Construction Cost</b>	<b>Permit Cost</b>
\$270,000	\$1,722
\$280,000	\$1,769
\$290,000	\$1,829
\$300,000	\$1,874
\$310,000	\$1,897
\$320,000	\$1,985
\$330,000	\$2,029
\$340,000	\$2,088
\$350,000	\$2,137
\$360,000	\$2,196
\$370,000	\$2,245
\$380,000	\$2,291
\$390,000	\$2,351
\$400,000	\$2,399
\$420,000	\$2,495
\$440,000	\$2,602
\$460,000	\$2,697
\$480,000	\$2,804
\$500,000	\$2,899
\$520,000	\$2,995
\$540,000	\$3,103
\$560,000	\$3,196
\$580,000	\$3,293
\$600,000	\$3,386
\$620,000	\$3,482

<b>Construction Cost</b>	<b>Permit Cost</b>
\$640,000	\$3,578
\$660,000	\$3,673
\$680,000	\$3,768
\$700,000	\$3,864
\$720,000	\$3,959
\$740,000	\$4,054
\$760,000	\$4,149
\$780,000	\$4,244
\$800,000	\$4,341
\$820,000	\$4,435
\$840,000	\$4,517
\$860,000	\$4,613
\$880,000	\$4,707
\$900,000	\$4,803
\$920,000	\$4,887
\$940,000	\$4,981
\$960,000	\$5,076
\$980,000	\$5,161
\$1,000,000	\$5,255
\$1,100,000	\$5,683
\$1,200,000	\$6,120
\$1,300,000	\$6,559
\$1,400,000	\$6,986
\$1,500,000	\$7,412
\$1,600,000	\$7,838



<b>Construction Cost</b>	<b>Permit Cost</b>
\$1,700,000	\$8,254
\$1,800,000	\$8,669
\$1,900,000	\$9,084
\$2,000,000	\$9,497
\$2,100,000	\$9,899
\$2,200,000	\$10,303
\$2,300,000	\$10,707
\$2,400,000	\$11,109
\$2,500,000	\$11,512
\$2,600,000	\$11,904
\$2,700,000	\$12,292
\$2,800,000	\$12,683
\$2,900,000	\$13,076
\$3,000,000	\$13,467
\$3,100,000	\$13,859
\$3,200,000	\$14,237
\$3,300,000	\$14,617
\$3,400,000	\$15,009
\$3,500,000	\$15,387
\$3,600,000	\$15,758
\$3,700,000	\$16,132
\$3,800,000	\$16,512
\$3,900,000	\$16,881
\$4,000,000	\$17,259
\$4,200,000	\$17,993

<b>Construction Cost</b>	<b>Permit Cost</b>
\$4,400,000	\$18,738
\$4,600,000	\$19,463
\$4,800,000	\$20,198
\$5,000,000	\$20,919
\$5,200,000	\$21,644
\$5,400,000	\$22,353
\$5,600,000	\$23,065
\$5,800,000	\$23,775
\$6,000,000	\$24,473
\$6,200,000	\$25,184
\$6,400,000	\$25,885
\$6,600,000	\$26,559
\$6,800,000	\$27,270
\$7,000,000	\$27,957
\$7,200,000	\$28,644
\$7,400,000	\$29,331
\$7,600,000	\$30,012
\$7,800,000	\$30,694
\$8,000,000	\$31,370
\$8,200,000	\$32,046
\$8,400,000	\$32,720
\$8,600,000	\$33,396
\$8,800,000	\$34,060
\$9,000,000	\$34,722
\$9,200,000	\$35,387

<b>Construction Cost</b>	<b>Permit Cost</b>
\$9,400,000	\$36,051
\$9,600,000	\$36,713
\$9,800,000	\$37,377
\$10,000,000	\$38,029
\$10,500,000	\$39,663
\$11,000,000	\$41,287
\$11,500,000	\$42,898
\$12,000,000	\$44,510
\$12,500,000	\$46,097
\$13,000,000	\$47,686
\$13,500,000	\$49,260
\$14,000,000	\$50,836
\$14,500,000	\$52,400
\$15,000,000	\$53,952
\$15,500,000	\$55,794
\$16,000,000	\$57,593
\$16,500,000	\$59,390
\$17,000,000	\$61,190
\$17,500,000	\$62,987
\$18,000,000	\$64,786
\$18,500,000	\$66,585
\$19,000,000	\$68,383
\$19,500,000	\$70,181
\$20,000,000	\$71,859
\$20,500,000	\$73,656

<b>Construction Cost</b>	<b>Permit Cost</b>
\$21,000,000	\$75,450
\$21,500,000	\$77,249
\$22,000,000	\$79,040
\$22,500,000	\$80,838
\$23,000,000	\$82,631
\$23,500,000	\$84,429
\$24,000,000	\$86,222
\$24,500,000	\$88,020
\$25,000,000	\$89,802
\$25,500,000	\$91,611
\$26,000,000	\$93,404
\$26,500,000	\$95,202
\$27,000,000	\$96,994
\$27,500,000	\$98,792
\$28,000,000	\$100,585
\$28,500,000	\$102,383
\$29,000,000	\$104,176
\$29,500,000	\$105,974
\$30,000,000	\$107,584
\$30,500,000	\$109,376
\$31,000,000	\$111,170
\$31,500,000	\$112,962
\$32,000,000	\$114,755
\$32,500,000	\$116,547
\$33,000,000	\$118,338

<b>Construction Cost</b>	<b>Permit Cost</b>
\$33,500,000	\$120,131
\$34,000,000	\$121,923
\$34,500,000	\$123,715
\$35,000,000	\$125,508
\$35,500,000	\$127,301
\$36,000,000	\$129,093
\$36,500,000	\$130,886
\$37,000,000	\$132,678
\$37,500,000	\$134,469
\$38,000,000	\$136,262
\$38,500,000	\$138,054
\$39,000,000	\$139,846
\$39,500,000	\$141,640
\$40,000,000	\$143,189
\$40,500,000	\$144,981
\$41,000,000	\$146,767
\$41,500,000	\$148,559
\$42,000,000	\$150,345
\$42,500,000	\$152,138
\$43,000,000	\$153,925
\$43,500,000	\$155,717
\$44,000,000	\$157,503
\$44,500,000	\$159,296
\$45,000,000	\$161,082
\$45,500,000	\$162,875

<b>Construction Cost</b>	<b>Permit Cost</b>
\$46,000,000	\$164,660
\$46,500,000	\$166,453
\$47,000,000	\$168,239
\$47,500,000	\$170,032
\$48,000,000	\$171,819
\$48,500,000	\$173,610
\$49,000,000	\$175,397
\$49,500,000	\$177,190
\$50,000,000	\$178,671

2. Residential construction permit fees. The fee for a building permit and inspections of residential construction or new structures, alterations and additions on one- or two-family residential structures and all other miscellaneous residential construction shall be determined by applying the table of fee rates set forth below to the total estimated cost of construction as determined in Section **505.020** of this Article. Permit application fee shall be ten dollars (\$10) and shall be subtracted from the total. Permit processing, plan review and inspection charges are included in the fee rate. However, the minimum permit fee shall be ninety-five dollars (\$95.00) where no plan review is required. A building permit and inspection fee for residential construction, with a total estimated cost of construction in excess of six hundred and eighty thousand dollars (\$680,000) shall be computed at the rate of three dollars and sixty cents (\$3.60) per thousand dollars of the total estimated cost of construction.

<b>Construction Cost</b>	<b>Permit Fee</b>
\$1,000	\$95
\$2,000	\$105
\$3,000	\$116
\$4,000	\$129
\$5,000	\$147
\$6,000	\$160
\$7,000	\$166

<b>Construction Cost</b>	<b>Permit Fee</b>
\$8,000	\$183
\$9,000	\$188
\$10,000	\$191
\$11,000	\$191
\$12,000	\$191
\$13,000	\$191
\$14,000	\$191
\$15,000	\$191
\$16,000	\$192
\$17,000	\$197
\$18,000	\$197
\$19,000	\$205
\$20,000	\$205
\$21,000	\$205
\$22,000	\$205
\$23,000	\$205
\$24,000	\$213
\$25,000	\$213
\$26,000	\$223
\$27,000	\$223
\$28,000	\$227
\$29,000	\$227
\$30,000	\$227
\$31,000	\$236
\$32,000	\$236

<b>Construction Cost</b>	<b>Permit Fee</b>
\$33,000	\$236
\$34,000	\$245
\$35,000	\$245
\$36,000	\$252
\$37,000	\$253
\$38,000	\$258
\$39,000	\$260
\$40,000	\$268
\$42,000	\$276
\$44,000	\$284
\$46,000	\$290
\$48,000	\$299
\$50,000	\$306
\$52,000	\$313
\$54,000	\$329
\$56,000	\$329
\$58,000	\$338
\$60,000	\$344
\$62,000	\$352
\$64,000	\$359
\$66,000	\$369
\$68,000	\$376
\$70,000	\$383
\$72,000	\$391
\$74,000	\$400



<b>Construction Cost</b>	<b>Permit Fee</b>
\$76,000	\$407
\$78,000	\$414
\$80,000	\$421
\$82,000	\$431
\$84,000	\$438
\$86,000	\$444
\$88,000	\$453
\$90,000	\$469
\$92,000	\$477
\$94,000	\$483
\$96,000	\$492
\$98,000	\$500
\$100,000	\$508
\$105,000	\$522
\$110,000	\$546
\$115,000	\$561
\$120,000	\$585
\$125,000	\$599
\$130,000	\$624
\$135,000	\$638
\$140,000	\$662
\$145,000	\$677
\$150,000	\$699
\$155,000	\$716
\$160,000	\$731

<b>Construction Cost</b>	<b>Permit Fee</b>
\$165,000	\$755
\$170,000	\$772
\$175,000	\$794
\$180,000	\$810
\$185,000	\$824
\$190,000	\$845
\$195,000	\$863
\$200,000	\$879
\$210,000	\$918
\$220,000	\$957
\$230,000	\$992
\$240,000	\$1,026
\$250,000	\$1,065
\$260,000	\$1,095
\$270,000	\$1,133
\$280,000	\$1,166
\$290,000	\$1,203
\$300,000	\$1,235
\$310,000	\$1,274
\$320,000	\$1,304
\$330,000	\$1,335
\$340,000	\$1,372
\$350,000	\$1,405
\$360,000	\$1,442
\$370,000	\$1,473

Construction Cost	Permit Fee
\$380,000	\$1,503
\$390,000	\$1,545
\$400,000	\$1,575
\$420,000	\$1,637
\$440,000	\$1,705
\$460,000	\$1,781
\$480,000	\$1,838
\$500,000	\$1,899
\$520,000	\$1,961
\$540,000	\$2,030
\$560,000	\$2,094
\$580,000	\$2,155
\$600,000	\$2,216
\$620,000	\$2,279
\$640,000	\$2,340
\$660,000	\$2,401
\$680,000	\$2,465

3. A fifty-dollar (**\$50.00**) fee shall apply for each additional or extra inspection, as defined herein, including inspections for compliance with approved development or site plans. An "additional inspection" is defined as an inspection which is required as a result of unusual or complicated construction. An "extra inspection" is defined as an inspection which is made as a result of non-compliance, not ready, lock out or similar circumstances.
4. Electrical permit fees. Electrical permit fees shall follow the rates set forth in **Section 505.010** except as set forth in **Section 505.020**.
5. Mechanical permit fees. Mechanical permit fees shall follow the rates set forth in **Section 505.010** except as set forth in **Section 505.020**.
6. Plumbing and permit fees. Plumbing permit fees shall follow the rates set forth in **Section 505.010** except as set forth in **Section 505.020**.
7. Miscellaneous fees.

- 1375 a. Permit Amendments - **\$40.00**
- 1376 b. Refund Service Charge - **\$40.00**
- 1377 c. Permit Extension - **\$40.00**
- 1378 d. Plan Revision - **\$40.00**
- 1379 e. Permit Processing - **\$40.00**
- 1380 f. Additional Inspection - **\$50.00**
- 1381 1. An "additional inspection" is defined as an inspection which is
- 1382 required as a result of unusual or complicated construction.
- 1383 g. Extra Inspection - **\$50.00**
- 1384 1. An "extra inspection" is defined as an inspection which is made as a
- 1385 result of non-compliance, not ready, lock out or similar
- 1386 circumstances.
- 1387 h. Stop Work Order Fee - **\$50.00**
- 1388 i. Electrical inspection to verify safety (required by utility) - **\$50.00**
- 1389 j. Land Disturbance Permit Fees.
- 1390 1. Major - **\$500.00**
- 1391 2. Ordinary - **\$250.00**
- 1392 3. Additional Inspections - **\$50.00**
- 1393 k. Exterior Accessibility Ramp Permit Fee: Upon approval from the Building
- 1394 Commissioner the permit fee for an exterior accessibility ramp may be
- 1395 waived for one (1) required means of egress in single-family residential
- 1396 homes.
- 1397 1. Processing of annual backflow preventer inspection report. - **\$40.00**
- 1398 m. Portable On-Demand Storage Container Permit (P.O.D.) - **\$75.00**
- 1399 n. Roll Off Dumpster Permit - **\$75.00**
- 1400 o. Sewer Lateral Program Application (Refundable) - **\$300.00**

1401 B. General.

- 1402 1. The number and type of building inspections shall be as required by the Building
- 1403 Official.
- 1404 2. It shall be the responsibility of the permit holder to maintain proper records of partial
- 1405 permit fee payment.
- 1406 3. Applicants for additional permits involving previously installed rough-in installations
- 1407 shall produce records of payment regarding partial permit claims.
- 1408 4. Failure to produce payment and permit records shall result in the full fee being charged
- 1409 for any installation performed under a previously issued partial permit.
- 1410 5. Permits issued for partial installations shall be considered completed when the segment
- 1411 issued is inspected and approved.
- 1412 6. Permits shall be issued on the merit of the plans, specifications and documentation

submitted in support of the permit application.

7. The estimated amount to cover general inspection fees set forth in the above schedule shall be paid when a permit is issued. Extra or additional inspection fees shall be paid upon completion of the work prior to a final approval.

C. Administration Costs.

1. Administration costs shall also be charged to the owner, his/her developer and/or agent(s) for any major development. Administration's cost shall include, but shall not be limited to, the current hourly rate for the Director of Public Works, City Engineer, Building Commissioner, City Attorney, Building Inspectors, secretaries, clerk typists, draftsperson, copy equipment operators or any other City employee(s) and shall also include the current duplicating charge(s) as set by ordinance. Major developments shall include subdivision projects, special permit projects and all non-residential rezoning projects.
2. Prior to reviewing building plans and issuing building permits for any major development, the Director of Public Works or his/her designee shall estimate the administration costs and shall require the owner, his/her developer and/or agent(s) to deposit with the City this estimated amount for their particular project. All administration costs associated with a particular project (including all preliminary and subsequent consultations prior to Planning and Zoning and City Council approvals) will be charged against the funds on deposit on a monthly basis. During the course of a particular project, if funds are not adequate to cover administration costs, then the owner (his/her developer and/or agents) will be required to deposit an additional estimated amount with the City. If at the end of a particular project there are excess funds and all administration costs have been covered, then these excess funds will be returned to the owner, his/her developer and/or agents.
3. If the owner, his/her developer and/or agents(s) fails to deposit adequate funds required to cover actual (not estimated) administration costs, then an occupancy permit(s) will be withheld (where applicable) or revoked until the matter is resolved.

D. Administrative Fees For Various Zoning Applications And Permits.

1. Planning and Zoning Plan Review Fees.
  - a. Residential - **\$50.00**
  - b. Commercial or Multi-Family Residential - **\$100.00**
  - c. The filing fee for the review by the Planning and Zoning Commission of all plans submitted to ensure that all buildings comply with the minimum standards shall be fifty dollars (**\$50.00**) for residential buildings and one hundred (**\$100.00**) for multi-family and non-residential projects.
2. The filing fee for a petition for change of zoning district, boundaries, district classification or special permit shall be three hundred dollars (**\$300.00**);
3. The application fee for a residential designed development permit shall be three hundred dollars (**\$300.00**);
4. The application fee for a planned environmental unit permit shall be three hundred dollars (**\$300.00**);

- 1455 5. The application fee for a commercial industrial design permit shall be three hundred  
1456 dollars (**\$300.00**)
- 1457 6. No application fee shall be charged for an application under the density  
1458 development procedure other than the normal fees required for processing of the  
1459 subdivision under the Subdivision Regulations (see **Chapter 410** of this Code) and  
1460 other ordinances.
- 1461 7. The aforementioned fees to be charged for the various procedures are not  
1462 refundable, except where petitions or applications are withdrawn before substantial  
1463 processing has been undertaken, and then only be by order of the City Council. In  
1464 addition to all other fees set out herein, the petitioner for a change of zoning district,  
1465 district boundaries, district classification, or special permit shall pay to the City any  
1466 and all costs of publication necessary to comply with the provisions of the Florissant  
1467 Zoning Ordinance. Such fees shall be paid prior to the time any permit is issued  
1468 under the Zoning Ordinance.

1469 **Section 505.020 Calculation of Estimated Value of Construction for Determining Permit Fee.**

1470 [Code 1980 § 6-5; CC 1990 § 5-3; Ord. No. 5409, 10-26-1992; Ord. No. 7122 § 1, 1-25-2005]

- 1471 A. The Code Official is authorized to estimate the total cost of construction of a structure,  
1472 building or project, by multiplying the total floor area of the structure in square feet by an  
1473 appropriate square foot cost rate as published by the International Code Council.  
1474 Structures or projects for which it is impractical to estimate the total construction cost by  
1475 said square foot cost method shall be estimated by applying current, commonly accepted  
1476 unit cost figures to the various components in a commonly accepted manner. In lieu of  
1477 determining the total cost of construction as outlined above, the Code Official may accept  
1478 a bona fide contract or any affidavit of the owner of the building structure or project, in  
1479 which the total cost of construction, including site improvements related to the permit, is  
1480 verified by applicant and owner.
- 1481 B. The method to be used for calculating the estimated value for the construction of any  
1482 building for the purpose of a building permit fee calculation shall be by one (1) of the  
1483 following methods in which the highest figure shall be used:
- 1484 1. The construction cost may be taken as that cost which was submitted on the permit  
1485 application.
  - 1486 2. The construction cost and permit fee may be a calculated using the most recent  
1487 building valuation data report as published by the International Code Council (ICC).  
1488 This cost shall be determined by using one hundred percent (100%) of the square  
1489 footage cost given in the table. The calculation shall be required in writing provided  
1490 by applicant.

1492 **Article III - Occupancy Permits And Transfer Of Ownership**

1493 **Section 505.050 Occupancy Permits, Fees And Transfer of Ownership.**

1494 A. **Applicability.** This Section shall not apply to any occupancy in existence at the time of the adoption  
 1495 of this Chapter and until a change of occupancy occurs as defined in the Property Maintenance  
 1496 Code.

1497 B. **Requirements.** Except as otherwise provided, it shall be unlawful for any person, corporation,  
 1498 business or family to occupy or for any owner or agent thereof to permit the occupancy of any  
 1499 building, tenant space, structure, dwelling, dwelling unit or addition thereto or part thereof for any  
 1500 purpose until an occupancy permit has been issued by the Enforcement Official. The occupancy  
 1501 permit which is issued will allow the natural growth of a single family but requires that no dwelling  
 1502 unit shall be occupied by more than a single family, as defined in this Chapter, plus not more than  
 1503 two (2) other persons all living together in the dwelling unit as a single housekeeping unit. The  
 1504 occupancy permit shall not be issued until all violations of this Chapter have been brought into  
 1505 compliance, except as provided in Subsection (F) and its issuance shall be subject to the following  
 1506 occupancy limitations:

1507 1. **Single-family occupancy.** No dwelling unit, other than a group home permitted under the  
 1508 provisions of the Zoning Code, shall be occupied by more than a single family, as defined in  
 1509 this Chapter, plus not more than two (2) other persons all living together as a single  
 1510 housekeeping unit and shall be subject to square footage.

1511 2. **Overcrowding.** Dwelling units and group homes shall not be occupied by more occupants  
 1512 than permitted by the minimum area requirement set forth in the Florissant Property  
 1513 Maintenance Code.

1514 C. **Fee.** Occupancy related fees shall be as follows:

Type of Application or Permit	Fee
One- and two-family dwellings, application and 2 inspections.	\$100.00
Apartment unit application and 2 inspections.	\$50.00
Occupancy permit update (except as a result of the natural growth of a family).	\$40.00
Commercial application and inspection less than three thousand (3,000) square feet building /tenant space.	\$100.00
Commercial application and inspection between three thousand (3,000) and fifty thousand (50,000) square feet building / tenant space	\$200.00
Commercial application and inspection over fifty thousand (50,000) square feet building/tenant space	\$300.00
Commercial or residential occupancy permit issuance	\$50.00
Occupancy permit extension after review and approval.	\$50.00

Conditional or temporary occupancy permit after review and approval.	\$50.00
Extra inspections over and above the application allowance of 2 inspections.	\$50.00
The above fees shall also cover the first (1st) reinspection in the event a reinspection is necessary following the initial inspection. In the event further reinspections are necessary to secure an occupancy permit or to comply with the terms of a conditional occupancy permit, each such reinspection after the first (1st) reinspection shall require an additional fee of fifty dollars (\$50.00) per reinspection.	

- 1515 D. **Report Change of Occupancy.** Every building, structure, tenant space or dwelling unit in which a  
1516 change of occupancy is to occur must be reported by the owner to the building official so that the  
1517 Enforcement Official may inspect the structure according to the provisions of this Chapter. Failure to  
1518 make such a report shall constitute a violation of this Chapter and the person responsible for the  
1519 failure shall be subject to the penalties of this Chapter.
- 1520 E. **Responsibilities of Real Estate Brokers.** All real estate brokers and agents and similar businesses  
1521 and owners of buildings, structures, tenant spaces, dwelling units or multiple-family dwelling units  
1522 shall report each change of occupancy as defined in this Chapter so that the Enforcement Official  
1523 may inspect the unit according to the provisions of this Chapter. Failure to register or make such a  
1524 report shall constitute a violation of this Chapter and the person responsible for the failure shall be  
1525 subject to the penalties of this Chapter.
- 1526 F. **Conditional Occupancy Permit.** A conditional occupancy permit may be issued by the  
1527 Enforcement Official if, in his/her judgment, any deficiencies in structures covered by this Chapter  
1528 would not demonstrate a visual blight or seriously endanger the health or safety of the occupants or  
1529 of the community and provided that in the case of an owner-occupant an affidavit stating that he/she  
1530 will correct deficiencies within a specific time and in the case of an owner-non-occupant an affidavit  
1531 stating that the owner will correct deficiencies within a specified time and thus bring the structure  
1532 into compliance with the provisions of this Chapter. The occupant, who may be the owner or a renter  
1533 as the case may be, may occupy the space while repairs are being made. At such time and within the  
1534 period covered by the affidavit furnished as the space complies with all the provisions of this  
1535 Chapter an occupancy permit will be issued as provided above. In the event that repairs are not  
1536 completed within the specified time the City may revoke the occupancy permit and peruse further  
1537 action allowable by this chapter. The fee for a conditional or temporary occupancy permit shall be  
1538 fifty dollars (\$50.00).
- 1539 G. **Inspection of Occupancy Records.** Every owner and managing agent of a multiple-family dwelling  
1540 shall, upon request of the Enforcement Official, make available for inspection by the Enforcement  
1541 Official its records of occupancy and all changes of occupancy of the dwelling units within such  
1542 multiple-family dwelling.
- 1543 H. **Notice of Requirement Of Occupancy Permit To Be Posted.** The Enforcement Official shall  
1544 provide to the owner or managing agent of every multiple-family dwelling a sign specifying that an  
1545 occupancy permit is required to be issued prior to the occupation of any dwelling unit. Upon receipt  
1546 of such sign, the owner or managing agent shall post and maintain the sign in a conspicuous place in  
1547 the rental office of such multiple-family dwelling and if such rental office is not at the same location  
1548 as the multiple-family dwelling, such owner or managing agent shall also post the sign in the  
1549 common entry area of each multiple-family dwelling. Failure to post and maintain this sign shall  
1550 constitute a violation and the person responsible for such failure shall be subject to the penalties of  
1551 this Chapter.



- 1552 I. **Occupancy Permits, Non-Residential Structures.** It shall be unlawful for any person, owner or  
1553 operator to occupy or use or to permit occupancy or use of any premises for any purpose until an  
1554 occupancy permit has been issued by the building official. No such permit shall be issued unless  
1555 said premises has been inspected by the building official or his designee and the premises is in  
1556 compliance with this code. All commercial occupancy permits shall require the review and approval  
1557 of the local Fire Marshal. All commercial occupancy permits must be reviewed and approved for use  
1558 and classification according to the Building Code and Existing Building Code as well as Florissant  
1559 Zoning Code.
- 1560 J. **Inspections Required by a Home Improvement Program.** Where an inspection is a requirement  
1561 of a specific home improvement program, the building official is authorized and directed to make  
1562 inspections to determine whether dwellings, dwelling units, rooming units, accessory structures and  
1563 premises located within the City conform to the requirements of this Chapter. This inspection shall  
1564 not constitute a requirement for occupancy. For the purpose of making such inspections, the building  
1565 official is authorized at reasonable times to enter, examine and survey all dwellings, dwelling units,  
1566 rooming units, accessory structures and premises with the consent of the owner or occupant thereof.  
1567 The inspection contemplated under this subsection shall remain valid for a period of one hundred  
1568 twenty (120) days from the date of initial inspection provided that there is no change in occupancy  
1569 or the building has remained vacant during the one hundred twenty (120) day period. Extensions of  
1570 time may be granted at the discretion of the building official or his/her designated representative.
- 1571 K. **Expiration of Occupancy Inspection and Permit.** Any occupancy permit process shall become  
1572 invalid one hundred and twenty (120) days after the initial inspection date. The occupancy  
1573 permitting process must be completed and permit obtained within this timeframe unless an extension  
1574 is granted after review by the building official. Fees for extensions shall be fifty dollars (\$50).

1575 **Section 505.055 Emergency Measures.**

1576 [Code 1980 §6-68; CC 1990 §5-152]

- 1577 A. When any dwelling unit has become so damaged by fire, wind or other causes or has become so  
1578 unsafe, unhealthful or unsanitary that, in the opinion of the Enforcement Official, life or health is  
1579 immediately endangered by the occupation of the dwelling unit, the Enforcement Official is hereby  
1580 authorized and empowered to revoke without notice any occupancy permit for such dwelling unit  
1581 and to order and require the occupants to vacate the dwelling unit forthwith and to order the owner  
1582 or agent to proceed immediately with the corrective work and repairs required to make the dwelling  
1583 unit safe and fit for human habitation, whether or not a notice of violation has been given as  
1584 described in this Chapter and whether or not legal procedures described by City ordinances have  
1585 been instituted.
- 1586 B. If the Enforcement Official determines that there is an immediate danger to the health, safety or  
1587 welfare of any person, he/she may take emergency measures to vacate and repair the structure or  
1588 otherwise remove the immediate danger.
- 1589 C. Written notice shall be given to the owner, occupant, lessee, mortgagee, agent and all other persons  
1590 having an interest in such building or structure as promptly as possible. The cost of any such  
1591 emergency work shall be collected in the same manner as provided by this Chapter.

## ARTICLE IV - Limitations On Exterior Materials In Selected Districts

### Section 505.060 Frame Construction in "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2" and "M-3" Zoning Districts.

[Code 1980 § 6-8; CC 1990 § 5-5; Ord. No. 4926 § 1, 7-11-1988; Ord. No. 5318, 1-27-1992; Ord. No. 6224, 1-25-1999; Ord. No. 7437 § 1, 8-20-2007; Ord. No. 7671 § 1, 1-13-2010]

A. Any building as defined in the Building Code, as adopted by Chapter 505, which is located in an "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2" or "M-3" zoning district shall have exterior finished walls composed of one hundred percent (100%) masonry on all sides of structure, except as otherwise permitted by this Section. There shall be no exposed non-masonry surfaces in the first (1st) three (3) feet above grade except doors and windows.

#### B. Exceptions:

1. Accessory buildings if otherwise permitted by ordinance and approved by the planning and zoning commission;
2. Buildings specifically excepted from such requirement under provisions of a special permit or a "B-5" zoning ordinance granted by the Council in accordance with provisions of **Chapter 405** of the Code;
3. Tilt-up construction is allowed on buildings of twenty thousand (20,000) square feet or greater provided that the front tilt-up face of the building shall be constructed with traditional masonry material unless otherwise determined by the City Council. "Traditional masonry" is defined as hand-laid in place traditional block back-up, brick, stone or any other masonry material as a face. Decorative and/or embossed tilt-up panels may be required on all other portions of the building. Tilt-up construction is the process of forming, pouring and curing Portland cement concrete panels on the job site and tilting/raising them up into place usually as the exterior wall of a building or structure. Tilt-up is different than pre-cast panels which are constructed off site.
4. Any buildings legally existing on or for which building permits have been legally issued prior to March 1, 1992, or any reconstruction thereof or any alterations and expansion thereof if approved by the Planning and Zoning Commission.

C. "Masonry", as used in this Section, shall be defined as exposed face brick or natural building stone which is used as a facing component which is applied over exterior wall back-up construction. Face brick shall be prismatic units in a variety of sizes, colors and shapes. Brick shall be manufactured from clay, shale or similar naturally occurring earthy substances and subjected to firing in a kiln. Brick shall be solid masonry units, having a minimum thickness of three and five-eighths (3 5/8) inches and meeting all the requirements of ASTM Designation C-216, Standard Specification for Facing Brick. Ceramic glazed facing brick are specifically excluded. Natural building stone shall include stone that is sawed, cut, split or otherwise finished or shaped having a minimum thickness of one (1) inch. Natural building stone shall include granite, limestone, marble, slate, soapstone, sandstone or other natural stones of similar characteristics and physical properties. Molded, cast or otherwise artificially aggregated units composed of fragments are specifically excluded. Materials specifically excluded from the definition of exposed masonry construction shall include, but shall not be limited to: all hollow masonry units (i.e., structural clay tile, facing tile, customized architectural concrete masonry units, hollow

brick units, etc.), all concrete masonry units, glass blocks, plastic and/or composite blocks, metal panels, plastic panels, plaster exterior insulation-finish system, precast concrete panels or any composition and all cast-in-place concrete walls, tilt-up concrete panels.

**D. Restrictions On Use Of Masonry.**

1. Masonry shall not be painted, but clear sealers may be applied if approved by the Building Commissioner.
2. Any masonry that was lawfully painted may only be repainted for maintenance purposes and only with written permission from the Director of Public Works. In cases where there is a need to perform maintenance on a painted area, the Director of Public Works or their designee may review and approve any repainting for maintenance reasons, provided that there is no change in color or texture.
3. Repainting for reasons other than for maintenance of current painted surfaces upon the approval of the Director of Public Works and requests to change the color or texture of the existing brick or masonry surface may not be done without the review and recommendation from Planning and Zoning Commission and approval of City Council.
4. Nothing contained herein shall excuse or authorize the unlawful painting or repainting of brick or masonry surfaces.
5. Exemption for Landmark and Historic Homes: All buildings listed on the National Register of Historic Places, designated Florissant landmarks or structures eligible to be designated Florissant landmarks which were painted prior to the adoption of this Section would be excluded from its provisions.

## **ARTICLE V - Vacant Structures**

**Section 500.070 Maintenance of Unoccupied Freestanding Commercial or Industrial Buildings.**

[Code 1980 § 6-7; CC 1990 § 5-4]

- A. Any freestanding commercial or industrial building which remains unoccupied for one hundred twenty (120) days shall be maintained in accordance with the following provisions:
1. All exterior openings shall be boarded up with not less than one-quarter (1/4) inch tempered Masonite or three-eighths (3/8) inch plywood, cut to fit within the openings, fastened in place as securely as possible and suitably coated with an appropriate neutral color harmonizing with the exterior colors of the building as inconspicuously as possible. Such work shall be performed in a neat and workmanlike manner.
  2. All signs and signposts, other than real estate signs, relating to such premises shall be removed.
  3. Every window, glazed exterior door, exterior transom or exterior sidelight of an unoccupied building shall be provided with properly installed glass or other approved glazing material and in the event of breakage the owner shall immediately remove all broken glass and temporarily board up with suitable materials.
- B. Any such building which had been used as a service station shall have all above ground pumps and pump islands removed and all underground tanks shall be filled with sand.

- 1677 C. The owner of any building or structure subject hereto who shall fail to comply with these  
1678 requirements, ten (10) days after written notice thereof from the Building Commissioner,  
1679 shall be deemed guilty of a misdemeanor and upon conviction thereof shall be subject to the  
1680 penalties provided for violation of City ordinances.
- 1681 D. The provisions of this Section shall not apply to any building or structure designated as a  
1682 landmark under the provisions of **Sections 120.280** and **Article XII** of **Chapter 405** of this  
1683 Code (**Sections 405.425** et seq.).

1684 **Section 505.080 Vacant Residential Structure Fee.**

1685 [Ord. No. 7071 §1, 9-28-2005; Ord. No. 7890 §1, 7-11-2012]

- 1686 A. A semi-annual registration fee of two hundred dollars (**\$200.00**) shall be charged to the owner of any  
1687 residential structure, including a structure containing multiple dwelling units, which has been vacant  
1688 for six (6) months or more and is in violation of the City's housing codes. In the event that the  
1689 registration fee is not paid within thirty (30) days of the receipt of the notice, a lien may be placed on  
1690 the property, enforceable as are other liens, by recording in the Office of the Recorder of Deeds in  
1691 St. Louis County, a true copy of a statement attested to by the Director of Finance stating that the fee  
1692 has remained unpaid and shall constitute a lien for principle and interest and shall be in full force and  
1693 effect until final payment has been made. Sworn statements recorded in accordance with the  
1694 provisions hereof shall be prima facie evidence that all legal formalities have been complied with  
1695 and that the fee is due and owing, and this shall constitute full notice to every person that the amount  
1696 of the fees plus interest constitutes a charge against the property designated in the statement and that  
1697 the same is due and collectible as provided by law. In addition to the filing of such lien, or in lieu of  
1698 filing of such a lien, the City shall have the right to collect these fees by including the fees on the bill  
1699 for the payment of real and personal property taxes and all other taxes due and owing.
- 1700 B. A forty-five-dollar (**\$45.00**) inspection fee shall be charged for an inspection to the owner of any  
1701 residential structure, including a structure containing multiple dwelling units, which has been vacant  
1702 for six (6) months or more and is in violation of the City's housing codes.

1703 **Section 505.090 Registration Of Vacant Residential Buildings.**

1704 [Ord. No. 8242 §2, 7-11-2016]

- 1705 A. It is the purpose of this Section to provide for registration of residential buildings that have been  
1706 vacant for more than six (6) months.
- 1707 B. **Registration of vacant buildings:**
- 1708 1. **Notice of registration.** Notice shall be given to the property owner and managing agent of  
1709 record that a "Residential Vacant Property Registration Application" is required; however,  
1710 the obligation to register rests solely with the owner whether or not the owner received  
1711 notice. If notice is served by mail the notice shall be sent to the owner's and managing agent's  
1712 last known address and the date of mailing shall be the date of service and anniversary date  
1713 of vacancy. A "Residential Vacant Property Registration Form" will be provided by the  
1714 Public Works Department (and can be obtained on line from the City's web site).
- 1715 a. **Amount of fee.** There is hereby established and assessed an annual fee in the amount  
1716 of two hundred dollars (**\$200.00**) subject to owners of property to be registered under  
1717 this Section.

- b. **Owner responsible.** It shall be the joint and several responsibility of each owner of property registered pursuant to this Article to pay the annual registration fee.
- c. **Vacant property registration form.** A "Residential Vacant Property Registration Form" must be completed and returned with the following information:
1. Name, street address and telephone numbers of the owner or owners and all other parties with ownership interest in the property.
  2. Name, street address and telephone numbers of any registered property manager or any other responsible person so appointed by the owner.
  3. Status of property, vacant or occupied.
  4. Utility status.
  5. A plan or timeline to establish lawful occupancy, rehabilitation, removal or demolition of the structure.
  6. Renew the vacant property registration each year on the anniversary date of the first filing for the time the building remains vacant and pay the required fee of two hundred dollars **(\$200.00)**.
- d. **Exemptions.** "Residential Vacant Property Registration" charges are exempt under the following circumstances:
1. A property that is actively listed for sale and/or rent, and has a current approved municipal housing inspection.
  2. A property that has suffered damage caused by fire, extreme weather (i.e., tornado, flood, etc.) or other catastrophe which has rendered the property un-occupiable shall be exempt for a period of ninety (90) days. If at the end of the 90-day period a building permit has been issued for the repairs the exemption status will remain for an additional ninety (90) days, subject to receiving approval of a 90-day extension, and subject to consideration for delays caused by the insurance provider, arson investigation or properly documented extenuating circumstances.
  3. A property that is undergoing rehab or restoration under an approved permit issued by the City of Florissant.
  4. A property that is occupied/owned/rented by a member of the military who is deployed for military service and is otherwise maintained and secured.
  5. A property that is occupied only on a seasonal basis (winter residence, etc.) and is otherwise maintained, secure and in substantial compliance with all applicable codes, regulations and laws.
- e. **Failure to pay fee unlawful.** It shall be unlawful for any owner of property registered pursuant to this Article to fail to pay the registration fee imposed for such property. Any person found guilty of failing to pay any required fee shall be punished as provided in **Section 100.080** of the Code of Ordinances.
- f. The fee shall be paid no later than thirty (30) days after the building is found to be vacant for six (6) months.
- g. Fees required by this Section shall be paid in full prior to the issuance of any building or occupancy permit. Fees shall be paid by the owner prior to any transfer of

ownership. In the event a fee is not paid, a lien may be placed on the property, enforceable as are other liens, by recording in the Office of the Recorder of Deeds in St. Louis County a true copy of a statement attested to by the Director of Finance stating that the fee has remained unpaid and shall constitute a lien for principal and interest and shall be in full force and effect until final payment has been made.

## **ARTICLE VI - Notification Of New Electric Customers**

### **Section 505.100 Notification Of New Electric Customers**

[CC 1990 §5-174; Ord. No. 5676, 11-28-1994]

- A. For any month when there is a change of user of residential electric service or non-residential electric service within the City, the public electric utility shall notify the building official of the City in writing within seven (7) working days after the end of the month of said changes, indicating the address and apartment or unit number and the name(s) of electric user(s) per service and address and apartment or unit number in whose name service is connected or billed.
- B. The public electric utility shall submit annually to the City an invoice for its cost associated with its compliance with this Chapter. The City shall pay to the public electric utility the amount of the invoice within thirty (30) days of receipt.

## **ARTICLE VII - Abatement Of Contamination Due To Production of Methamphetamine**

### **Section 505.110 Abatement Of Contamination Due To Production Of Methamphetamine.**

[Ord. No. 7873 §1, 3-27-2012]

- A. **Purpose.** The purposes of this Section are:

1. To adopt standards for identifying dangerous levels of toxic chemicals and residue associated with the presence or production of methamphetamine; and
2. To establish protocols whereby the building safety personnel may cooperate with and rely on law enforcement and emergency agencies when applying property maintenance and safety standards to order or cause the abatement of contamination in structures due to the presence or production of methamphetamine.

- B. **Definitions.** For purposes of this Section, the words or terms listed below are defined as follows:

**DEPARTMENT:** The Department of Public Works of the City of Florissant.

**METHAMPHETAMINE:** Dextro methamphetamine, levo methamphetamine, and unidentified isomers of the same, any racemic mixture of dextro/levo methamphetamine, or any mixture of unidentified isomers of methamphetamine. The term includes derivatives, conjugates, oxides and reduced forms of the basic structure associated with the formation of methamphetamine. For the purposes of this protocol, this term includes amphetamine, ephedrine and pseudoephedrine.

**QUALIFIED COMPANY or QUALIFIED CONTRACTOR:** A company or contractor that tests structures for the presence of unsafe contamination and/or abates such unsafe contamination and that:

1. Complies with the guidelines of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009);
2. Complies with the regulations of the Occupational Safety and Health Administration of the United States Department of Labor relating to hazardous waste operations and emergency response, including 29 Code of Federal Regulations Section 1910.120;
3. Requires that at least one (1) employee or supervisor assigned to and on duty at any work site shall have completed the forty (40) hour Hazardous Waste Operations and Emergency Response (HAWOPER) training [Occupational Safety and Health Administration (OSHA) 29 CFR 1910]; and
4. Requires its personnel to complete a clandestine drug lab assessment and decontamination course offered by a sponsor acceptable to a regional drug task force and/or the department.

**UNSAFE CONTAMINATION:** The presence of chemicals in a structure at levels exceeding the levels for such chemicals as provided in Subsection (C) below.

C. **Unsafe Contamination.** A structure will be considered unsafe for purposes of the Property Maintenance Code of the City of Florissant if it is found to contain any of the chemicals listed below at exposure limits above the levels listed below established by the National Institute for Occupational Safety and Health (NIOSH):

1. Red Phosphorus—any amount.
2. Iodine Crystals C0.1 ppm (1 mg/m<sup>3</sup>).
3. Sulfuric Acid TWA 1 mg/m<sup>3</sup>.
4. Hydrogen Chloride C 5 ppm (7 mg/m<sup>3</sup>).
5. Hydrochloric Acid (Hcl gas) - C 5 ppm (7 mg/m<sup>3</sup>).
6. Methamphetamine—in a concentration equal to or greater than 1.5 µgram/100 cm<sup>2</sup>.
7. Lead and Mercury—If it is determined that the phenyl-2-propanone (P2P) method of methamphetamine manufacturing was used, surface levels for lead in excess of 20 µ/ft<sup>2</sup> and vapor samples for Mercury in excess of 50 ng/m<sup>3</sup>.

D. **Closure And Abatement Orders Upon Report And Investigation By Law Enforcement or Emergency Agencies.**

1. When a law enforcement or emergency agency reports to the department that a structure in the City has been used for the production of methamphetamine or as a storage facility for methamphetamine or chemicals used in the manufacturing of methamphetamine, the department may order that structure closed pursuant to the emergency measures provided in the City's property maintenance and/or safety codes. The department shall rescind such an order if the law enforcement or emergency agency later reports that after testing and investigation it has not found unsafe contamination in that structure.
2. When a law enforcement or emergency agency reports to the department that it has found unsafe contamination in a structure in the City that has been used for the production of methamphetamine or as a storage facility for methamphetamine or chemicals used in the manufacturing of methamphetamine, the department shall order that structure closed pursuant to the emergency measures provided in the City's property maintenance and/or safety codes.

E. **Supplementary Notice And Instructions.**

1. While closure and abatement orders pursuant to the emergency measures provided in the City's property maintenance and/or safety codes may be posted, the department shall also attempt to contact the owner of record of the affected property, or the owner's agent, by personal service, first class mail or by posting on the property or publication if mail is returned as undelivered.
2. Such notice shall direct the owner to contact the department within twenty (20) calendar days to establish a schedule for decontaminating the structure, and further advise the owner that failure to contact the department within that time specified may result in a request to disconnect utility services in order to ensure that the structure is not re-occupied until it is decontaminated.
3. Such notice shall also inform the owner that if the owner contacts the department within the time specified in the notice, the owner may request to have the structure retested, but such retesting must be performed as follows.
  - a. The owner must employ the services of a qualified company or contractor to perform sampling and to analyze the samples.
  - b. An inspector for the department must be present when the qualified company or contractor takes samples and the owner shall pay an inspection fee of forty dollars (\$40.00), payment of which must be made prior to the appointment for taking samples.
  - c. Sampling and testing shall be performed in accordance with the appropriate sections of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009).
  - d. The qualified company or contractor engaged by the owners must report the results of its analysis of the samples taken to the department.

#### **F. Decontamination.**

1. If unsafe contamination exists in a structure, the owner shall hire a qualified contractor or company to decontaminate the structure and advise the department of the schedule for decontamination.
2. The schedule for the work and evidence that the qualified contractor or company meets the requirements of this Section must be submitted for approval to the department within twenty (20) calendar days of the receipt of notice. Approval will be based solely on the timeliness of the schedule and the qualifications of the contractor. Approval or rejection of the schedule will be provided within a reasonable time of submission. If rejected the owner will be informed, in writing, of specific reasons for the rejection and will be required to amend the schedule or the proposed qualified contractor or company. Decontamination shall be performed in accordance with the appropriate sections of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009).
3. If the owner of property determined to have unsafe contamination fails to voluntarily abate that contamination, the department may serve a notice of violation and proceed in accordance with provisions for abatement of unsafe conditions or structures in the City's property maintenance and/or safety codes. The department may request disconnection of the utility services until the decontamination is complete.
4. Post decontamination sampling. Following the completion of the work, the owner shall notify the department that work is complete and the owner must provide written test results as evidence that the property is compliant with this regulation. The post remediation sampling



and testing must be performed by a qualified contractor or company other than and independent of the contractor or company that performed the decontamination, and that sampling and testing must be done in accordance with the appropriate sections of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009).

- G. **Final Action.** After the property has been decontaminated and the department is in possession of evidence that the pertinent chemical levels are below unsafe contamination levels, the structure will be considered safe and suitable for performance of a full inspection for an occupancy permit. If utility services have been disconnected, the department will notify the utilities that the unsafe condition has been mitigated and service can be restored. The property owner shall be responsible for any reconnection fees.

## ARTICLE VIII - Explosives Code

### Section 505.150 Explosives Code Adopted (Added).

The Explosives Code of St. Louis County, adopted as Ordinance No. 2703 on July 27, 2021, is hereby adopted as the Explosives Code of the City of Florissant, as amended by ordinances of the City. All amendments of the St. Louis County Explosives Code as adopted by the City prior to February 13, 1989, are hereby reaffirmed in their entirety to apply to the codes herein adopted.

### Section 505.160 Penalties (Added).

Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant.

## ARTICLE IX - Land Disturbance

### Section 505.170 Title.

[Ord. No. 7358 §1, 11-29-2006]

These regulations shall be known as the "Land Disturbance Code" of Florissant, Missouri, hereinafter referred to as "this code".

### Section 505.180 Introduction.

[Ord. No. 7358 §1, 11-29-2006]

On construction or land disturbance sites, soil is highly vulnerable to erosion by wind and water. Eroded soil endangers water resources by reducing water quality and causing the siltation of aquatic habitat for fish and other desirable species. Deposits of eroded soil also necessitate maintenance of sewers and ditches and the dredging of lakes, in addition, clearing and grading during construction cause the loss of native vegetation necessary for terrestrial and aquatic habitat. Construction activities also utilize materials and generate wastes which, if not properly controlled, can pollute receiving waters.

1918 **Section 505.190 Purpose.**

1919 [Ord. No. 7358 §1, 11-29-2006]

1920 The purpose of this code is to safeguard persons, protect property and prevent damage to the  
1921 environment in the City of Florissant. This code will also promote the public welfare by guiding,  
1922 regulating and controlling the design, construction, use and maintenance of any development or other  
1923 activity that disturbs or breaks the topsoil or results in the movement of earth on land in Florissant,  
1924 Missouri.

1925 **Section 505.200 Scope.**

1926 [Ord. No. 7358 §1, 11-29-2006]

1927 This code provides for the safety, health and welfare of the public by regulating and controlling the  
1928 design, construction, use and maintenance of any development or other activity that disturbs land  
1929 surfaces or results in the movement of earth in Florissant, Missouri.

1930 **Section 505.210 Definitions.**

1931 [Ord. No. 7358 §1, 11-29-2006]

1932 For the purpose of this code, the following terms, phrases, words and their derivations shall have the  
1933 meanings given herein. Where terms are not defined by this Section, such terms shall have ordinarily  
1934 accepted meanings such as the context implies.

1935 **BEST MANAGEMENT PRACTICES OR BMP:** Practices, procedures or a schedule of activities to  
1936 reduce the amount of sediment and other pollutants in storm water discharges associated with  
1937 construction and land disturbance activities.

1938 **BUILDING CODE BOARD OF APPEALS:** The appeals board as described in the City of Florissant  
1939 Building Code.

1940 **BUILDING DIVISION:** The Florissant Building Division, acting through its Director or the Building  
1941 Commissioner.

1942 **CITY:** City of Florissant.

1943 **CLEARING:** Any activity that removes the vegetative surface cover.

1944 **CODE OR THIS CODE:** The "Land Disturbance Code" of Florissant.

1945 **CONSTRUCTION SITE OR LAND DISTURBANCE SITE:** A parcel or contiguous parcels where  
1946 land disturbance activities are performed as part of a proposed development.

1947 **COUNTY:** St. Louis County, Missouri.

1948 **DEPARTMENT OF HIGHWAYS AND TRAFFIC:** The applicable highway or street department  
1949 (City of Florissant, St. Louis County Department of Highways and Traffic, Missouri Department of  
1950 Transportation) acting through its Director or his/her duly authorized designee.

1951 **DEPARTMENT OF PUBLIC WORKS:** The Florissant Public Works, acting through its Director or  
1952 his/her duly authorized designee.

1953 **DRAINAGE WAY:** Any channel that conveys surface runoff through a site.

1954 **ENGINEERING DIVISION:** The Florissant Engineering Division acting through its Director and the  
1955 City Engineer.

1956 **EROSION:** The wearing away of land surface through the action of wind or water.

1957 **EROSION CONTROL:** Any Best Management Practices (BMP) that prevents or minimizes erosion.

1958 **GRADING:** Reshaping the ground surface through excavation and/or fill of material.

1959 **LAND DISTURBANCE ACTIVITIES:** Clearing, grading or any related work which results in  
 1960 removal of the natural site vegetation and destruction of the root zone or otherwise results in leaving the  
 1961 ground surface exposed to soil erosion through the action of wind or water.

1962 **LAND DISTURBANCE, MAJOR:** Any land disturbance activity involving one (1) acre or more of  
 1963 land or a site involving less than one (1) acre that is part of a proposed development that will ultimately  
 1964 disturb one (1) acre or more.

1965 **LAND DISTURBANCE, ORDINARY:** Any land disturbance activity involving less than one (1) acre  
 1966 of land.

1967 **LAND DISTURBANCE PERMIT:** A permit issued by the authority having jurisdiction authorizing a  
 1968 land disturbance activity at a specific site subject to conditions stated in the permit. A permit may be for  
 1969 either major or ordinary land disturbance activities.

1970 **PERIMETER CONTROL:** A barrier that prevents sediment from leaving a site by filtering sediment-  
 1971 laden runoff or diverting it to a sediment trap or basin.

1972 **PHASING:** Clearing a parcel of land in distinct stages, with the stabilization of each phase substantially  
 1973 completed before the clearing of the next.

1974 **QUALIFIED PROFESSIONAL:** A Missouri licensed professional engineer or other person or firm  
 1975 knowledgeable in the principles and practices of erosion and sediment control, including the Best  
 1976 Management Practices described in this code.

1977 **RUNOFF COEFFICIENT:** The fraction of total rainfall that exits at the outfalls from a site. This  
 1978 depends not only on the surface cover and soil types, but also on the recurrence interval, antecedent  
 1979 moisture content, rainfall intensity, drainage area, slope and fraction of imperviousness.

1980 **SEDIMENT CONTROL:** Any Best Management Practices (BMP) that prevents eroded sediment from  
 1981 leaving a site.

1982 **STABILIZATION:** The use of Best Management Practices (BMP) that prevent exposed soil from  
 1983 eroding from a land disturbance site.

1984 **START OF CONSTRUCTION:** The first (1st) land disturbance activity associated with a  
 1985 development.

1986 **STORM WATER POLLUTION PREVENTION PLAN (SWPPP):** A management plan, the purpose  
 1987 of which is to ensure the design, implementation, management and maintenance of Best Management  
 1988 Practices (BMP) in order to reduce the amount of sediment and other pollutants in storm water  
 1989 discharges associated with land disturbance activities, comply with the standards of the City of  
 1990 Florissant and ensure compliance with the terms and conditions of the applicable State permits,  
 1991 including adherence to the land disturbance program contained in Missouri MS4 NPDES permits.

1992 **WATERCOURSE:** A natural or artificial channel or body of water including, but not limited to, lakes,  
 1993 ponds, rivers, streams, ditches and other open conveyance, that carries surface runoff water either  
 1994 continuously or intermittently.

1995 **Section 505.220 Applicability.**

1996 [Ord. No. 7358 §1, 11-29-2006]

1997 The provisions of this code shall not be deemed to nullify any provisions of City of Florissant, State or  
1998 Federal law.

1999 **Section 505.230 Enforcement.**

2000 [Ord. No. 7358 §1, 11-29-2006]

2001 **A. Department Of Public Works.** The Department of Public Works shall have the authority and  
2002 responsibility to perform the following functions related to the enforcement of this code as  
2003 associated with land disturbance permits:

- 2004 1. Receive applications for land disturbance permits;
- 2005 2. Coordinate the review of permit applications and accompanying documents with the City's  
2006 Building Division and the Metropolitan St. Louis Sewer District (MSD).
- 2007 3. Clear issuance of major land disturbance permits with the applicable Department of  
2008 Highways and Traffic and the Metropolitan St. Louis Sewer District (MSD) and issue such  
2009 permits.
- 2010 4. Administer the determination, collection and release of site development escrows required by  
2011 this code.
- 2012 5. Inspection of land disturbance activities;
- 2013 6. Inspection of land disturbance activities within or abutting areas designated 100-year  
2014 floodplain; and
- 2015 7. Plan review, inspection and issuance of permits for ordinary land disturbance activities  
2016 relating to Best Management Practices (BMP) to be utilized to control erosion and  
2017 sedimentation from leaving the site during construction and other land disturbance activities.

2018 **B. Engineering Division.** The Engineering Division shall have the authority and responsibility to  
2019 perform the following functions related to the enforcement of this code:

- 2020 1. Plan review of major land disturbance activities;
- 2021 2. Plan review and inspection of land disturbance activities related to construction, repair,  
2022 maintenance or condition of roadways and roadway right-of-ways which are maintained by  
2023 the City; and
- 2024 3. Plan review of Land Disturbance Activities within or abutting areas designated 100-year  
2025 floodplain or 500-year floodplain.

2026 **Section 505.240 Rule Making Authority.**

2027 [Ord. No. 7358 §1, 11-29-2006]

2028 City and County departments having enforcement authority and responsibilities described in **Section**  
2029 **505.230** of this code shall have the authority, as necessary in the interest of public health, safety and  
2030 general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions  
2031 of this code in order to secure the intent thereof and to designate requirements applicable because of  
2032 local climatic or other conditions. Such rules and regulations shall not have the effect of waiving  
2033 requirements specifically provided for in this code or of violating accepted engineering practices  
2034 involving the purpose of this code.

2035 **Section 505.250 Violations And Penalties.**

2036 [Ord. No. 7358 §1, 11-29-2006]

- 2037 A. **Unlawful Acts.** It shall be unlawful for any person, firm or corporation to perform any land  
2038 disturbance activities or cause or allow same to be done in conflict with or in violation of any of the  
2039 provisions of this code.
- 2040 B. **Notices Of Violations.** When the Department of Public Works determines that a violation of this  
2041 code exists, the respective Director shall notify the violator. The notification shall be in writing and  
2042 shall be delivered to the violator or his/her legally authorized representative or mailed to his last  
2043 known address via first class mail postage prepaid. Any person having been notified that a violation  
2044 exists and who fails to abate the violation within ten (10) days after notification shall be subject to  
2045 the penalties enumerated in **Sections 505.250 (D) and (E).**
- 2046 C. **Prosecution Of Violation.** If the violator does not abate the violation promptly, the Department of  
2047 Public Works shall request the appropriate prosecuting attorney to institute the appropriate  
2048 proceeding at law or in equity to restrain, correct or abate such violation.
- 2049 D. Any person, firm or corporation who shall violate any provision of this code or who shall fail to  
2050 comply with any of the requirements thereof or who shall perform work in violation of the approved  
2051 construction documents or the Storm Water Pollution Prevention Plan or any directive of the  
2052 Department of Public Works and Traffic or of a permit or certificate issued under the provisions of  
2053 this code or shall start any work requiring a permit without first obtaining a permit therefore or who  
2054 shall continue any work in or about a structure after having been served a stop work order, except for  
2055 such work which that person, firm or corporation has been directed to perform to remove a violation  
2056 or unsafe conditions, or any owner of a property or any other person who commits, takes part or  
2057 assists in any violation of this code or who maintains any property on which such violation shall  
2058 exist shall be guilty of a misdemeanor punishable by a fine of not more than one thousand dollars  
2059 (\$1,000.00) or by imprisonment not exceeding thirty (30) days, or both such fine and imprisonment.  
2060 Each day that a violation continues shall be deemed a separate offense.
- 2061 E. **No Permit Penalty.** In addition to the penalties set out above, the following procedure shall be  
2062 followed where a City department identified in **Section 505.230** determines that work has been  
2063 started prior to the acquisition of a permit required by this Code:
- 2064 1. The Department of Public Works shall issue a stop work order.
- 2065 2. The department Director shall notify the violator of his/her assessment regarding the  
2066 appropriate penalty amount to be assessed against the violator, which shall not exceed one  
2067 thousand dollars (\$1,000.00) for each day that work occurs without a permit. In making the  
2068 assessment, the department shall consider whether the violator has previously violated this  
2069 code and whether the occupation or experience of the violator indicates that he/she knew or  
2070 should have known that a permit was required. In no case will a no permit penalty be  
2071 assessed against a property owner unless he/she actually performed the work involved.
- 2072 3. At the violator's option, he/she may deposit the assessed penalty amount in escrow (certified  
2073 check or cash only) with the Department of Public Works, in which case the violator's right  
2074 to a hearing will be preserved.
- 2075 4. No permit penalties are appealable to the Building Code Board of Appeals in the same  
2076 manner as other decisions of the department. The department may revise its assessment upon  
2077 notice to both the Board of Appeals and the violator at any time prior to the hearing.

Likewise, at any time prior to the hearing, the violator may accept and pay the recommended penalty amount and the hearing will be canceled.

5. At the hearing before the Building Code Board of Appeals, said Board of Appeals shall afford both the department and the alleged violator an opportunity to present any evidence or make any statements they wish to have considered.

6. Following the hearing the Building Code Board of Appeals shall determine whether a permit was required.

a. If the Board determines that a permit was required, an appropriate penalty amount shall be assessed, taking into account the same considerations as noted above. The stop work order shall remain in full force and effect until such time as the penalty amount is paid and the violator has complied with all other regulations pertaining to the issuance of permits.

b. If the Board determines that no permit was required, the department shall immediately cancel the stop work order.

F. **Abatement Of Violation.** The imposition of the penalties herein prescribed shall not preclude the Florissant prosecuting attorney from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation or to prevent illegal use of a property or to stop an illegal act.

G. **Permit Suspension Or Revocation.** When a land disturbance activity is conducted in violation of the requirements of this code or the terms of the permit in such a manner as to materially adversely affect the safety, health or welfare of persons or materially be detrimental or injurious to property or improvements, the Department of Public Works or the Department of Highways and Traffic may suspend or remove such permit.

H. **Unlawful Continuance.** Whenever the Department of Public Works or the Department of Highways and Traffic finds that any land disturbance activity is being prosecuted contrary to the provisions of this code or in an unsafe and dangerous manner, the owner or the person performing such activity shall immediately stop such activity. The stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent or to the person doing the work and shall state the conditions under which work will be permitted to resume. Any person who shall continue any work in or about the property after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as specified in **Sections 505.250 (D) or (E)** of this code.

## **Section 505.260 Appeals.**

[Ord. No. 7358 §1, 11-29-2006]

A. **Application For Appeal.** Any person shall have the right to appeal a decision of the Department of Public Works or the Department of Highways and Traffic to the Florissant Building Code Board of Appeals. An application for appeal shall be based on a claim that the intent of this code or the rules or regulations adopted thereunder have been incorrectly interpreted or the provisions of this code do not apply.

B. **Filing Procedure.** All appeals shall be filed in writing with the Department of Public Works. All appeals shall be filed within thirty (30) days after the decision to be appealed is rendered by the departments identified in this Section.

- 2120 C. **Filing Fee.** All appeals must be accompanied by a fee in the amount of one hundred dollars  
2121 (\$100.00).
- 2122 D. **Notice Of Meeting.** The Board shall meet upon notice from the Chairman within ten (10) days of  
2123 the filing of an appeal or at stated periodic meetings.
- 2124 E. **Open Hearing.** All hearings before the Board shall be open to the public. The appellant, the  
2125 appellant's representative, the department(s) having enforcement authority and responsibilities  
2126 described in **Section 505.230** of this code and any person whose interests are affected shall be given  
2127 an opportunity to be heard.
- 2128 F. **Procedure.** The Board shall adopt and make available to the public through the Secretary  
2129 procedures under which a hearing will be conducted. The procedures shall not require compliance  
2130 with strict rules of evidence but shall mandate that only relevant information be received.
- 2131 G. **Commission Decision.** Decisions by the Board to reverse or modify a decision by a department  
2132 requires a minimum vote of three (3) members.
- 2133 H. **Resolution.** The decision of the Board shall be in writing. Copies shall be furnished to the appellant  
2134 and to the department(s) having enforcement authority and responsibilities described in Section  
2135 **505.430** of this code.
- 2136 I. **Administration.** The applicable department identified in this Section of the code shall take  
2137 immediate action in accordance with the decision of the Board.
- 2138 J. **Court Review.** A party adversely affected by a decision of the Board may appeal to an appropriate  
2139 court from such decision. Application for review shall be made in the manner and time required by  
2140 law following the filing of the decision.

2141 **Section 505.270 Land Disturbance Permits Required.**

2142 [Ord. No. 7358 §1, 11-29-2006]

- 2143 A. **City Permit Required.** Any person who intends to conduct any land disturbance activity must  
2144 obtain a permit prior to beginning the activity. The type of permit shall be as required by this Section  
2145 unless specified otherwise within this Section.
- 2146 B. **Major Land Disturbance Permit.** No person shall perform any major land disturbance activity  
2147 prior to receipt of a major land disturbance permit. Applications for major land disturbance permits  
2148 shall be filed with the Department of Public Works.
- 2149 C. **Ordinary Land Disturbance Permit.** No person shall perform any ordinary land disturbance  
2150 activity prior to receipt of an ordinary land disturbance permit. Applications for ordinary land  
2151 disturbance permits shall be filed with by the Department of Public Works.
- 2152 D. **City Building Permit And Related Ordinary Land Disturbance Activities.** The Department of  
2153 Public Works may include ordinary land disturbance activities associated with the construction of a  
2154 building, structure or parking lot authorized by a permit issued under the Building Code as an  
2155 integrated permit for the proposed construction.
- 2156 E. **Limitation On Transfer Of Land Disturbance Permits.** Any person who buys land from a person  
2157 who has been issued a land disturbance permit under Section of this code must obtain a separate land  
2158 disturbance permit from the City. Exceptions:
- 2159 1. Major land disturbance permits may be transferred to a new landowner provided the original  
2160 permit holder obtains the approval of the Department of Public Works to retain responsibility  
2161 for the land disturbance activities on such property.

2. Ordinary land disturbance permits may be transferred to a new landowner provided the original permit holder obtains the approval of the Department of Public Works to retain responsibility for the land disturbance activities on such property.

**F. Exceptions — Land Disturbance Required.** Land disturbance permits are not required for the activities identified as items (1) and (8) in this Subsection, nor are such permits required for the activities identified in items (2), (3), (4), (5), (6) and (7), provided the activity does not alter or cause to be altered the present surface of the ground:

By any cut or fill at the property;

By any cut or fill that would permanently divert one drainage area to another drainage area;

By any cut or fill which would deposit mud or harmful silt or create erosion or damage to adjoining properties; or

By any cut or fill that would block or affect an existing swale or drainage path in a manner to cause damming and ponding.

1. Any emergency activity that is immediately necessary for the protection of life, property or natural resources.
2. Existing farming, nursery and agricultural operations conducted as a permitted or accessory use.
3. Excavation of fill of less than thirty (30) cubic yards provided the land disturbance activity is for the improvement of the property. Erosion and sediment control measures shall be provided, when necessary, until grass or other vegetation is established or other approved means of ground cover means are used.
4. Land disturbance activities associated with additions to and accessory structures for one- and two-family dwellings.
5. Land disturbance activities less than two thousand (2,000) square feet in area.
6. Removal of existing or dying grass or similar vegetation by disturbing not more than ten thousand (10,000) square feet and resodding or reseeding with new landscaping to include preparation of the seedbed; provided erosion and sediment control measures are provided until grass or other vegetation is established. Any cut or fill in conjunction with the preparation of the seedbed shall not exceed thirty (30) cubic yards.
7. Gardening and similar activities on property occupied by one- or two-family dwellings.
8. Land disturbance activities by any public utility for the installation, inspection, repair or replacement of any of its equipment or for its collection or distribution lines or piping systems; provided erosion and sediment control measures are provided until the grass or other vegetation is established or other approved ground cover means are used. This exception does not apply to any land disturbance activity associated with work that requires a building permit.

**G. State of Missouri Permits Required.** The permit applicant must obtain a land disturbance permit from the State of Missouri Department of Natural Resources for any site where one (1) acre or more of land will be disturbed, before beginning any site work authorized by a City permit. This requirement applies to sites of less than one (1) acre that are part of a proposed development that will ultimately disturb one (1) acre or more.



2203 **Section 505.280 Land Disturbance Permit Applications.**

2204 [Ord. No. 7358 §1, 11-29-2006]

- 2205 A. **Permit Applications.** Applications for land disturbance permits required by this code shall be in the  
2206 form prescribed by and accompanied by the site plans and documents determined necessary by the  
2207 department responsible for issuing the permit. Such applications shall include proof that proposed  
2208 land uses have received zoning approvals from the City.
- 2209 B. **Storm Water Pollution Prevention Plan Required (SWPPP) For Major Land Disturbance**  
2210 **Permits.** All applications for major land disturbance permits shall be accompanied by a Storm Water  
2211 Pollution Prevention Plan, prepared for the specific site by or under the direction of a qualified  
2212 professional. The application shall contain a statement that any land clearing, construction or  
2213 development involving the movement of earth shall be in accordance with the Storm Water Pollution  
2214 Prevention Plan and the applicant will assume and acknowledge responsibility for compliance with  
2215 this code and the Storm Water Pollution Prevention Plan at the site of the permitted activity.
- 2216 C. **Required Site Development Escrows For Major Land Disturbance Permits.** Applicants for  
2217 major land disturbance permits shall file a site development escrow in the form of a letter of credit or  
2218 other improvement security in an amount deemed sufficient by the Department of Public Works to  
2219 cover all costs of improvements, landscaping and maintenance of improvements for such period as  
2220 specified by the Department of Public Works. The site development escrow shall include  
2221 engineering and inspection costs sufficient to cover the cost of failure or repair of improvements  
2222 installed on the site.
- 2223 D. **Release Of Escrows — Project Closure.** Any site development escrow will not be fully released to  
2224 the property owner, site operator or permit holder until all of the following have been completed:
- 2225 1. All temporary storm water controls Best Management Practices (BMPs) have been removed  
2226 and the site has been fully stabilized.
  - 2227 2. All permanent storm water controls Best Management Practices (BMPs) have been  
2228 completed.
  - 2229 3. All final inspections/certifications have been completed by each of the government  
2230 jurisdictions involved in authorizing the project.

2231 **Section 505.290 Fees.**

2232 [Ord. No. 7358 §1, 11-29-2006]

- 2233 A. **Issuance Of Permits.** Land disturbance permits shall not be issued until the fees associated with the  
2234 permit are paid to the Department of Public Works specified in this code.
- 2235 **Exception:** Individual City departments may defer all or parts of fees to a later stage of site  
2236 development. Individual City departments are exempt from fees.
- 2237 B. **Department Of Public Works.** Fees for the activities of the Department of Public Works related to  
2238 land disturbance permits shall be in accordance with the fee rates set forth in **Section 505, Article II**  
2239 **of Florissant City Code of Ordinances.** In applying the code enforcement fee schedule, the total  
2240 estimated cost of land disturbance activities shall include applicable grubbing, site clearing, rough  
2241 grading, sediment and erosion control measures, excavating, backfill, final grading, concrete  
2242 flatwork, asphalt pavement and final landscaping. The Department of Public Works may require a  
2243 bona fide contract(s) or any affidavit of the owner of the project, in which the applicant and owner  
2244 verify the total cost of the site improvements related to the permit. The Department of Public Works

is authorized to establish the fee by determining the plan review cost and estimating the total number of inspections required when, in the opinion of the Department of Public Works, the fee resulting from this method more closely relates to the cost of enforcing the requirements of this code.

- C. **Department Of Highways And Traffic.** Fees for the activities of the Department of Highways and Traffic related to land disturbance permits shall be in accordance with the applicable department's regulations.

**Section 505.300 Storm Water Pollution Prevention Plan (SWPPP).**

[Ord. No. 7358 §1, 11-29-2006]

- A. **Content — Storm Water Pollution Prevention Plan (SWPPP).** The design requirements in **Section 505.310** of this code shall be complied with when developing the Storm Water Pollution Prevention Plan and the plan shall include the following:

1. Name, address and telephone number of the site owner and the name, address and telephone number of the individual who will be in overall responsible charge of construction/development activities at the site.
2. Site address or location description and parcel identification number(s).
3. A site map showing the outlines of the total project area, the areas to be disturbed, existing land uses, locations and names of surface water bodies, locations of flood plains, locations of temporary and permanent Best Management Practices (BMP) and such other information as may be required by the department(s) having enforcement authority and responsibilities described in **Section 505.230** of this code.
4. Existing contours of the site and adjoining strips of off-site property and proposed contours after completion of the proposed land disturbance and development, based on United States Geological Survey datum, with established elevations at buildings, walks, drives, street and roads; and information on necessary clearing and grubbing, removal of existing structures, excavating, filling, spreading and compacting.
5. A natural resources map identifying soils, forest cover and resources protected under other provisions of City ordinances.
6. An estimate of the runoff coefficient of the site prior to disturbance and the runoff coefficient after the construction addressed in the permit application is completed.
7. Estimated quantity of land to be disturbed.
8. Details of the site drainage pattern both before and after major land disturbance activities.
9. Access to construction site.
10. Description of Best Management Practices (BMP) to be utilized to control erosion and sedimentation during the period of land disturbance.
11. Description of Best Management Practices (BMP) to be utilized to prevent other potential pollutants such as construction wastes, toxic or hazardous substances, petroleum products, pesticides, herbicides, site litter, sanitary wastes and other pollutants from entering the natural drainage ways during the period of construction and land disturbance.
12. Description of Best Management Practices (BMP) that will be installed during land disturbance to control pollutants in storm water discharges that will occur after land disturbance activity has been completed.

- 2286 13. Location of temporary off-street parking and wash down area for related vehicles.
- 2287 14. Sources of off-site borrow material or spoil sites and all information relative to haul routes,
- 2288 trucks and equipment.
- 2289 15. The anticipated sequence of construction and land disturbance activities, including
- 2290 installation of Best Management Practices (BMP), removal of temporary Best Management
- 2291 Practices (BMP), stripping and clearing; rough grading; construction utilities, infrastructure
- 2292 and buildings; and final grading and landscaping. Sequencing shall identify the expected
- 2293 date(s) on which clearing will begin, the estimated duration of exposure of cleared areas,
- 2294 areas of clearing, installation of temporary erosion and sediment control measures and
- 2295 establishment of permanent vegetation.
- 2296 16. All erosion and sediment control measures necessary to meet the objectives of this code
- 2297 throughout all phases of construction and after completion of site development. Depending
- 2298 upon the complexity of the project, the drafting of intermediate plans may be required at the
- 2299 close of each season.
- 2300 17. Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding
- 2301 dates, type and rate of lime and fertilizer application and kind and quantity of mulching for
- 2302 both temporary and permanent vegetative control measures.
- 2303 18. Provisions for maintenance of control facilities, including easements and estimates of the
- 2304 cost of maintenance.
- 2305 19. Plans for responding to any loss of contained sediment to include the immediate actions the
- 2306 permit holder will take in case of a containment failure. This plan must include
- 2307 documentation of actions and mandatory reporting to the Department of Public Works.
- 2308 20. Schedules and procedures for routine inspections of any structures provided to prevent
- 2309 pollution of storm water or to remove pollutants from storm water and of the site in general
- 2310 to ensure all Best Management Practices (BMP) are continually implemented and are
- 2311 effective.
- 2312 **B. Required Plan Amendments — Storm Water Pollution Prevention Plan (SWPPP).** The permit
- 2313 holder shall amend the Storm Water Pollution Prevention Plan whenever:
- 2314 1. Design, operation or maintenance of Best Management Practices (BMP) is changed;
- 2315 2. Design of the construction project is changed that could significantly affect the quality of the
- 2316 storm water discharges;
- 2317 3. Site operator's inspections indicate deficiencies in the Storm Water Pollution Prevention Plan
- 2318 (SWPPP) or any Best Management Practices (BMP);
- 2319 4. Inspections by City or by the Missouri Department of Natural Resources indicate deficiencies
- 2320 in the Storm Water Pollution Prevention Plan (SWPPP) or any Best Management Practices
- 2321 (BMP);
- 2322 5. The Storm Water Pollution Prevention Plan (SWPPP) is determined to be ineffective in
- 2323 significantly minimizing or controlling erosion or excessive sediment deposits in streams or
- 2324 lakes;
- 2325 6. The Storm Water Pollution Prevention Plan (SWPPP) is determined to be ineffective in
- 2326 preventing pollution of waterways from construction wastes, chemicals, fueling facilities,
- 2327 concrete truck washouts, toxic or hazardous materials, site litter or other substances or wastes
- 2328 likely to have an adverse impact on water quality;

- 2329 7. Total settleable solids from a storm water outfall exceeds one-half (0.5) ml/L/hr if the  
2330 discharge is within the prescribed proximity of a "Valuable Resource Water" as defined by  
2331 the Missouri Department of Natural Resources;
- 2332 8. Total settleable solids from a storm water outfall exceeds two and one-half (2.5) ml/L/hr for  
2333 any other outfall; or
- 2334 9. The City or County or the Missouri Department of Natural Resources determines violations  
2335 of water quality standards may occur or have occurred.

2336 C. Permit Holder Responsibilities For Administration Of Storm Water Pollution Prevention Plan  
2337 (SWPPP). The permit holder shall:

- 2338 1. Notify all contractors and other entities (including utility crews, City employees or their  
2339 agents) that will perform work at the site of the existence of the Storm Water Pollution  
2340 Prevention Plan (SWPPP) and what actions or precautions shall be taken while on site to  
2341 minimize the potential for damaging any Best Management Practices (BMP);
- 2342 2. Determine the need for and establish training programs to ensure that all site workers have  
2343 been trained, at a minimum, in erosion control, material handling and storage and  
2344 housekeeping;
- 2345 3. Provide copies of the Storm Water Pollution Prevention Plan (SWPPP) to all parties who are  
2346 responsible for installation, operation or maintenance of any Best Management Practices  
2347 (BMP); and
- 2348 4. Maintain a current copy of the Storm Water Pollution Prevention Plan (SWPPP) on the site at  
2349 all times.

2350 **Section 505.310 General.**

2351 [Ord. No. 7358 §1, 11-29-2006]

2352 A. **Design.** The design of erosion and settlement controls required for land disturbance activities shall  
2353 comply with the following minimum requirements:

- 2354 1. Land disturbance, erosion and sediment control practices and watercourse crossings shall be  
2355 adequate to prevent transportation of sediment from the site.
- 2356 2. Materials brought to any site or property under a permit issued under this code, where said  
2357 material is intended to be utilized as fill material at the site for land disturbance, erosion or  
2358 sediment control, shall consist of clean uncontaminated earth, soil, dirt, sand, rocks, gravel or  
2359 masonry materials only.
- 2360 3. Cut and fill slopes shall be no greater than three to one (3:1) except as approved by the  
2361 Department of Public Works or the applicable Department of Highways and Traffic to meet  
2362 other community or environmental objectives.
- 2363 4. Clearing and grading of natural resources, such as forest and wetlands, shall not be permitted,  
2364 except when in compliance with all other City ordinances.
- 2365 5. Clearing techniques that retain existing vegetation to the maximum extent practicable shall  
2366 be used and the time period for disturbed areas to be without vegetative cover shall be  
2367 minimized to the extent practicable.
- 2368 6. Clearing, except that necessary to establish sediment control devices, shall not begin until all  
2369 sediment control devices have been installed and have been stabilized.

- 2370 7. Phasing shall be required on all sites disturbing greater than thirty (30) acres of land. The size  
2371 of each phase will be established by the Department of Public Works at the time of plan  
2372 review for the issuance of a major land disturbance permit.

2373 **B. Erosion Control Design.** Erosion control requirements shall include the following:

- 2374 1. Soil stabilization shall be completed within five (5) days of clearing or inactivity in  
2375 construction.
- 2376 2. If seeding or another vegetative erosion control method is used, it shall become established  
2377 within two (2) weeks or the site shall be reseeded or a non-vegetative option employed.
- 2378 3. Techniques shall be employed to ensure stabilization on steep slopes and in drainage ways.
- 2379 4. Soil stockpiles must be stabilized or covered at the end of each workday or perimeter  
2380 controls must be in place to prevent silt from the stockpile from leaving the site.
- 2381 5. The entire site must be stabilized, using a heavy mulch layer or another method that does not  
2382 require germination to control erosion, at the close of the construction season.
- 2383 6. Techniques shall be employed to prevent the blowing of dust or sediment from the site.
- 2384 7. Techniques shall be employed to divert upland runoff past disturbed slopes.

2385 **C. Sediment Control Design.** Sediment control requirements shall include:

- 2386 1. Settling basins, sediment traps or tanks and perimeter controls.
- 2387 2. Settling basins shall be provided for each drainage area within ten (10) or more acres  
2388 disturbed at one time and shall be sized to contain one-half (0.5) inch of sediment from the  
2389 drainage area and be able to contain a 2-year, 24-hour storm. If the provision of a basin this  
2390 size is impractical, other similarly effective Best Management Practices (BMP), as evaluated  
2391 and specified in the Storm Water Pollution Prevention Plan (SWPPP), shall be provided.
- 2392 3. Settling basins shall be designed in a manner that allows adaptation to provide long-term  
2393 storm water management as required by the City or enforcement authority and  
2394 responsibilities described in **Section 505.230** of this code.
- 2395 4. Settling basins shall have stabilized spillways to minimize the potential for erosion of the  
2396 spillway or basin embankment.
- 2397 5. Protection for adjacent properties by the use of a vegetated buffer strip in combination with  
2398 perimeter controls.

2399 **D. Watercourse Design.** Watercourse protection requirements shall include:

- 2400 1. Encroachment into or crossings of active watercourses/riparian areas and wetlands shall be  
2401 avoided to the maximum extent practicable. All City, State and Federal permits and  
2402 approvals shall be obtained by a permit holder prior to beginning work authorized by a City  
2403 of Florissant land disturbance permit.
- 2404 2. Stabilization of any watercourse channels before, during and after any in-channel work.
- 2405 3. If a defined watercourse is to be realigned or reconfigured, clearing and grubbing activities  
2406 within fifty (50) feet of the watercourse shall not begin until all materials and equipment  
2407 necessary to protect the watercourse and complete the work are on site. Once started, work  
2408 shall be completed as soon as possible. Areas within fifty (50) feet of the watercourse shall  
2409 be recontoured and revegetated, seeded or otherwise protected within five (5) working days  
2410 after land disturbance activities have ceased.

- 2411 4. All storm water conveyances shall be designed according to the criteria of the St. Louis  
2412 Metropolitan Sewer District (MSD) and the necessary MSD permits obtained.
- 2413 5. Stabilization adequate to prevent erosion shall be provided at the outlets of all pipes and  
2414 paved channels.

2415 E. **Construction Site Access Design.** Construction site access requirements for major land disturbance  
2416 activities shall include:

- 2417 1. A temporary access road provided at all land disturbance sites including a wash down area  
2418 supporting all active sites.
- 2419 2. The applicable Department of Highways and Traffic may require other measures to ensure  
2420 that construction vehicles do not track sediment onto public streets or be washed with wash  
2421 effluent channeled directly into storm drains.

2422 F. **Control of Construction Materials and Waste.** Control requirements for construction materials,  
2423 construction wastes and other wastes generated on site at land disturbance sites shall include  
2424 provisions satisfactory to the City department(s) having enforcement authority and responsibilities  
2425 described in **Section 505.230** of the code for:

- 2426 1. Spill prevention and control facilities for materials such as paint, solvents, petroleum  
2427 products, chemicals, toxic or hazardous substances, substances regulated under the Resource  
2428 Conservation and Recovery Act (RCRA) or the Comprehensive Environmental Response,  
2429 Compensation and Liability Act (CERLA) and any wastes generated from the use of such  
2430 materials and substances, including their containers. Any containment systems employed to  
2431 meet this requirement shall be constructed of materials compatible with the substances  
2432 contained and shall be adequate to protect both surface and ground water.
- 2433 2. Collection and disposal of discarded building materials and other construction site wastes,  
2434 including those listed in **Section 505.310(F)(1)** above.
- 2435 3. Litter control.
- 2436 4. Control of concrete truck washouts.
- 2437 5. Assurance that on-site fueling facilities will adhere to applicable Federal and State  
2438 regulations concerning storage and dispensers.
- 2439 6. Provision of sufficient temporary toilet facilities to serve the number of workers on major  
2440 land disturbance sites.

2441 **Section 505.320 Inspections.**

2442 [Ord. No. 7358 §1, 11-29-2006]

2443 A. **General.**

2444 1. **Department Of Public Works — General.**

- 2445 a. The City department(s) having enforcement authority and responsibilities described  
2446 in **Section 505.230** of this code shall make inspections as herein required and shall  
2447 either approve that portion of the work completed or shall notify the permit holder  
2448 wherein the work fails to comply with the land disturbance, erosion and sediment  
2449 control plan as approved. Plans for land disturbance, stripping, excavating and filling  
2450 work bearing the stamp of approval of the department issuing the permit shall be  
2451 maintained at the site during the progress of the work. To obtain inspections, a permit

holder shall notify the Department of Public Works at least two (2) working days before the following:

1. Start of construction.
2. Installation of sediment and erosion measures.
3. Completion of site clearing.
4. Completion of rough grading.
5. Completion of final grading.
6. Close of the construction season.
7. Completion of final landscaping.

b. Exception: Inspections conducted by the Department of Highways and Traffic related to construction and maintenance of County highways and roadways.

2. **Extra Inspections.** In addition to the inspections otherwise required, the Department of Public Works is authorized to perform and charge fees for extra inspections or reinspections which in their judgment are reasonably necessary due to non-compliance with the requirements of this code or work not ready or accessible for inspection when requested.
3. **Permit Holder Inspection And Report Responsibilities — Major Land Disturbances.**
  - a. The holder of a major land disturbance permit or his/her agent shall cause regular inspection of land disturbance sites, including all erosion and sediment and other pollutant control measures, outfalls and off-site receiving waters in accordance with the inspection schedule outlined in the approved Storm Water Pollution Prevention Plan (SWPPP). Inspections must be scheduled at least once per week and no later than seventy-two (72) hours after heavy rain. The purpose of such inspections will be to ensure proper installation, operation and maintenance of Best Management Practices (BMP) and to determine the overall effectiveness of the Storm Water Pollution Prevention Plan (SWPPP) and the need for additional control measures. All inspections shall be documented in written form on weekly reports with copies submitted to the Department of Public Works at the time interval specified in the permit. Permit holder inspection reports must include the following minimum information:
    1. Inspector's name and signature;
    2. Date of inspection;
    3. Observations relative to the effectiveness of the Best Management Practices (BMPs);
    4. Actions taken or necessary to correct deficiencies; and
    5. A listing of areas where land disturbance operations have permanently or temporarily stopped.
  - b. The permit holder shall notify the site contractor(s) responsible for any deficiencies identified so that deficiencies can be corrected within seven (7) calendar days of the weekly inspection report.
4. Verification of permit holder's reports. The Department of Public Works may make extra inspections as deemed necessary to ensure the validity of the reports filed under this Section or to otherwise ensure proper installation, operation and maintenance of storm water Best

Management Practices (BMP) and to determine the overall effectiveness of the Storm Water Pollution Prevention Plan (SWPPP) and the need for additional control measures.

**Section 505.330 Implementation — Effective Date of Code Provisions.**

[Ord. No. 7358 §1, 11-29-2006]

The provisions of this code shall become effective thirty (30) days after its adoption by the Florissant City Council.

**ARTICLE X - Stream Buffer Ordinance**

**Section 505.340 Title.**

[Ord. No. 7533 §1, 8-15-2008]

This Article shall be known as the "Florissant Stream Buffer Protection Ordinance".

**Section 505.350 Introduction.**

[Ord. No. 7533 §1, 8-15-2008]

A. The City of Florissant finds that buffers adjacent to stream systems provide numerous environmental protection and resource management benefits which can include the following:

1. Protection, restoring and maintaining the chemical, physical and biological integrity of streams and their water resources;
2. Removing pollutants delivered in urban stormwater;
3. Reducing erosion and controlling sedimentation;
4. Protection and stabilizing stream banks;
5. Providing for infiltration of stormwater runoff;
6. Maintaining base flow of streams;
7. Contributing the organic matter that is a source of food and energy for the aquatic ecosystem;
8. Providing tree canopy to shade streams and promote desirable aquatic habitat;
9. Providing riparian wildlife habitat;
10. Furnishing scenic value and recreational opportunity;
11. Providing opportunities for the protection and restoration of green space.

**Section 505.360 Purpose.**

[Ord. No. 7533 §1, 8-15-2008]

The purpose of this Article is to establish minimal acceptable requirements for the design of buffers to protect the streams, wetlands and floodplains of the City of Florissant; to protect the water quality of watercourses, reservoirs, lakes and other significant water resources within the City of Florissant; to protect Florissant's riparian and aquatic ecosystems; and to provide for the environmentally sound use of Florissant's land resources.



2527 **Section 505.370 Definitions.**

2528 [Ord. No. 7533 §1, 8-15-2008]

2529 The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to  
2530 them in this Section, except where the context clearly indicates a different meaning:

2531 **BUFFER:** With respect to a stream, a natural or enhanced vegetated area (established by Section  
2532 505.506 below) lying adjacent to the stream.

2533 **FLOODPLAIN:** Any land area susceptible to flooding, which would have at least a one percent (1%)  
2534 probability of flooding occurrence in any calendar year based on the basin being fully developed as  
2535 shown on the current land use plan, i.e., the regulatory flood. This pertains to the 100-year flood plain  
2536 only.

2537 **IMPERVIOUS COVER:** Any manmade paved, hardened or structural surface regardless of material.  
2538 Impervious cover includes, but is not limited to, rooftops, buildings, streets, roads, decks, swimming  
2539 pools and any concrete or asphalt, unless such asphalt or concrete is designed to allow the saturation of  
2540 water into the ground and is approved by the Director of Public Works as a pervious surface.

2541 **LAND DEVELOPMENT:** Any land change including, but not limited to, clearing, grubbing, stripping,  
2542 removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction,  
2543 paving and any other installation of impervious cover.

2544 **LAND DEVELOPMENT ACTIVITY:** Those actions or activities which comprise, facilitate or result  
2545 in land development.

2546 **LAND DISTURBANCE:** Any land or vegetation change, including, but not limited to, clearing,  
2547 grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of  
2548 land, that do not involve construction, paving or any other installation of impervious cover.

2549 **LAND DISTURBANCE ACTIVITY:** Those actions or activities which comprise, facilitate or result in  
2550 land disturbance.

2551 **PARCEL:** Any plot, lot or acreage shown as a unit on the latest County tax assessment records.

2552 **PERMIT:** The permit issued by the Building Division required for undertaking any land development  
2553 activity.

2554 **PERSON:** Any individual, partnership, firm, association, joint venture, public or private corporation,  
2555 trust, estate, commission, board, public or private institution, utility, cooperative, City, County or other  
2556 political subdivision of the State, any interstate body or any other legal entity.

2557 **PROTECTION AREA OR STREAM PROTECTION AREA:** With respect to a stream, the  
2558 combined areas of all required buffers and setbacks applicable to such stream.

2559 **RIPARIAN:** Belonging or related to the bank of a river, stream, lake, pond or impoundment.

2560 **SETBACK:** With respect to a stream, the area established by Section 505.122 extending beyond any  
2561 buffer applicable to the stream.

2562 **STREAM:** Any stream, beginning at:

- 2563 1. All natural watercourses depicted by a solid or dashed blue line on the most current United  
2564 States Geological Survey (U.S.G.S.) 7.5 Minute Series (Topographic) Maps for Missouri; or  
2565 2. A point in the stream channel with a drainage area of twenty-five (25) acres or more.

2566 **STREAM BANK:** The sloping land that contains the stream channel and the normal flows of the  
2567 stream. Where no established top-of-bank can be determined, the stream bank will be the "ordinary high

2568 water mark" as defined by the Corps of Engineers in Title 33 of the Code of Federal Regulation, Part  
2569 3283.3.

2570 **STREAM CHANNEL:** The portion of the watercourse that contains the base flow of the stream.

2571 **Section 505.380Applicability.**

2572 [Ord. No. 7533 §1, 8-15-2008]

2573 A. This Article shall apply to all land development activity on property containing a stream protection  
2574 area as defined in **Section 505.370** of this Article. These requirements are in addition to, and do not  
2575 replace or supersede, any other applicable buffer or floodplain requirements established under State  
2576 or local law and approval or exemption from these requirements do not constitute approval or  
2577 exemption from buffer requirements established under State law or from other applicable local, State  
2578 or Federal regulations.

2579 B. Legal Non-Conforming Provisions. The following shall not apply to this Article:

- 2580 1. Work consisting of the repair or maintenance of any lawful use of land that is zoned and  
2581 approved for such use on or before the effective date of this Article.
- 2582 2. Existing development and ongoing land disturbance activities including, but not limited to,  
2583 existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except that  
2584 new development or land disturbance activities on such properties will be subject to all  
2585 applicable buffer requirements.
- 2586 3. Any land development activity that is under construction, fully approved for development,  
2587 scheduled for permit approval or has been submitted for approval as of the effective date of  
2588 this Article.
- 2589 4. Land development activity that has not been submitted for approval but that is part of a larger  
2590 master development plan, such as for an office park or other phased development that has  
2591 been previously approved within two (2) years of the effective date of this Article.

2592 C. Exemptions. The following specific activities are exempt from this Article. Exemption of these  
2593 activities does not constitute an exemption for any other activity proposed on a property.

- 2594 1. Activities for the purpose of building one (1) of the following:
- 2595 a. A stream crossing by a driveway (bridge), transportation route or utility line;
- 2596 b. Public water supply intake or public wastewater structures or stormwater outfalls;
- 2597 c. Intrusions necessary to provide access to a property;
- 2598 d. Public access facilities that must be on the water including boat ramps, docks, foot  
2599 trails, leading directly to the river, fishing platforms and overlooks;
- 2600 e. Foot trails and paths, pervious or impervious, approved only by the Director of Public  
2601 Works;
- 2602 f. Activities to restore and enhance stream bank stability, vegetation, water quality  
2603 and/or aquatic habitat, so long as native vegetation and bioengineering techniques are  
2604 used and said work is approved by the Director of Public Works.
- 2605 2. Public line easements. This includes such impervious cover as is necessary for the operation  
2606 and maintenance of the utility including, but not limited to, manholes, vents and valve  
2607 structures. This exemption shall not be construed as allowing the construction of roads, bike

paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in **Subsection (C) (1)** above.

3. Land development activities within a right-of-way existing at the time this Article takes effect or approved under the terms of this Article.
4. Within an easement of any utility existing at the time this Article takes effect or approved under the terms of this Article, land disturbance activities and such impervious cover as is necessary for the operation and maintenance of the utility including, but not limited to, manholes, vents and valve structures.
5. Emergency work necessary to preserve life or property. However, when emergency work is performed under this Section, the person performing it shall report such work to the Director of Public Works on the next business day after commencement of the work. Within ten (10) days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the review and permitting authority to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
6. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land disturbing activity other than normal forest management practices will be allowed on the entire property for three (3) years after the end of the activities that intruded on the buffer.

D. Any activities approved under a 404 permit issued by the Corps of Engineers and 401 water quality certification issued by the Missouri Department of Natural Resources. After the effective date of this Article, the requirements herein shall apply to new subdivisions and platting activities. Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to **Section 505.390** of this Article.

#### **Section 505.390 Land Development Requirements.**

[Ord. No. 7533 §1, 8-15-2008]

A. Buffer And Setback Requirements. All land development activity subject to this Article shall meet the following requirements:

1. For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. For all other streams subject to this Article, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
2. An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited, except pervious paving shall be allowed when reviewed and approved by the Director of Public Works. Grading, filling and earthmoving shall be minimized within the setback.
3. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

- 2650 B. Variance Procedures. Variances from the above buffer and setback requirements may be granted in  
2651 accordance with the following provisions:
- 2652 1. Where a parcel was platted prior to the effective date of this Article, and its shape,  
2653 topography or other existing physical condition prevents land development consistent with  
2654 this Article, and the Director of Public Works finds and determines that the requirements of  
2655 this Article prohibit the otherwise lawful use of the property by the owner, the City Council  
2656 may grant a variance from the buffer and setback requirements hereunder, provided such  
2657 variance requires mitigation measures to offset the effects of any proposed land development  
2658 on the parcel.
  - 2659 2. Except as provided above, the City Council shall grant no variance from any provision of this  
2660 Article without first conducting a public hearing on the application for variance and  
2661 authorizing the granting of the variance by an affirmative vote of the City Council. The City  
2662 of Florissant shall give public notice of each such public hearing in a newspaper of general  
2663 circulation within the City of Florissant. The City of Florissant shall require that the applicant  
2664 post a sign giving notice of the proposed variance and the public hearing. The sign shall be of  
2665 a size and posted in such a location on the property as to be clearly visible from the primary  
2666 adjacent road right-of-way.
- 2667 C. Variances will be considered only in the following cases:
- 2668 1. When a property's shape, topography or other physical conditions existing at the time of the  
2669 adoption of this Article prevents land development unless a buffer variance is granted.
  - 2670 2. Unusual circumstances when strict adherence to the minimal buffer requirements in this  
2671 Article would create an extreme hardship. Variances will not be considered when, following  
2672 adoption of this Article, actions of any property owner of a given property have created  
2673 conditions of a hardship on that property.
  - 2674 3. At a minimum, a variance request shall include the following information:
    - 2675 a. A site map that includes locations of all streams, wetlands, floodplain boundaries and  
2676 other natural features as determined by field survey;
    - 2677 b. A description of the shape, size, topography, slope, soils, vegetation and other  
2678 physical characteristics of the property;
    - 2679 c. A detailed site plan that shows the locations of all existing and proposed structures  
2680 and other impervious cover, the limits of all existing and proposed land disturbance,  
2681 both inside and outside the buffer and setback. The exact area of the buffer to be  
2682 affected shall be accurately and clearly indicated;
    - 2683 d. Documentation of unusual hardship should the buffer be maintained;
    - 2684 e. At least one (1) alternative plan, which does not include a buffer or setback intrusion,  
2685 or an explanation of why such a site plan is not possible;
    - 2686 f. A calculation of the total area and length of the proposed intrusion;
    - 2687 g. A stormwater management site plan, if applicable; and
    - 2688 h. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request  
2689 must include an explanation of why none is being proposed.
- 2690 D. The following factors will be considered in determining whether to issue a variance:

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
2. The locations of all streams on the property, including along property boundaries;
3. The location and extent of the proposed buffer or setback intrusion;
4. Whether alternative designs are possible which require less intrusion or no intrusion;
5. The long-term and construction water-quality impacts of the proposed variance;
6. Whether issuance of the variance is at least as protective of natural resources and the environment.

**Section 505.400 Compatibility With Other Regulations And Requirements.**

[Ord. No. 7533 §1, 8-15-2008]

This Article is not intended to interfere with, abrogate or annul any other ordinance, rule or regulation, Statute or other provision of law. The requirements of this Article should be considered minimum requirements and where any provision of this Article imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

**Section 505.410 Additional Information Requirements For Development On Buffer Zone Properties.**

[Ord. No. 7533 §1, 8-15-2008]

A. Any permit applications for property requiring buffers and setbacks hereunder must include the following:

1. A site plan showing:
  - a. The location of all streams on the property;
  - b. Limits of required stream buffers and setbacks on the property;
  - c. Buffer zone topography with contour lines at no greater than five (5) foot intervals;
  - d. Delineation of forested and open areas in the buffer zone; and
  - e. Detailed plans of all proposed land development in the buffer and of all proposed impervious cover within the setback.
2. A description of all proposed land development within the buffer and setback; and
3. Any other documentation that the Director of Public Works may reasonably deem necessary for review of the application and to insure that the Buffer Zone Ordinance is addressed in the approval process. All buffer and setback areas must be recorded on the final plat of the property following plan approval. A note to reference the vegetated buffer shall state: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by Stream Buffer Protection Ordinance of the City of Florissant".

2726 **Section 505.420 Responsibility.**

2727 [Ord. No. 7533 §1, 8-15-2008]

2728 Neither the issuance of a development permit nor compliance with the conditions thereof, nor with the  
2729 provisions of this Article shall relieve any person from any responsibility otherwise imposed by law for  
2730 damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any  
2731 liability upon the City of Florissant, its officers or employees for injury or damage to persons or  
2732 property.

2733 **Section 505.430 Inspection.**

2734 [Ord. No. 7533 §1, 8-15-2008]

- 2735 A. The Director of Public Works may cause inspections of the work of the buffer or setback to be made  
2736 periodically during the course thereof and shall make a final inspection following completion of the  
2737 work. The permittee shall assist the Director of Public Works in making such inspections. The City  
2738 of Florissant shall have the authority to conduct such investigations as it may reasonably deem  
2739 necessary to carry out its duties as prescribed in this Article and for this purpose to enter at  
2740 reasonable time upon any property, public or private, for the purpose of investigating and inspecting  
2741 the sites of any land development activities within the protection area.
- 2742 B. No person shall refuse entry or access to any authorized representative or agent who requests entry  
2743 for purposes of inspection and who presents appropriate credentials, nor shall any person obstruct,  
2744 hamper or interfere with any such representative while in the process of carrying out official duties.

2745 **Section 505.440 Violations, Enforcement and Penalties.**

2746 [Ord. No. 7533 §1, 8-15-2008]

- 2747 A. Any action or inaction which violates the provisions of this Article or the requirements of an  
2748 approved site plan or permit may be subject to the enforcement actions outlined in this Section. Any  
2749 such action or inaction which is continuous with respect to time is deemed to be a public nuisance  
2750 and may be abated by injunctive or other equitable relief. The imposition of any of the penalties  
2751 described below shall not prevent such equitable relief.
- 2752 1. Notice of violation. If the Director of Public Works determines that an applicant or other  
2753 responsible person has failed to comply with the terms and conditions of a permit, an  
2754 approved site plan or the provisions of this Article, a written notice of violation shall be  
2755 issued to such applicant or other responsible person. Where a person is engaged in activity  
2756 covered by this Article without having first secured the appropriate permit thereof, the notice  
2757 of violation shall be served on the owner or the responsible person in charge of the activity  
2758 being conducted on the site. The notice of violation shall contain:
- 2759 a. The name and address of the owner or the applicant or the responsible person;
- 2760 b. The address or other description of the site upon which the violation is occurring;
- 2761 c. A statement specifying the nature of the violation;
- 2762 d. A description of the remedial measures necessary to bring the action or inaction into  
2763 compliance with the permit, the approved site plan or this Article and the date for the  
2764 completion of such remedial action;
- 2765 e. A statement of the penalty or penalties that may be assessed against the person to  
2766 whom the notice of violation is directed; and

- 2767 f. A statement that the determination of violation may be appealed to the Director of  
2768 Public Works by filing a written notice of appeal within thirty (30) days after the  
2769 notice of violation (except that in the event the violation constitutes an immediate  
2770 danger to public health or public safety, twenty-four (24) hours' notice shall be  
2771 sufficient).
- 2772 2. Penalties. In the event the remedial measures described in the notice of violation have not  
2773 been completed by the date set forth for such completion in the notice of violation, any one  
2774 (1) or more of the following actions or penalties may be taken or assessed against the person  
2775 to whom the notice of violation was directed. Before taking any of the following actions or  
2776 imposing any of the following penalties, the Director of Public Works shall first notify the  
2777 applicant or other responsible person in writing of its intended action and shall provide a  
2778 reasonable opportunity of not less than ten (10) days (except that in the event the violation  
2779 constitutes an immediate danger to public health or public safety, twenty-four (24) hours'  
2780 notice shall be sufficient) to correct such violation. In the event the applicant or other  
2781 responsible person fails to correct such violation after such notice and corrective action  
2782 period, the Director of Public Works may take any one (1) or more of the following actions  
2783 or impose any one (1) or more of the following penalties.
- 2784 a. Stop work order. The Director of Public Works may issue a stop work order which  
2785 shall be served on the applicant or other responsible person. The stop work order shall  
2786 remain in effect until the applicant or other responsible person has taken the remedial  
2787 measures set forth in the notice of violation or has otherwise corrected the violation or  
2788 violations described therein, provided the stop work order may be withdrawn or  
2789 modified to enable the applicant or other responsible person to take necessary  
2790 remedial measures to correct such violation or violations.
- 2791 b. Withhold certificate of occupancy. The Director of Public Works may refuse to issue  
2792 a certificate of occupancy for the building or other improvements constructed or  
2793 being constructed on the site until the applicant or other responsible person has taken  
2794 the remedial measures set forth in the notice of violation or has otherwise corrected  
2795 the violations described therein.
- 2796 c. Suspension, revocation or modification of permit. The Director of Public Works may  
2797 suspend, revoke or modify the permit authorizing the land development project. A  
2798 suspended, revoked or modified permit may be reinstated after the applicant or other  
2799 responsible person has taken the remedial measures set forth in the notice of violation  
2800 or has otherwise corrected the violations described therein, provided such permit may  
2801 be reinstated (upon such conditions as the Director of Public Woks may deem  
2802 necessary) to enable the applicant or other responsible person to take the necessary  
2803 remedial measures to correct such violations.
- 2804 d. Penalties. For violations of this Article, the Director of Public Works may issue a  
2805 citation to the applicant or other responsible person, requiring such person to appear  
2806 in the Florissant Municipal Court to answer charges for such violation. Upon  
2807 conviction, such person shall be punished by a fine not to exceed one thousand  
2808 dollars (\$1,000.00) or imprisonment for ninety (90) days or both. Each act of  
2809 violation and each day upon which any violation shall occur shall constitute a  
2810 separate offense.

2811 **Section 505.450 Administrative Appeal And Judicial Review.**

2812 [Ord. No. 7533 §1, 8-15-2008]

2813 A. Administrative Appeal. Any person aggrieved by a decision or order of the Director of Public Works  
2814 may appeal in writing within seven (7) days after the issuance of such decision or order to the Mayor  
2815 of Florissant and shall be entitled to a hearing before the City Council of Florissant within thirty (30)  
2816 days of receipt of the written appeal.

2817 B. Judicial Review. Any person aggrieved by a decision or order of City Council, after exhausting all  
2818 administrative remedies, shall have the right to appeal de novo to the Circuit Court of St. Louis  
2819 County, Missouri.

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2821 **CHAPTER 510 - DANGEROUS BUILDINGS**

2822 **ARTICLE I Dangerous Buildings**

2823 **Section 510.010 Through 510.200 (Reserved)**

2824 **Section 510.210 Purpose and Scope.**

2825 It is the purpose of this Chapter to provide a just, equitable and practicable method for the repairing,  
2826 vacation or demolition of buildings or structures that may endanger the life, limb, health, property,  
2827 safety or welfare of the occupants of such buildings or the general public, and this Chapter shall apply to  
2828 all dangerous buildings, as herein defined, that now are in existence or that may hereafter exist in the  
2829 City of Florissant, Missouri.

2830 **Section 510.220 Dangerous Buildings Defined.**

- 2831 A. All buildings or structures that are detrimental to the health, safety or welfare of the residents of the  
2832 City and that have any or all of the following defects shall be deemed "dangerous buildings":
- 2833 1. Those with interior walls or other vertical structural members that list, lean or buckle to such  
2834 an extent that a plumb line passing through the center of gravity falls outside the middle third  
2835 of its base.
  - 2836 2. Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage or  
2837 deterioration of the supporting member or members or fifty percent (50%) damage or  
2838 deterioration of the non-supporting enclosing or outside walls or covering.
  - 2839 3. Those that have improperly distributed loads upon the floors or roofs, or in which the same  
2840 are overloaded, or that have insufficient strength to be reasonably safe for the purpose used.
  - 2841 4. Those that have been damaged by fire, wind or other causes so as to become dangerous to  
2842 life, safety or the general health and welfare of the occupants or the people of the City.
  - 2843 5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the  
2844 amenities essential to decent living that they are unfit for human habitation, or are likely to  
2845 cause sickness or disease, so as to work injury to the health, safety or welfare of those  
2846 occupying such building.



- 2847 6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety  
2848 or general welfare of human beings who live or may live therein.
- 2849 7. Those having inadequate facilities for egress in case of fire or panic or those having  
2850 insufficient stairways, elevators, fire escapes or other adequate means of evacuation.
- 2851 8. Those that have parts thereof that are so attached that they may fall and injure members of  
2852 the public or property.
- 2853 9. Those that because of their condition are unsafe, unsanitary or dangerous to the health, safety  
2854 or general welfare of the people of this City.

2855 **Section 510.230 Dangerous Buildings Declared Nuisance.**

2856 All dangerous buildings or structures, as defined by **Section 510.220** of this Chapter, are hereby  
2857 declared to be public nuisances and shall be repaired, vacated or demolished as provided herein.

2858 **Section 510.240 Standards For Repair, Vacation Or Demolition.**

- 2859 A. The following standards shall be followed in substance by the Building Inspector and the Building  
2860 Commissioner in ordering repair, vacation or demolition of any dangerous building.
- 2861 1. If the dangerous building can reasonably be repaired so that it no longer will exist in  
2862 violation of the terms of this Chapter, it shall be ordered repaired.
- 2863 2. If the dangerous building is in such condition as to make it dangerous to the health, safety or  
2864 general welfare of its occupants, it shall be ordered to be vacated and repaired.
- 2865 3. In all cases where a building cannot be repaired so that it no longer will exist in violation of  
2866 the terms of this Chapter, it shall be demolished.
- 2867 4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the  
2868 terms of this Chapter or any ordinance of this City or Statute of the State of Missouri, it shall  
2869 be repaired or demolished.

2870 **Section 510.250 Building Inspector.**

2871 The Code Enforcement Officer and deputies of the building official shall be the Building Inspector(s)  
2872 within the meaning of this Chapter.

2873 **Section 510.260 Duties Of Building Inspector - Procedure And Notice.**

- 2874 A. The Building Inspector(s) shall have the duty under this Chapter to:
- 2875 1. Inspect or cause to be inspected, as often as may be necessary, all residential, institutional,  
2876 assembly, commercial, industrial, garage, special or miscellaneous occupancy buildings for  
2877 the purpose of determining whether any conditions exist that render such place to be a  
2878 dangerous building when he/she has reasonable grounds to believe that any such building is  
2879 dangerous.
- 2880 2. Inspect any building, wall or structure about which complaints are filed by any person to the  
2881 effect that a building, wall or structure is or may be existing in violation of this Chapter, and  
2882 the Building Inspector determines that there are reasonable grounds to believe that such  
2883 building is dangerous.

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3. Inspect any building, wall or structure reported by the Fire or Police Departments of this City as probably existing in violation of this Chapter.
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4. Notify the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in the building or structure, as shown by the land records of the Recorder of Deeds of St. Louis County, of any building or structure found by him/her to be a dangerous building or structure within the standards set forth in **Section 510.220**. Such notice shall be in writing and shall be given either by personal service or by certified mail, return receipt requested, or if service cannot be had by either of these modes of service, then service may be had by publication in a newspaper qualified to publish legal notices for two (2) consecutive weeks. The notice required shall state that:
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- a. The owner must vacate, vacate and repair, or vacate and demolish said building and clean up the lot or property on which the building is located in accordance with the terms of the notice and this Chapter.
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- b. The occupant or lessee must vacate said building or have it repaired in accordance with the notice and remain in possession.
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- c. The mortgagee, agent or other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County may, at his/her own risk, repair, vacate or demolish the building and clean up the property or have such work done; provided, that any person notified under this Subsection to repair, vacate or demolish any building or clean up the property shall be given such reasonable time not exceeding thirty (30) days to commence the required work.
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5. The notice provided for in this Section shall state a description of the building or structure deemed dangerous, a statement of the particulars that make the building or structure a dangerous building, a statement indicating that as a dangerous building said building or structure constitutes a nuisance, and an order requiring the designated work to be commenced within the time provided for in the above Subsection.
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6. Report in writing to the City Building Commissioner the non-compliance with any notice to vacate, repair, demolish, clean up the property or upon the failure to proceed continuously with the work without unnecessary delay.
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7. Appear at all hearings conducted by the Building Commissioner and testify as to the condition of dangerous buildings.
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8. Immediately report to the Building Commissioner concerning any building found by him/her to be inherently dangerous and that he/she determined to be a nuisance per se. The Building Commissioner may direct that such building be marked or posted with a written notice reading substantially as follows: "This building has been found to be a dangerous building by the Building Inspector. This notice is to remain on this building and/or property until it is repaired, vacated or demolished and the property is cleaned up in accordance with the notice that has been given the owner, occupant, lessee, mortgagee or agent of this building and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County. It is unlawful to remove this notice until such notice is complied with." Provided however, that the order by the Building Commissioner and the posting of said notice shall not be construed to deprive all persons entitled thereto by this Chapter to the notice and hearing prescribed herein.

**Section 510.270 Duties of The Building Commissioner.**

[Ord. No. 7350 §1, 10-26-2006]

A. The Building Commissioner shall have the powers and duties pursuant to this Chapter to:

1. Supervise all inspections required by this Chapter and cause the Building Inspector to make inspections and perform all the duties required of him/her by this Chapter. Upon receiving a complaint or report from any source that a dangerous building exists in the City, the Building Commissioner shall cause an inspection to be made forthwith. If the Building Commissioner deems it necessary to the performance of his/her duties and responsibilities imposed herein, the Building Commissioner may request an inspection and report be made by any other City department or retain services of an expert whenever the Building Commissioner deems such service necessary.
2. Upon receipt of a report from the Building Inspector indicating failure by the owner, lessee, occupant, mortgagee, agent or other persons(s) having an interest in said building to commence work of reconditioning or demolition within the time specified by this Chapter or upon failure to proceed continuously with work without unnecessary delay, hold a hearing giving the affected parties full and adequate hearing on the matter.
3. Give written notice of said hearing, either by personal service or by certified mail, return receipt requested, or if service cannot be had by either of those modes of service, then by publication in a newspaper qualified to publish legal notices, at least ten (10) days in advance of the hearing date, to the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County who may appear before the Director of Public Works on the date specified in the notice to show cause why the building or structure reported to be a dangerous building should not be repaired, vacated or demolished in accordance with the statement of particulars set forth in the Building Inspector's notice as provided herein. Any party may be represented by counsel and all parties shall have an opportunity to be heard.
4. The Director of Public Works will make written findings of fact from the evidence offered at said hearing as to whether or not the building in question is a dangerous building within the terms of **Section 510.220** of this Chapter.
5. If the evidence supports a finding based upon competent and substantial evidence that the building or structure is a dangerous building and a nuisance and detrimental to the health, safety or welfare of the residents of the City, the Director of Public Works shall issue an order based upon its findings of fact commanding the owner, occupant, mortgagee, lessee, agent or other persons(s) having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County to repair, vacate or demolish any building found to be a dangerous building and to clean up the property, provided that any person so notified shall have the privilege of either repairing or vacating and repairing said building, if such repair will comply with the ordinances of this City, or may vacate and demolish said dangerous building at his/her own risk to prevent the acquiring by the City of the lien against the land where the dangerous building stands. If the evidence does not support a finding that a building or structure is a dangerous building or a nuisance or detrimental to the health, safety or welfare of the residents of the City, no order shall be issued.
6. If the owner, occupant, mortgagee or lessee fails to comply with the order within thirty (30) days, the Director of Public Works shall cause such building or structure to be repaired, vacated or demolished and the property cleaned up as the facts may warrant. If the Director

of Public Works or other designated officer or officers issues an order whereby the building or structure is demolished, secured or repaired, or the property is cleaned up, the cost of performance shall be certified to the City Clerk or officer in charge of finance who shall cause a special tax bill or assessment therefor against the property to be prepared and collected by the City Collector or other official collecting taxes, unless the building or structure is demolished, secured or repaired by a contractor pursuant to an order issued by the City and such contractor files a mechanic's lien against the property where the dangerous building is located. The contractor may enforce this lien as provided in Sections 429.010 to 429.360, RSMo. Except as provided in **Section 510.280**, at the request of the taxpayer the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of its issuance shall be deemed a personal debt against the property owner and shall also be a lien on the property until paid. Said tax bill or assessment shall bear interest at a rate of eight percent (8%) per annum until paid.

**Section 510.280 Insurance Proceeds — How Handled.**

A. If there are proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion or other casualty loss, the following procedure is established for the payment of up to twenty-five percent (25%) of the insurance proceeds as set forth in this Subsection. This Subsection shall apply only to a covered claim payment that is in excess of fifty percent (50%) of the face value of the policy covering a building or other structure:

1. The insurer shall withhold from the covered claim payment up to twenty-five percent (25%) of the covered claim payment and shall pay such monies to the City to deposit into an interest-bearing account. Any named mortgagee on the insurance policy shall maintain priority over any obligation under this Chapter.
2. The City shall release the proceeds and any interest that has accrued on such proceeds received under Subdivision (1) of this Subsection to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance monies, unless the City has instituted legal proceedings under the provisions of Subsection (6) of **Section 510.270**. If the City has proceeded under the provisions of Subsection (6) of **Section 510.270**, all monies in excess of that necessary to comply with the provisions of Subsection (6) of **Section 510.270** for the removal, securing, repair and clean up of the building or structure and the lot on which it is located, less salvage value, shall be paid to the insured.

B. If there are no proceeds of any insurance policy as set forth in Subsection (A) of this Section, at the request of the taxpayer the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of its issuance shall be a lien on the property and a personal debt against the property owner(s) until paid.

C. This Section shall apply to fire, explosion or other casualty loss claims arising on all buildings and structures.

D. This Section does not make the City a party to any insurance contract, and the insurer is not liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.

E. The Building Commissioner may certify that in lieu of payment of all or part of the covered claim payment under Subsection (A) that it has obtained satisfactory proof that the insured has removed or will remove the debris and repair, rebuild or otherwise make the premises safe and secure. In this event, the Building Commissioner shall issue a certificate within thirty (30) days after receipt of

proof to permit covered claim payment to the insured without the deduction pursuant to Subsection (A) of this Section. It shall be the obligation of the insured or other person making the claim to provide the insurance company with the written certificate provided for in this Subsection.

#### **Section 510.290 Appeal.**

Any owner, occupant, lessee, mortgagee, agent or any other person(s) having an interest in a dangerous building as shown by the land records of the Recorder of Deeds of St. Louis County may appeal such decision to the Circuit Court of St. Louis County, as provided for in Sections 536.100 to 536.140, RSMo., if a proper record as defined in Section 536.130, RSMo., is maintained of the hearing provided for in **Section 510.270** hereof. Otherwise, the appeal shall be made pursuant to the procedures provided for in Section 536.150, RSMo.

#### **Section 510.300 Emergencies.**

In cases where it reasonably appears that there is immediate danger to the health, life, safety or welfare of any person unless a dangerous building, as defined herein, is immediately repaired, vacated or demolished and the property is cleaned up, the Building Inspector shall report such facts to the Building Commissioner and the Building Commissioner may cause the immediate repair, vacation or demolition of such dangerous building. The costs of such emergency repair, vacation or demolition of such dangerous building shall be collected in the same manner as provided in **Sections 510.270** and **510.280**.

#### **Section 510.310 Violations — Disregarding Notices or Orders.**

The owner, occupant or lessee in possession of any dangerous building who shall fail to comply with the order to repair, vacate or demolish said building given by the Building Commissioner or who shall fail to proceed continuously without unnecessary delay; and any person removing any notices provided for in this Chapter; and any person violating any other provisions of this Chapter shall be guilty of an ordinance violation and upon conviction thereof shall be fined not more than one thousand dollars (\$1,000.00). Each day that a person fails to comply with an order of the Building Commissioner may be deemed a separate offense

## **CHAPTER 515 – DELETE AND RESERVE**

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**City of Florissant**

**Building Division**

**Interoffice Memorandum**

**Memo To:** Mayor Timothy Lowery      **Date:** November 11, 2021

**Through:** Todd Hughes      **Copy:** Philip E. Lum, AIA  
Director of Public Works      Building Commissioner

**From:** Aaron Tossey  
Plan Reviewer

**Subject:** 2021 Code Upgrade  
Reformatting

Mayor,

1. **SUMMARY:** The Building Division would like to substitute the previously submitted Building Code ordinance with one that is restructured. There are no substantive changes. Other structural modifications include grouping vacant structure sections into one Article, deleting the redundant “washroom...” commercial section and renaming the “masonry ordinance” into a stand-alone Article.
2. **RATIONALE:** The purpose of reformatting is to group the Model Codes for ease of upgrade and isolate Dangerous Buildings while combining all other Miscellaneous Building Regulations to follow industry standard. This was spurred by instruction from General Code also as a cost-saving mechanism for future upgrades. Combining disconnected sections about vacant structures into one Article seemed logical for ease of use. The “masonry ordinance” needed a clearer title and promotion from section to Article.
3. **PROPOSED OUTLINE:**

- **CHAPTER 500 - MODEL CODES**
  - Article I - Generally
  - Article II - Building Code
  - Article III - Residential Code
  - Article IV - Mechanical Code
  - Article V - Electrical Code
  - Article VI - Plumbing Code
  - Article VII - Fire Code
  - Article VIII - Fuel Gas Code
  - Article IX - Energy Conservation Code
  - Article X - Swimming Pool And Spa Code
  - Article XI - Private Sewage Disposal Code
  - Article XII - Property Maintenance Code
  - Article XIII - Existing Building Code
- **CHAPTER 505 – MISCELANEOUS BUILDING REGULATIONS**
  - Article I - Generally
  - Article II - Building Permit And Other Fees
  - Article III - Occupancy Permits And Transfer Of Ownership
  - Article IV - Limitations On Exterior Materials In Selected Districts
  - Article V - Vacant Structures
  - Article VI - Notification Of New Electric Customers
  - Article VII - Abatement Of Contamination Due To Production of Methamphetamine
  - Article VIII - Explosives Code
  - Article IX - Land Disturbance
  - Article X - Stream Buffer Ordinance
- **CHAPTER 510 - DANGEROUS BUILDINGS**
  - Article I Dangerous Buildings
- **CHAPTER 515 – DELETE AND RESERVE**

#### 4. SUBMITTED OUTLINE:

- **CHAPTER 500 – BUILDING REGULATIONS**
  - Article I In General
  - Article II Vacant Commercial Buildings
  - Article III Use of Masonry In Selected Districts
  - Article IV Washroom And Lavatory Facilities



- **CHAPTER 505 - BUILDING CONSTRUCTION CODE**

- Article I - Generally
- Article II - Building Code
- Article III - Residential Code
- Article IV - Mechanical Code
- Article V - Electrical Code
- Article VI - Plumbing Code
- Article VII - Fire Code
- Article VIII - Fuel Gas Code
- Article IX - Energy Conservation Code
- Article X - Swimming Pool And Spa Code
- Article XI - Private Sewage Disposal Code
- Article XII Explosives Code
- Article XIV Stream Buffer Ordinance

- **CHAPTER 510 - EXISTING STRUCTURES AND PROPERTY MAINTENANCE CODE**

- Article I Generally
- Article II Property Maintenance Code
- Article III Existing Building Code
- Article IV Occupancy Permits And Transfer of Ownership.
- Article V Notification Of New Electric Customers
- Article VI Vacant Residential Structure Fee
- Article VII Registration Of Vacant Residential Buildings
- Article VIII Abatement Of Contamination Due To Production Of Methamphetamine
- Article IX Dangerous Buildings

- **CHAPTER 515 – DELETE AND RESERVE**

Respectfully,



Aaron Tossey

Residential Plan Reviewer

1 INTRODUCED BY COUNCIL AS A WHOLE

2 NOVEMBER 8, 2021

4 BILL NO. 9740

ORDINANCE NO.

6 **AN ORDINANCE PROVIDING FOR THE REPEAL OF CHAPTERS 500, 505 AND**  
7 **510 OF THE CODE OF ORDINANCES OF THE CITY OF FLORISSANT,**  
8 **MISSOURI, AS AMENDED, RELATING TO THE BUILDING CODE AND**  
9 **ENACTING IN LIEU THEREOF A NEW CHAPTER 500, A NEW CHAPTER 505,**  
10 **AND A NEW CHAPTER 510 ON THE SAME SUBJECT WITH CERTAIN**  
11 **MODIFICATIONS AS HEREINAFTER SET FORTH.**

13 WHEREAS, certain documents, three (3) copies of which have been placed on file in the office of  
14 the City Clerk ninety (90) days prior to this adoption, and said copies being marked and designated as  
15 the Building Construction Code, and Existing Structures Code, of the City of Florissant are hereby  
16 adopted for the control, maintenance, and construction of structures as herein provided; and each and all  
17 of the regulations, provisions, penalties, conditions, and terms of the Building Construction Code, and  
18 Existing Structure Code, of the City of Florissant are hereby referred to, adopted and made a part hereof,  
19 as if fully set out in these Chapters, with the additions, insertions, deletions and changes prescribed in  
20 this Chapter.

21 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF**  
22 **FLORISSANT, MISSOURI,**

23 Section 1: Chapters 500, 505 and 510 of the Code of Ordinances of the City of Florissant,  
24 Missouri (the "City") are hereby repealed and a new Chapter 500 Building Regulations, 505 Building  
25 Construction Code, and a new Chapter 510 Existing Structures Code, of the Municipal Code of the City  
26 are hereby enacted in lieu thereof, all to read as follows:

## 27 **CHAPTER 500 – BUILDING REGULATIONS**

### 28 **ARTICLE I In General**

#### 29 **Section 500.010. Building Permit and Other Fees.**

30 A. Fees. The permittee of any permit for the erection, alteration, enlargement, repair or  
31 removal of any structures or buildings shall pay the City a fee for such permit as set forth in  
32 paragraphs (1) and (2) below except as determined by Section **500.020** of this Article.

- 33 1. Commercial, industrial and multi-family residential construction permit fees. The  
34 fee for a building permit and inspection of commercial, industrial and multi-family  
35 construction shall be determined by applying the table of fee rates as set forth below  
36 to the total cost of construction as determined by Section **500.020** of this Article.  
37 Permit application fee shall be ten dollars (\$10) and shall be subtracted from the  
38 total fee. Permit processing, plan review and charges for inspections are included in  
39 the fee rate. However, the minimum permit fee shall be the first-tier entry of ninety-  
40 five dollars (\$95.00) where no plan review is required. A building permit and  
41 inspection fee for commercial, industrial, or multiple-family residential

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construction, with a total estimated cost of construction in excess of fifty million dollars (\$50,000,000.00) shall be computed at the rate of three dollars and sixty cents (\$3.60) per thousand dollars of the total estimated cost of construction.

<b>Construction Cost</b>	<b>Permit Cost</b>
\$1,000	\$95
\$2,000	\$124
\$3,000	\$143
\$4,000	\$163
\$5,000	\$197
\$6,000	\$223
\$7,000	\$233
\$8,000	\$256
\$9,000	\$267
\$10,000	\$270
\$11,000	\$270
\$12,000	\$270
\$13,000	\$270
\$14,000	\$270
\$15,000	\$270
\$16,000	\$271
\$17,000	\$271
\$18,000	\$280
\$19,000	\$294
\$20,000	\$294
\$21,000	\$294
\$22,000	\$294
\$23,000	\$294

<b>Construction Cost</b>	<b>Permit Cost</b>
\$24,000	\$305
\$25,000	\$305
\$26,000	\$317
\$27,000	\$317
\$28,000	\$329
\$29,000	\$329
\$30,000	\$329
\$31,000	\$340
\$32,000	\$340
\$33,000	\$340
\$34,000	\$352
\$35,000	\$352
\$36,000	\$363
\$37,000	\$364
\$38,000	\$376
\$39,000	\$378
\$40,000	\$389
\$42,000	\$400
\$44,000	\$412
\$46,000	\$422
\$48,000	\$437
\$50,000	\$447
\$52,000	\$460
\$54,000	\$482
\$56,000	\$483

<b>Construction Cost</b>	<b>Permit Cost</b>
\$58,000	\$494
\$60,000	\$508
\$62,000	\$519
\$64,000	\$531
\$66,000	\$542
\$68,000	\$555
\$70,000	\$567
\$72,000	\$579
\$74,000	\$590
\$76,000	\$603
\$78,000	\$614
\$80,000	\$626
\$82,000	\$638
\$84,000	\$650
\$86,000	\$662
\$88,000	\$674
\$90,000	\$697
\$92,000	\$709
\$94,000	\$722
\$96,000	\$733
\$98,000	\$746
\$100,000	\$756
\$105,000	\$781
\$110,000	\$816
\$115,000	\$839

<b>Construction Cost</b>	<b>Permit Cost</b>
\$120,000	\$876
\$125,000	\$899
\$130,000	\$937
\$135,000	\$960
\$140,000	\$995
\$145,000	\$1,019
\$150,000	\$1,054
\$155,000	\$1,078
\$160,000	\$1,103
\$165,000	\$1,158
\$170,000	\$1,161
\$175,000	\$1,198
\$180,000	\$1,222
\$185,000	\$1,245
\$190,000	\$1,281
\$195,000	\$1,304
\$200,000	\$1,328
\$210,000	\$1,388
\$220,000	\$1,447
\$230,000	\$1,502
\$240,000	\$1,555
\$250,000	\$1,614
\$260,000	\$1,661
\$270,000	\$1,722
\$280,000	\$1,769

<b>Construction Cost</b>	<b>Permit Cost</b>
\$290,000	\$1,829
\$300,000	\$1,874
\$310,000	\$1,897
\$320,000	\$1,985
\$330,000	\$2,029
\$340,000	\$2,088
\$350,000	\$2,137
\$360,000	\$2,196
\$370,000	\$2,245
\$380,000	\$2,291
\$390,000	\$2,351
\$400,000	\$2,399
\$420,000	\$2,495
\$440,000	\$2,602
\$460,000	\$2,697
\$480,000	\$2,804
\$500,000	\$2,899
\$520,000	\$2,995
\$540,000	\$3,103
\$560,000	\$3,196
\$580,000	\$3,293
\$600,000	\$3,386
\$620,000	\$3,482
\$640,000	\$3,578
\$660,000	\$3,673

<b>Construction Cost</b>	<b>Permit Cost</b>
\$680,000	\$3,768
\$700,000	\$3,864
\$720,000	\$3,959
\$740,000	\$4,054
\$760,000	\$4,149
\$780,000	\$4,244
\$800,000	\$4,341
\$820,000	\$4,435
\$840,000	\$4,517
\$860,000	\$4,613
\$880,000	\$4,707
\$900,000	\$4,803
\$920,000	\$4,887
\$940,000	\$4,981
\$960,000	\$5,076
\$980,000	\$5,161
\$1,000,000	\$5,255
\$1,100,000	\$5,683
\$1,200,000	\$6,120
\$1,300,000	\$6,559
\$1,400,000	\$6,986
\$1,500,000	\$7,412
\$1,600,000	\$7,838
\$1,700,000	\$8,254
\$1,800,000	\$8,669



<b>Construction Cost</b>	<b>Permit Cost</b>
\$1,900,000	\$9,084
\$2,000,000	\$9,497
\$2,100,000	\$9,899
\$2,200,000	\$10,303
\$2,300,000	\$10,707
\$2,400,000	\$11,109
\$2,500,000	\$11,512
\$2,600,000	\$11,904
\$2,700,000	\$12,292
\$2,800,000	\$12,683
\$2,900,000	\$13,076
\$3,000,000	\$13,467
\$3,100,000	\$13,859
\$3,200,000	\$14,237
\$3,300,000	\$14,617
\$3,400,000	\$15,009
\$3,500,000	\$15,387
\$3,600,000	\$15,758
\$3,700,000	\$16,132
\$3,800,000	\$16,512
\$3,900,000	\$16,881
\$4,000,000	\$17,259
\$4,200,000	\$17,993
\$4,400,000	\$18,738
\$4,600,000	\$19,463

<b>Construction Cost</b>	<b>Permit Cost</b>
\$4,800,000	\$20,198
\$5,000,000	\$20,919
\$5,200,000	\$21,644
\$5,400,000	\$22,353
\$5,600,000	\$23,065
\$5,800,000	\$23,775
\$6,000,000	\$24,473
\$6,200,000	\$25,184
\$6,400,000	\$25,885
\$6,600,000	\$26,559
\$6,800,000	\$27,270
\$7,000,000	\$27,957
\$7,200,000	\$28,644
\$7,400,000	\$29,331
\$7,600,000	\$30,012
\$7,800,000	\$30,694
\$8,000,000	\$31,370
\$8,200,000	\$32,046
\$8,400,000	\$32,720
\$8,600,000	\$33,396
\$8,800,000	\$34,060
\$9,000,000	\$34,722
\$9,200,000	\$35,387
\$9,400,000	\$36,051
\$9,600,000	\$36,713

<b>Construction Cost</b>	<b>Permit Cost</b>
\$9,800,000	\$37,377
\$10,000,000	\$38,029
\$10,500,000	\$39,663
\$11,000,000	\$41,287
\$11,500,000	\$42,898
\$12,000,000	\$44,510
\$12,500,000	\$46,097
\$13,000,000	\$47,686
\$13,500,000	\$49,260
\$14,000,000	\$50,836
\$14,500,000	\$52,400
\$15,000,000	\$53,952
\$15,500,000	\$55,794
\$16,000,000	\$57,593
\$16,500,000	\$59,390
\$17,000,000	\$61,190
\$17,500,000	\$62,987
\$18,000,000	\$64,786
\$18,500,000	\$66,585
\$19,000,000	\$68,383
\$19,500,000	\$70,181
\$20,000,000	\$71,859
\$20,500,000	\$73,656
\$21,000,000	\$75,450
\$21,500,000	\$77,249

<b>Construction Cost</b>	<b>Permit Cost</b>
\$22,000,000	\$79,040
\$22,500,000	\$80,838
\$23,000,000	\$82,631
\$23,500,000	\$84,429
\$24,000,000	\$86,222
\$24,500,000	\$88,020
\$25,000,000	\$89,802
\$25,500,000	\$91,611
\$26,000,000	\$93,404
\$26,500,000	\$95,202
\$27,000,000	\$96,994
\$27,500,000	\$98,792
\$28,000,000	\$100,585
\$28,500,000	\$102,383
\$29,000,000	\$104,176
\$29,500,000	\$105,974
\$30,000,000	\$107,584
\$30,500,000	\$109,376
\$31,000,000	\$111,170
\$31,500,000	\$112,962
\$32,000,000	\$114,755
\$32,500,000	\$116,547
\$33,000,000	\$118,338
\$33,500,000	\$120,131
\$34,000,000	\$121,923

<b>Construction Cost</b>	<b>Permit Cost</b>
\$34,500,000	\$123,715
\$35,000,000	\$125,508
\$35,500,000	\$127,301
\$36,000,000	\$129,093
\$36,500,000	\$130,886
\$37,000,000	\$132,678
\$37,500,000	\$134,469
\$38,000,000	\$136,262
\$38,500,000	\$138,054
\$39,000,000	\$139,846
\$39,500,000	\$141,640
\$40,000,000	\$143,189
\$40,500,000	\$144,981
\$41,000,000	\$146,767
\$41,500,000	\$148,559
\$42,000,000	\$150,345
\$42,500,000	\$152,138
\$43,000,000	\$153,925
\$43,500,000	\$155,717
\$44,000,000	\$157,503
\$44,500,000	\$159,296
\$45,000,000	\$161,082
\$45,500,000	\$162,875
\$46,000,000	\$164,660
\$46,500,000	\$166,453

<b>Construction Cost</b>	<b>Permit Cost</b>
\$47,000,000	\$168,239
\$47,500,000	\$170,032
\$48,000,000	\$171,819
\$48,500,000	\$173,610
\$49,000,000	\$175,397
\$49,500,000	\$177,190
\$50,000,000	\$178,671

2. Residential construction permit fees. The fee for a building permit and inspections of residential construction or new structures, alterations and additions on one- or two-family residential structures and all other miscellaneous residential construction shall be determined by applying the table of fee rates set forth below to the total estimated cost of construction as determined in Section **500.020** of this Article. Permit application fee shall be ten dollars (\$10) and shall be subtracted from the total. Permit processing, plan review and inspection charges are included in the fee rate. However, the minimum permit fee shall be ninety-five dollars (\$95.00) where no plan review is required. A building permit and inspection fee for residential construction, with a total estimated cost of construction in excess of six hundred and eighty thousand dollars (\$680,000) shall be computed at the rate of three dollars and sixty cents (\$3.60) per thousand dollars of the total estimated cost of construction.

<b>Construction Cost</b>	<b>Permit Fee</b>
\$1,000	\$95
\$2,000	\$105
\$3,000	\$116
\$4,000	\$129
\$5,000	\$147
\$6,000	\$160
\$7,000	\$166
\$8,000	\$183
\$9,000	\$188

<b>Construction Cost</b>	<b>Permit Fee</b>
\$10,000	\$191
\$11,000	\$191
\$12,000	\$191
\$13,000	\$191
\$14,000	\$191
\$15,000	\$191
\$16,000	\$192
\$17,000	\$197
\$18,000	\$197
\$19,000	\$205
\$20,000	\$205
\$21,000	\$205
\$22,000	\$205
\$23,000	\$205
\$24,000	\$213
\$25,000	\$213
\$26,000	\$223
\$27,000	\$223
\$28,000	\$227
\$29,000	\$227
\$30,000	\$227
\$31,000	\$236
\$32,000	\$236
\$33,000	\$236
\$34,000	\$245

<b>Construction Cost</b>	<b>Permit Fee</b>
\$35,000	\$245
\$36,000	\$252
\$37,000	\$253
\$38,000	\$258
\$39,000	\$260
\$40,000	\$268
\$42,000	\$276
\$44,000	\$284
\$46,000	\$290
\$48,000	\$299
\$50,000	\$306
\$52,000	\$313
\$54,000	\$329
\$56,000	\$329
\$58,000	\$338
\$60,000	\$344
\$62,000	\$352
\$64,000	\$359
\$66,000	\$369
\$68,000	\$376
\$70,000	\$383
\$72,000	\$391
\$74,000	\$400
\$76,000	\$407
\$78,000	\$414



<b>Construction Cost</b>	<b>Permit Fee</b>
\$80,000	\$421
\$82,000	\$431
\$84,000	\$438
\$86,000	\$444
\$88,000	\$453
\$90,000	\$469
\$92,000	\$477
\$94,000	\$483
\$96,000	\$492
\$98,000	\$500
\$100,000	\$508
\$105,000	\$522
\$110,000	\$546
\$115,000	\$561
\$120,000	\$585
\$125,000	\$599
\$130,000	\$624
\$135,000	\$638
\$140,000	\$662
\$145,000	\$677
\$150,000	\$699
\$155,000	\$716
\$160,000	\$731
\$165,000	\$755
\$170,000	\$772

<b>Construction Cost</b>	<b>Permit Fee</b>
\$175,000	\$794
\$180,000	\$810
\$185,000	\$824
\$190,000	\$845
\$195,000	\$863
\$200,000	\$879
\$210,000	\$918
\$220,000	\$957
\$230,000	\$992
\$240,000	\$1,026
\$250,000	\$1,065
\$260,000	\$1,095
\$270,000	\$1,133
\$280,000	\$1,166
\$290,000	\$1,203
\$300,000	\$1,235
\$310,000	\$1,274
\$320,000	\$1,304
\$330,000	\$1,335
\$340,000	\$1,372
\$350,000	\$1,405
\$360,000	\$1,442
\$370,000	\$1,473
\$380,000	\$1,503
\$390,000	\$1,545

Construction Cost	Permit Fee
\$400,000	\$1,575
\$420,000	\$1,637
\$440,000	\$1,705
\$460,000	\$1,781
\$480,000	\$1,838
\$500,000	\$1,899
\$520,000	\$1,961
\$540,000	\$2,030
\$560,000	\$2,094
\$580,000	\$2,155
\$600,000	\$2,216
\$620,000	\$2,279
\$640,000	\$2,340
\$660,000	\$2,401
\$680,000	\$2,465

3. A fifty-dollar (**\$50.00**) fee shall apply for each additional or extra inspection, as defined herein, including inspections for compliance with approved development or site plans. An "additional inspection" is defined as an inspection which is required as a result of unusual or complicated construction. An "extra inspection" is defined as an inspection which is made as a result of non-compliance, not ready, lock out or similar circumstances.
4. Electrical permit fees. Electrical permit fees shall follow the rates set forth in Section 500.010(A) except as set forth in **Section 500.020**.
5. Mechanical permit fees. Mechanical permit fees shall follow the rates set forth in Section 500.010(A) except as set forth in **Section 500.020**.
6. Plumbing and permit fees. Plumbing permit fees shall follow the rates set forth in Section 500.010(A) except as set forth in **Section 500.020**.
7. Miscellaneous fees.
  - a. Permit Amendments - **\$40.00**
  - b. Refund Service Charge - **\$40.00**

- c. Permit Extension - **\$40.00**
- d. Plan Revision - **\$40.00**
- e. Permit Processing - **\$40.00**
- f. Additional Inspection - **\$50.00**
  - 1. An "additional inspection" is defined as an inspection which is required as a result of unusual or complicated construction.
- g. Extra Inspection - **\$50.00**
  - 1. An "extra inspection" is defined as an inspection which is made as a result of non-compliance, not ready, lock out or similar circumstances.
- h. Stop Work Order Fee - **\$50.00**
- i. Electrical inspection to verify safety (required by utility) - **\$50.00**
- j. Land Disturbance Permit Fees.
  - 1. Major - **\$500.00**
  - 2. Ordinary - **\$250.00**
  - 3. Additional Inspections - **\$50.00**
- k. Exterior Accessibility Ramp Permit Fee: Upon approval from the Building Commissioner the permit fee for an exterior accessibility ramp may be waived for one (1) required means of egress in single-family residential homes.
  - 1. Processing of annual backflow preventer inspection report. - **\$40.00**
- m. Portable On-Demand Storage Container Permit (P.O.D.) - **\$75.00**
- n. Roll Off Dumpster Permit - **\$75.00**
- o. Sewer Lateral Program Application (Refundable) - **\$300.00**

**B. General.**

- 1. The number and type of building inspections shall be as required by the Building Official.
- 2. It shall be the responsibility of the permit holder to maintain proper records of partial permit fee payment.
- 3. Applicants for additional permits involving previously installed rough-in installations shall produce records of payment regarding partial permit claims.
- 4. Failure to produce payment and permit records shall result in the full fee being charged for any installation performed under a previously issued partial permit.
- 5. Permits issued for partial installations shall be considered completed when the segment issued is inspected and approved.
- 6. Permits shall be issued on the merit of the plans, specifications and documentation submitted in support of the permit application.
- 7. The estimated amount to cover general inspection fees set forth in the above schedule shall be paid when a permit is issued. Extra or additional inspection fees shall be paid

upon completion of the work prior to a final approval.

C. Administration Costs.

1. Administration costs shall also be charged to the owner, his/her developer and/or agent(s) for any major development. Administration's cost shall include, but shall not be limited to, the current hourly rate for the Director of Public Works, City Engineer, Building Commissioner, City Attorney, Building Inspectors, secretaries, clerk typists, draftsperson, copy equipment operators or any other City employee(s) and shall also include the current duplicating charge(s) as set by ordinance. Major developments shall include subdivision projects, special permit projects and all non-residential rezoning projects.
2. Prior to reviewing building plans and issuing building permits for any major development, the Director of Public Works or his/her designee shall estimate the administration costs and shall require the owner, his/her developer and/or agent(s) to deposit with the City this estimated amount for their particular project. All administration costs associated with a particular project (including all preliminary and subsequent consultations prior to Planning and Zoning and City Council approvals) will be charged against the funds on deposit on a monthly basis. During the course of a particular project, if funds are not adequate to cover administration costs, then the owner (his/her developer and/or agents) will be required to deposit an additional estimated amount with the City. If at the end of a particular project there are excess funds and all administration costs have been covered, then these excess funds will be returned to the owner, his/her developer and/or agents.
3. If the owner, his/her developer and/or agents(s) fails to deposit adequate funds required to cover actual (not estimated) administration costs, then an occupancy permit(s) will be withheld (where applicable) or revoked until the matter is resolved.

D. Administrative Fees for Various Zoning Applications And Permits.

1. Planning and Zoning Plan Review Fees.
  - a. Residential - **\$50.00**
  - b. Commercial or Multi-Family Residential - **\$100.00**
  - c. The filing fee for the review by the Planning and Zoning Commission of all plans submitted to ensure that all buildings comply with the minimum standards shall be fifty dollars (**\$50.00**) for residential buildings and one hundred (**\$100.00**) for multi-family and non-residential projects.
2. The filing fee for a petition for change of zoning district, boundaries, district classification or special permit shall be three hundred dollars (**\$300.00**);
3. The application fee for a residential designed development permit shall be three hundred dollars (**\$300.00**);
4. The application fee for a planned environmental unit permit shall be three hundred dollars (**\$300.00**);
5. The application fee for a commercial industrial design permit shall be three hundred dollars (**\$300.00**)
6. No application fee shall be charged for an application under the density development procedure other than the normal fees required for processing of the

subdivision under the Subdivision Regulations (see Chapter **410** of this Code) and other ordinances.

7. The aforementioned fees to be charged for the various procedures are not refundable, except where petitions or applications are withdrawn before substantial processing has been undertaken, and then only by order of the City Council. In addition to all other fees set out herein, the petitioner for a change of zoning district, district boundaries, district classification, or special permit shall pay to the City any and all costs of publication necessary to comply with the provisions of the Florissant Zoning Ordinance. Such fees shall be paid prior to the time any permit is issued under the Zoning Ordinance.

## **Section 500.020 Calculation of Estimated Value of Construction for Determining Permit Fee.**

[Code 1980 § 6-5; CC 1990 § 5-3; Ord. No. 5409, 10-26-1992; Ord. No. 7122 § 1, 1-25-2005]

- A. The Code Official is authorized to estimate the total cost of construction of a structure, building or project, by multiplying the total floor area of the structure in square feet by an appropriate square foot cost rate as published by the International Code Council. Structures or projects for which it is impractical to estimate the total construction cost by said square foot cost method shall be estimated by applying current, commonly accepted unit cost figures to the various components in a commonly accepted manner. In lieu of determining the total cost of construction as outlined above, the Code Official may accept a bona fide contract or any affidavit of the owner of the building structure or project, in which the total cost of construction, including site improvements related to the permit, is verified by applicant and owner.
- B. The method to be used for calculating the estimated value for the construction of any building for the purpose of a building permit fee calculation shall be by one (1) of the following methods in which the highest figure shall be used:
  1. The construction cost may be taken as that cost which was submitted on the permit application.
  2. The construction cost and permit fee may be calculated using the most recent building valuation data report as published by the International Code Council (ICC). This cost shall be determined by using one hundred percent (100%) of the square footage cost given in the table. The calculation shall be required in writing provided by applicant.

## **ARTICLE II Vacant Commercial Buildings**

### **Section 500.030 Maintenance of Unoccupied Freestanding Commercial or Industrial Buildings.**

[Code 1980 § 6-7; CC 1990 § 5-4]

- A. Any freestanding commercial or industrial building which remains unoccupied for one hundred twenty (120) days shall be maintained in accordance with the following provisions:
  1. All exterior openings shall be boarded up with not less than one-quarter (1/4) inch tempered Masonite or three-eighths (3/8) inch plywood, cut to fit within the openings, fastened in place as securely as possible and suitably coated with an appropriate neutral color harmonizing with the exterior colors of the building as

196 inconspicuously as possible. Such work shall be performed in a neat and  
197 workmanlike manner.

198 2. All signs and signposts, other than real estate signs, relating to such premises shall  
199 be removed.

200 3. Every window, glazed exterior door, exterior transom or exterior sidelight of an  
201 unoccupied building shall be provided with properly installed glass or other  
202 approved glazing material and in the event of breakage the owner shall immediately  
203 remove all broken glass and temporarily board up with suitable materials.

204 B. Any such building which had been used as a service station shall have all above ground  
205 pumps and pump islands removed and all underground tanks shall be filled with sand.

206 C. The owner of any building or structure subject hereto who shall fail to comply with these  
207 requirements, ten (10) days after written notice thereof from the Building Commissioner,  
208 shall be deemed guilty of a misdemeanor and upon conviction thereof shall be subject to the  
209 penalties provided for violation of City ordinances.

210 D. The provisions of this Section shall not apply to any building or structure designated as a  
211 landmark under the provisions of Sections 120.280 and Article XII of Chapter 405 of this  
212 Code (Sections 405.425 et seq.).

### 213 **ARTICLE III Use of Masonry In Selected Districts**

#### 214 **Section 500.040 Frame Construction in "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2"** 215 **and "M-3" Zoning Districts.**

216 [Code 1980 § 6-8; CC 1990 § 5-5; Ord. No. 4926 § 1, 7-11-1988; Ord. No. 5318, 1-27-1992;  
217 Ord. No. 6224, 1-25-1999; Ord. No. 7437 § 1, 8-20-2007; Ord. No. 7671 § 1, 1-13-2010]

218 A. Any building as defined in the Building Code, as adopted by Chapter 505, which is located  
219 in an "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2" or "M-3" zoning district shall  
220 have exterior finished walls composed of one hundred percent (100%) masonry on all sides  
221 of structure, except as otherwise permitted by this Section. There shall be no exposed non-  
222 masonry surfaces in the first (1st) three (3) feet above grade except doors and windows.

223 B. Exceptions:

- 224 1. Accessory buildings if otherwise permitted by ordinance and approved by the  
225 planning and zoning commission;
- 226 2. Buildings specifically excepted from such requirement under provisions of a special  
227 permit or a "B-5" zoning ordinance granted by the Council in accordance with  
228 provisions of Chapter 405 of the Code;
- 229 3. Tilt-up construction is allowed on buildings of twenty thousand (20,000) square feet  
230 or greater provided that the front tilt-up face of the building shall be constructed  
231 with traditional masonry material unless otherwise determined by the City Council.  
232 "Traditional masonry" is defined as hand-laid in place traditional block back-up,  
233 brick, stone or any other masonry material as a face. Decorative and/or embossed  
234 tilt-up panels may be required on all other portions of the building. Tilt-up  
235 construction is the process of forming, pouring and curing Portland cement concrete  
236 panels on the job site and tilting/raising them up into place usually as the exterior  
237 wall of a building or structure. Tilt-up is different than pre-cast panels which are

- 238 constructed off site.
- 239 4. Any buildings legally existing on or for which building permits have been legally  
240 issued prior to March 1, 1992, or any reconstruction thereof or any alterations and  
241 expansion thereof if approved by the Planning and Zoning Commission.
- 242 C. "Masonry", as used in this Section, shall be defined as exposed face brick or natural  
243 building stone which is used as a facing component which is applied over exterior wall  
244 back-up construction. Face brick shall be prismatic units in a variety of sizes, colors and  
245 shapes. Brick shall be manufactured from clay, shale or similar naturally occurring earthy  
246 substances and subjected to firing in a kiln. Brick shall be solid masonry units, having a  
247 minimum thickness of three and five-eighths (3 5/8) inches and meeting all the  
248 requirements of ASTM Designation C-216, Standard Specification for Facing Brick.  
249 Ceramic glazed facing brick are specifically excluded. Natural building stone shall include  
250 stone that is sawed, cut, split or otherwise finished or shaped having a minimum thickness  
251 of one (1) inch. Natural building stone shall include granite, limestone, marble, slate,  
252 soapstone, sandstone or other natural stones of similar characteristics and physical  
253 properties. Molded, cast or otherwise artificially aggregated units composed of fragments  
254 are specifically excluded. Materials specifically excluded from the definition of exposed  
255 masonry construction shall include, but shall not be limited to: all hollow masonry units  
256 (i.e., structural clay tile, facing tile, customized architectural concrete masonry units, hollow  
257 brick units, etc.), all concrete masonry units, glass blocks, plastic and/or composite blocks,  
258 metal panels, plastic panels, plaster exterior insulation-finish system, precast concrete  
259 panels or any composition and all cast-in-place concrete walls, tilt-up concrete panels.
- 260 D. Restrictions On Use Of Masonry.
- 261 1. Masonry shall not be painted, but clear sealers may be applied if approved by the  
262 Building Commissioner.
- 263 2. Any masonry that was lawfully painted may only be repainted for maintenance  
264 purposes and only with written permission from the Director of Public Works. In  
265 cases where there is a need to perform maintenance on a painted area, the Director  
266 of Public Works or their designee may review and approve any repainting for  
267 maintenance reasons, provided that there is no change in color or texture.
- 268 3. Repainting for reasons other than for maintenance of current painted surfaces upon  
269 the approval of the Director of Public Works and requests to change the color or  
270 texture of the existing brick or masonry surface may not be done without the review  
271 and recommendation from Planning and Zoning Commission and approval of City  
272 Council.
- 273 4. Nothing contained herein shall excuse or authorize the unlawful painting or  
274 repainting of brick or masonry surfaces.
- 275 5. Exemption for Landmark and Historic Homes: All buildings listed on the National  
276 Register of Historic Places, designated Florissant landmarks or structures eligible to  
277 be designated Florissant landmarks which were painted prior to the adoption of this  
278 Section would be excluded from its provisions.



279 **ARTICLE IV Washroom And Lavatory Facilities**

280 **Section 500.050 Washroom and Lavatory Facilities in Business Establishments.**

281 [Code 1980 § 6-9; CC 1990 § 5-6]

- 282 A. "Business" Defined. For the purpose of this Section, the term "business" means and  
283 includes any person, firm, partnership or corporation engaged in the carrying out of any  
284 commercial activity.
- 285 B. Cleanliness—Supplies. All business establishments which are open to the general public  
286 and which provide washroom and lavatory facilities for customer usage shall keep such  
287 facilities in a clean, neat and orderly manner and shall keep same equipped at all times with  
288 an adequate supply of toilet tissue, soap, towels and containers for disposable items.
- 289 C. Lighting—Ventilation—Plumbing. All washroom and lavatory facilities provided by  
290 business establishments shall be adequately lighted and ventilated and shall meet all  
291 plumbing requirements of the Plumbing Code.
- 292 D. Penalties. Any person violating any of the provisions of this Section shall be subject to the  
293 penalties provided for violation of City ordinances. In addition thereto the Director of  
294 Public Works shall be empowered to close such business establishment upon twenty-four  
295 (24) hours written notice of violation of such provisions and any business establishment  
296 closed pursuant thereto shall remain closed until full compliance with the terms of such  
297 provisions shall be achieved.

298 **CHAPTER 505 - BUILDING CONSTRUCTION CODE**

299 **ARTICLE I Generally**

300 **Section 505.001 Generally**

301 The Building Construction Code of the City of Florissant shall consist of the following code sections  
302 and articles along with all appendixes, additions, insertions, deletions and changes to each International  
303 and National Code, along with the additional City of Florissant code sections as set out under its related  
304 Article or Section below.

305 **Section 505.010 Jurisdictional Titles.**

306 [Code 1980 §6-2(b); CC 1990 §5-27; Ord. No. 4877 §3, 2-8-1988; Ord. No. 5319, 1-27-1992; Ord. No.  
307 5805, 1-8-1996; Ord. No. 6246, 4-12-1999; Ord. No. 6950, 12-8-2003; Ord. No. 7678 §3, 2-10-2010]

308 Throughout the City of Florissant Building Construction Code, wherever the terms "Name of  
309 Jurisdiction" or "Local Jurisdiction" appear, it shall be deemed to mean "City of Florissant"; likewise  
310 wherever the term "Department of Building Inspection", "department of building safety", "the  
311 applicable governing authority", "department of property maintenance", or "authority having  
312 jurisdiction" appears, it shall be deemed to mean "City of Florissant Building Department". The terms  
313 "code official", "building official", "fire code official" or "supervisor of electrical inspection" shall refer  
314 to the Building Commissioner of the City of Florissant.

315 **Section 505.020 Violations And Penalties.**

316 Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any  
317 provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of

318 the City of Florissant. Each day that a violation continues after due notice has been served shall be  
319 deemed a separate offense.

320 **Section 505.030 International Codes Adopted.**

321 The following codes described in Articles I through XII, are hereby adopted.

322 **ARTICLE II BUILDING CODE**

323 **Section 505.040 International Building Code Adopted**

324 The International Building Code, 2021 Edition, including appendixes C, E, F, and I as published by the  
325 International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a  
326 period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection  
327 and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set  
328 forth herein, is hereby adopted as the Building Code of the City of Florissant, Missouri, subject to the  
329 amendments, additions, insertions, deletions and changes set out in Section 500.050 of this Chapter.

330 **Section 505.050 Additions, Insertions, Deletions and Amendments**

331 A. The following numbered Sections and Subsections of the International Building Code, 2021  
332 Edition, including appendixes C, E, F, and I as published by the International Code Council, Inc.,  
333 are hereby amended by additions, insertions, deletions and amendments so that such Sections  
334 and Subsections shall read as follows:

- 335 1. **Section 101.1 Title** (Amended): These regulations shall be known as the Building Code of  
336 the City of Florissant, Missouri, hereinafter referred to as "this code".
- 337 2. **Section 103.1 Creation of enforcement agency (Amended).** The Building Department, a  
338 Division of the Department of Public Works is hereby created and the official in charge  
339 thereof shall be known as the Building official. The function of the agency shall be the  
340 implementation, administration and enforcement of the provisions of this code.
- 341 3. **Section 105.2 Work exempt from permit** (Amended).
- 342 **Building:**
- 343 1. (Deleted)
- 344 2. (Amended) Fence repairs if total linear feet of repair is 25% or less than the total  
345 fence length added together.
- 346 3. (Unchanged from code text)
- 347 4. (Amended) Retaining walls that are not over two (2) feet in height measured from the  
348 bottom of the footing to the top of the wall, unless supporting a surcharge load.
- 349 5. (Unchanged from code text)
- 350 6. (Amended) Sidewalks and driveways not more than thirty (30) inches above grade  
351 and not over any basement or story above. However, any excavation in a public  
352 right-of-way requires an approval and/or excavation permit from the City of  
353 Florissant.
- 354 7. (Amended) Painting, papering, tiling, carpeting, cabinets, countertops and similar  
355 finish work, unless it interferes with another required system, component, safety  
356 condition or requirement.

- 357 8. (Unchanged from code text)
- 358 9. (Unchanged from code text)
- 359 10. (Unchanged from code text)
- 360 11. (Amended) Swings, playground equipment and other recreational structures or
- 361 equipment accessory to detached one- and two-family dwellings.
- 362 12. (Unchanged from code text)
- 363 13. (Unchanged from code text)
- 364 14. (Added) Removal and installation of exterior coverings provided the work does not
- 365 interfere with other required systems or components. All newly installed exterior
- 366 coverings and roofing materials must match the existing in appearance and color,
- 367 texture and profile so as not to promote visual blight and shall be constructed in a
- 368 workmanlike manner.

369 **Electrical:**

- 370 1. (Unchanged from code text)
- 371 2. (Unchanged from code text)
- 372 3. (Unchanged from code text)

373 **Gas:**

- 374 1. (Unchanged from code text)
- 375 2. (Unchanged from code text)

376 **Mechanical:**

- 377 1. (Unchanged from code text)
- 378 2. (Unchanged from code text)
- 379 3. (Unchanged from code text)
- 380 4. (Unchanged from code text)
- 381 5. (Unchanged from code text)
- 382 6. (Unchanged from code text)
- 383 7. (Unchanged from code text)

384 **Plumbing:**

- 385 1. (Unchanged from code text)
- 386 2. (Unchanged from code text)

- 387 4. **Section 105.2.1 Emergency Repairs** (Amended). Where equipment or system replacements
- 388 and/or repairs must be performed in an emergency situation, the permit application shall be
- 389 submitted within forty-eight (48) working hours of said repair or replacement.
- 390 5. **Section 105.2.3 Fences** (Added). The finished side of fences shall face all neighboring
- 391 properties including streets and alleys so as to prohibit the view of fence posts and support
- 392 rails from adjoining properties.

393 **Exception:** In cases where both sides of a fence are intended to be finished, i.e. shadowbox

394 or basket weave construction, etc.

- 395 6. **Section 105.3.3 Integrated permits** (Added). The Code Official shall be permitted to issue  
396 integrated building, plumbing, electrical and/or mechanical permits on a single permit  
397 application. The integrated permit primary applicant shall be responsible for providing the  
398 Department of Public Works copies of the plumbing, electrical and/or mechanical permit  
399 form with the name, signature and license number of the appropriate subcontractor. Any  
400 change in the identity of the named subcontractor after issuance of the permit shall result in  
401 the assessment of a transfer or revision fee in the amount specified in this Code.
- 402 7. **Section 105.7 Placement of Permit** (Amended). The building permit authorization card and  
403 stamped approved plans shall be kept on the construction site until completion of the work.  
404 The authorization card shall be placed in a window visible from the street upon which the  
405 structure or structures face or located on the exterior of the structure facing the street in a  
406 clear waterproof container.
- 407 8. **Section 113.1 General** (Deleted and Replaced). In order to hear and decide appeals of  
408 orders, decisions, or determinations made by the building official relative to the application  
409 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
410 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
411 **11.1**.
- 412 9. **Section 114.4 Violation penalties.** (Amended) Any person who violates a provision of this  
413 code or fails to comply with any of the requirements thereof or who erects, constructs, alters  
414 or repairs a building or structure in violation of the approved construction documents or  
415 directive of the building official, or of a permit or certificate issued under the provisions of  
416 this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of  
417 the City of Florissant. Each day that a violation continues after due notice has been served  
418 shall be deemed a separate offense
- 419 10. **Section 114.5 Method of Service** (Added). Such notice shall be deemed to be properly  
420 served upon the owner, owner's agent or upon the person responsible for the structure if a  
421 copy thereof is:
- 422 1. Delivered personally by leaving the notice with a responsible party of suitable age and  
423 discretion;
- 424 2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service,  
425 UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most  
426 recent known address or the mailing address according to the real estate property records  
427 of St. Louis County Missouri.
- 428 3. A copy thereof may be posted in a conspicuous place in or about the structure affected by  
429 such notice.
- 430 11. **Section 1612.3 Establishment of flood hazard areas** (Amended). Insert... [St. Louis  
431 County, Missouri And Incorporated Areas] and [February 4, 2015] respectively.
- 432 12. **Section 3107.2 Permits required** (Added). A sign shall not be erected, constructed or  
433 altered except as herein provided and not until any applicable fees are paid by the applicant  
434 and the sign permit has been issued by the building official.
- 435 13. **Section 3308.3 Storage containers** (Added). No dumpster or construction storage unit or  
436 portable on demand storage container (P.O.D.) may be placed without first receiving a permit  
437 from the City's Public Works Department per City Code **Section 210.1280**.

439 **Section 505.060 International Residential Code Adopted.**

440 The International Residential Code, 2021 Edition, including appendixes AA, AB, AC, AD, AE, AG,  
 441 AH, AJ and AK as published by the International Code Council, Inc., one (1) copy of which was on file  
 442 in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and  
 443 available for public use, inspection and examination, and a copy of which is attached hereto and  
 444 incorporated by this reference as if fully set forth herein, is hereby adopted as the Residential Code of  
 445 the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes  
 446 set out in **Section 505.070** of this Chapter.

447 **Section 505.070 Additions, Insertions, Deletions and Amendments.**

- 448 A. The following numbered Sections and Subsections of the International Residential Code, 2021  
 449 Edition, including appendixes AA, AB, AC, AD, AE, AG, AH, AJ and AK as published by the  
 450 International Code Council, Inc., are hereby amended by additions, insertions, deletions and  
 451 amendments so that such Sections and Subsections shall read as follows:
- 452 1. **Section R101.1 Title** (Amended). These provisions shall be known as the Residential Code for  
 453 One- and Two-Family Dwellings of the City of Florissant and shall be cited as such and will be  
 454 referred to herein as "this code".
  - 455 2. **Section R105.2 Work exempt from permit** (Amended). Exemption from permit requirements  
 456 of this code shall not be deemed to grand authorization for any work to be done in any manner in  
 457 violation of the provisions of this code or any other laws or ordinances of this jurisdiction.  
 458 Permits shall not be required for the following:

459 **Building:**

- 460 1. (Deleted)
- 461 2. (Amended) Fence repairs if total linear feet of repair is 25% or less than the total  
 462 cumulative fence length on the parcel.
- 463 3. (Amended) - Retaining walls that are not over two (2) feet in height measured from the  
 464 bottom of the footing to the top of the wall, unless supporting a surcharge load.
- 465 4. (Unchanged from code text)
- 466 5. (Amended) - Sidewalks and driveways not more than thirty (30) inches above grade and  
 467 not over any basement or story above. However, any excavation in a public right-of-way  
 468 requires an approval and/or excavation permit from the City of Florissant.
- 469 6. (Amended) Painting, papering, tiling, carpeting, cabinets, countertops and similar finish  
 470 work, unless it interferes with another required system, component, safety condition or  
 471 requirement.
- 472 7. (Amended) Swimming pools that are less than twenty-four (**24**) inches deep. (See  
 473 International Swimming Pool and Spa Code as adopted)
- 474 8. (Amended) Swings, playground equipment and other recreational structures or equipment  
 475 accessory to detached one- and two-family dwellings.
- 476 9. (Unchanged from code text)
- 477 10. (Deleted)

11. (Added) Removal and installation of exterior coverings provided the work does not interfere with other required systems or components. All newly installed exterior coverings and roofing materials must match the existing in appearance and color, texture and profile so as not to promote visual blight and shall be constructed in a workmanlike manner.

**Electrical:**

1. (Unchanged from code text)
2. (Unchanged from code text)
3. (Unchanged from code text)
4. (Unchanged from code text)
5. (Unchanged from code text)

**Gas:**

1. (Unchanged from code text)
2. (Unchanged from code text)
3. (Unchanged from code text)

**Mechanical:**

1. (Unchanged from code text)
2. (Unchanged from code text)
3. (Unchanged from code text)
4. (Unchanged from code text)
5. (Unchanged from code text)
6. (Unchanged from code text)
7. (Unchanged from code text)
8. (Unchanged from code text)

**Plumbing:**

1. (Unchanged from code text)
2. (Unchanged from code text)
3. (Added) Installation of fixtures if water supply valve does not fall within the scope of work.
4. (Added) Installation, modification or replacement of under sink tailpiece, trap or drain if not concealed behind finished surfaces.

3. **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.
4. **Section R105.3.3 Integrated permits** (Added). The Code Official shall be permitted to issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application. The integrated permit primary applicant shall be responsible for providing the Department of Public Works copies of the plumbing, electrical and/or mechanical permit form

with the name, signature and license number of the appropriate subcontractor. Any change in the identity of the named subcontractor after issuance of the permit shall result in the assessment of a transfer or revision fee in the amount specified in this Code.

5. **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.
6. **Section R112.1 General** (Deleted and replaced). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**. The building official shall be an ex officio member of the board when hearing building code appeals but shall not have a vote on any matter before the board.
7. **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 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
8. **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 St. Louis County Missouri.
  3. A copy thereof may be posted in a conspicuous place in or about the structure affected by such notice.
9. **Table R301.2** (Amended to have the following values inserted):

Ground Snow Load – <b>Twenty (20) Pounds Per Square Foot</b>
Wind Speeds – <b>One Hundred Fifteen (115) Miles Per Hour</b>
Topographic Effects - <b>NO</b>
Special Wind Region - <b>NO</b>
Wind-Borne Debris Zone – <b>NO</b>
Seismic Design Category – <b>C</b>
Weathering – <b>Severe</b>
Frost Line Depth – <b>Thirty (30) Inches</b>
Termite – <b>Moderate to Heavy</b>

Winter Design Temperature – **Five (5) Degrees Fahrenheit**

Ice Shield Underlayment Required – **YES**

Flood Hazard – See **Chapter 415** of the Florissant Code of Ordinances

Air Freezing Index – **1500**

Mean Annual Temperature – **53.3 Degrees Fahrenheit**

10. **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.

11. **Section R313.2 One- and two-family dwellings automatic fire systems** (Amended). Any builder of single-family dwellings or residences or multifamily dwellings of four or fewer units shall offer, in writing, to any purchaser the option to install or equip such dwellings or residences with a fire sprinkler system at the purchaser's cost in accord with the requirements of State of Missouri law, Section 67.281, RSMo. Supp. 2009.

12. **Section R331 FENCES WALLS AND SCREENS** (Added).

13. **Section R331.1 Fences general** (Added). All fences, walls and screens must be constructed in accordance with the zoning code of the City of Florissant. It shall be unlawful to erect any division, fence or screen, in whole or in part, of cloth, canvas or similar non-durable material.

14. **Section R331.2 Finished side** (Added). The finished side of fences shall face all neighboring properties including streets and alleys so as to prohibit the view of fence posts and support rails from adjoining properties.

**Exception:** In cases where both sides of a fence are intended to be finished, i.e. shadowbox or basket weave construction, etc.

15. **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 (15240mm).
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 D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub> shall be designed in accordance with accepted engineering practice.

16. **Section R2603.5.1 Sewer depth** (Amended). Building sewers that connect to private sewage disposal systems shall be not less than 30 inches (762mm) below finished grade at the point of septic tank connection. Building sewers shall not be less than 30 inches (762mm) below grade at any point.



599 **Section 505.080 International Mechanical Code Adopted.**

600 The International Mechanical Code, 2021 Edition including appendix A as published by the  
 601 International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a  
 602 period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection  
 603 and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set  
 604 forth herein, is hereby adopted as the Mechanical Code of the City of Florissant, Missouri, subject to the  
 605 amendments, additions, insertions, deletions and changes set out in **Section 505.090** of this Chapter.

606 **Section 505.090 Additions, Insertions, Deletions and Amendments.**

- 607 A. The following numbered Sections and Subsections of the International Mechanical Code, 2021  
 608 Edition, including appendix A as published by the International Code Council, Inc., are hereby  
 609 amended by additions, insertions, deletions and amendments so that such Sections and Subsections  
 610 shall read as follows:
- 611 1. **Section 101.1 Title** (Amended). These regulations shall be known as the Mechanical Code of the  
 612 City of Florissant, Missouri, hereinafter referred to as "this code".
  - 613 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
 614 Department of Public Works is hereby created and the official in charge thereof shall be known  
 615 as the code official. The function of the agency shall be the implementation, administration and  
 616 enforcement of the provisions of this code.
  - 617 3. **Section 106.1.3 License Required** (Added). No person who is not licensed by the St. Louis  
 618 County Department of Public Works as a Mechanical Contractor shall engage in or perform the  
 619 work of installing, altering or repairing mechanical facilities unless permitted by sections **106.1.4**  
 620 or **106.1.5** below.
  - 621 4. **Section 106.1.4 Homeowner Mechanical Permit** (Added). A homeowner permit may be  
 622 issued for an addition to or repair, modification or reconstruction of an existing mechanical  
 623 system on the premises of a detached single-family dwelling including accessory structures to  
 624 the owner or to a member of his/her or her immediate family residing with him/her. A  
 625 homeowner permit issued pursuant to this Section may be revoked by the building official if  
 626 he/she determines that the work under the permit is not properly performed or that the  
 627 application did not comply or no longer complies with this Section. Upon revocation, the  
 628 property owner may be required by the building official to proceed immediately to procure a  
 629 licensed professional to correct or complete the work. A Homeowner Mechanical Permit is  
 630 subject to the following conditions:
    - 631 1. The dwelling shall be designed and used solely for living purposes.
    - 632 2. The dwelling shall be occupied by or vacant and intended for immediate occupancy by  
 633 the owner and his/her family and no other person.
    - 634 3. The permittee shall personally perform all required work.
    - 635 4. The applicant must present proof of current **Section 608 Technician Certification** as set  
 636 forth by the United States Environmental Protection Agency.
    - 637 5. The permit shall not apply to the portion of the system that is used for gas line.

6. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in mechanical work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
7. This Section does not authorize a waiver or modification of any provision of the Code relating to the material, design, installation or practice of mechanical work or to the preparation and approval of plans or to required fees for permits or inspections.
8. If the test is failed, the homeowner must wait a minimum of thirty (30) days to retake the test.
9. A fee for testing shall be according to fee schedule established by the City of Florissant, Missouri.

5. **Section 106.1.5 Multi-Family Technician Mechanical Permit** (Added). A Multi-Family Technician Mechanical Permit may be issued for an addition to or repair, modification or reconstruction of an existing mechanical system on the premises of a multi-family building including accessory structures. A permit issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section. Upon revocation, the property owner may be required by the building official to proceed immediately to procure a licensed professional to correct or complete the work. A Multi-Family Technician Mechanical Permit is subject to the following conditions:

1. The building shall be designed and used solely for living purposes.
2. The permittee shall personally perform all required work.
3. The applicant must be currently employed at the location of the permitted work and must present authorization by the management to obtain such an authorization.
4. The applicant must present proof of current **Section 608 Technician Certification** as set forth by the United States Environmental Protection Agency.
5. The permit shall not apply to the portion of the system that is used for gas line except to reconnect with an approved gas line connector.
6. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in mechanical work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
7. This Section does not authorize a waiver or modification of any provision of the Code relating to the material, design, installation or practice of mechanical work or to the preparation and approval of plans or to required fees for permits or inspections.
8. If the test is failed, the applicant must wait a minimum of thirty (30) days to retake the test.
9. A fee for testing shall be according to fee schedule established by the City of Florissant, Missouri.

6. **Section 109.2 Membership of board** (Amended). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.

7. **Sections 109.2.1 through 109.7** (Deleted).
8. **Section 115.4 Violation penalties** (Amended). Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

## ARTICLE V ELECTRICAL CODE

### **Section 505.100 National Electrical Code Adopted.**

The National Electrical Code, 2020 Edition as published by the National Fire Protection Association, one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Electrical Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 505.110** of this Chapter.

### **Section 505.110 Additions, Insertions, Deletions and Amendments.**

- A. The following numbered Sections and Subsections of the National Electrical Code, 2020 Edition as published by the National Fire Protection Association, are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:
1. **Section 89.1 Title** (Added). This code shall be known as the Electrical Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as "this code".
  2. **Section 89.2 Permits Required** (Added). Electrical permits must be obtained from the City of Florissant Public Works Department prior to any construction, alteration, addition, or modification to any system supplying or transferring electrical power, alarms, data transmission, or low voltage electricity. The permit fees for electrical permits shall be in accordance with the permit fee schedule as established by the City of Florissant, Missouri. No permit issued under these provisions of the Code shall be assignable or transferable or be used to aid or abet any unlicensed or unauthorized person, firm or corporation in the performance of electrical work. A true copy of the electrical permit shall be kept on the construction site, open to public inspection during the entire time of prosecution of the work and until the completion of the same.
  3. **Section 89.2.1 Suspension of Permit** (Added). Any permit issued shall become invalid if the authorized work is not commenced within six (6) months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six (6) months after the time of commencing the work.
  4. **Section 89.2.2 Extension of Permits** (Added). Electrical permits may be extended at any time up to thirty (30) days prior to the date of abandonment or expiration date of the specific permit.
  5. **Section 89.2.3 Revocation of Permit** (Added). The Code Official shall revoke a permit or approval issued under the provisions of this Code in case of any false statement or

misrepresentation of fact in the application or on the construction documents upon which the permit or approval was based.

6. **Section 89.2.4 Separate Permits** (Added). Permit applicants may submit separate applications for building, mechanical, electrical or plumbing permits. As a condition of approval, the owner or owner's agent shall agree to assume full responsibility for the coordination of all applicable code requirements relating to these permits.
7. **Section 89.2.5 Integrated permits** (Added). The Code Official shall be permitted to issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application.
8. **Section 89.2.6 Applicant Responsibility** (Added). The integrated permit applicant shall be responsible for the return to the Department of Public Works copies of the plumbing, electrical and/or mechanical permit form with the name, signature and license number of the appropriate subcontractor. Any change in the identity of the named subcontractor after issuance of the permit shall result in the assessment of a transfer fee in the amount specified in this Code.
9. **Section 89.2.7 Plans and Specifications** (Added). The application for a building permit shall describe in detail the nature of such work, shall give the location by street and number thereof, shall be accompanied by at least two (2) sets of plans and specifications bearing the seal of an engineer authorized to perform engineering work in the State of Missouri and shall contain an accurate description and account of electrical fixtures to be installed. The building official may waive the need for such plans when the work involved is of a minor nature or can be described adequately by other means. If in the course of the work it is found necessary to make any change from the approved plans and specifications on which a permit has been issued, amended plans and specifications shall be submitted and, if approved, a supplementary permit shall be issued to cover the change after the same conditions required to secure the original permit have been satisfied. If the change is minor in nature and does not require further plan review, the building official may waive the need for a supplemental permit and may amend the original permit subject to fees as set forth in the Florissant City Code of Ordinances.
10. **Section 89.3 Violation penalties** (Added). Any person, firm, corporation, limited liability company or other business entity who shall violate any provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
11. **Section 89.4 Stop work orders** (Added). Any person found to be in violation of the Electrical Code of the City of Florissant shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant and shall be subject to the fees listed in **Section 500.010**.
12. **Section 89.5 Licenses required** (Added). No person who is not licensed by the St. Louis County Department of Public Works as a Master Electrician or a Licensed Journeyman Electrician or a Registered Electrician or a Registered Electrician Apprentice working under the direction of a licensed Electrical Contractor shall engage in or perform the work of installing, altering or repairing electrical facilities in a building for the supply and distribution of electrical power, or alarm or data systems. No person who is not licensed by the St. Louis County Department of Public Works as a Licensed Electrician, Licensed Low Voltage

Contractor or Journeyman Low Voltage Electrician shall engage in or perform the work of installing or modifying low voltage, data transmission, or alarm systems.

13. **Section 89.5.1 Doing Electrical Business Without a License** (Added). It shall be unlawful for any person to engage in the business of electrical or communication work within the City without having been duly licensed as required by the provisions of this Section.

14. **Section 89.5.2 Use of Licensee's Name By Another — Office of Building Official to be Notified of Business Name and Address** (Added). No person having obtained a license under the provisions of this Section shall allow his/her name to be used by another person, either for the purpose of obtaining permits or for doing business or work under the license. Every person licensed shall notify the office of the building official of the address of his/her place of business and the name under which such business is carried on and shall give immediate notice to the office of the building official of any change in either.

15. **Section 89.5.3 Homeowner Electrical Permit** (Added). A homeowner permit may be issued for an addition to or repair, modification or reconstruction of an existing electrical system on the premises of a detached single-family dwelling including accessory structures to the owner or to a member of his/her or her immediate family residing with him/her. A homeowner permit issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section. Upon revocation, the property owner may be required by the building official to proceed immediately to procure a licensed professional to correct or complete the work. A Homeowner Electrical Permit is subject to the following conditions:

1. The dwelling shall be designed and used solely for living purposes.
2. The dwelling shall be occupied by or vacant and intended for immediate occupancy by the owner and his/her family and no other person.
3. The permittee shall personally perform all required work.
4. The homeowner permit shall not apply to the main service(s), service entrance conductors, meter box or main electrical panel.
5. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in electrical work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
6. This Section does not authorize a waiver or modification of any provision of the Electrical Code relating to the material, design, installation or practice of electrical work or to the preparation and approval of plans or to required fees for permits or inspections.
7. If the test is failed, the homeowner must wait a minimum of thirty (30) days to retake the test.
8. A fee for testing will be according to fee schedule established by the City of Florissant, Missouri.

16. **Section 89.6 Electrical Code Appeals Board** (Added). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and

Zoning Commission as established by the Code of Ordinances of the City of Florissant in  
**Section 11.1.**

17. **Section 89.7 Electrical Inspection Generally** (Added). Upon completion of any electrical installation for which a permit has been issued, the permittee shall notify the office of the building official and a final inspection shall be made. The building official shall cause to be made as many interim inspections as he/she deems necessary. No installation shall be covered or concealed until inspected.
18. **Section 89.7.1 Third Party Inspections** (Added). The building official may accept reports of inspection by authoritative and recognized services or individuals. Such services or individuals must be proven experience in the electrical field as it relates to the work being inspected. All reports of such inspection shall be in writing and certified by a responsible officer of such authoritative service or by the responsible individual.
19. **Section 89.7.2 Additional Inspections** (Added). The building official may engage such services or individuals as may be deemed necessary to report on unusual technical issues that may arise and such services shall be at the expense of the permit holder.
20. **Section 89.8 Emergency Repairs** (Added). In the case of a catastrophic event (i.e., earthquake, tornado, etc.) work may proceed to eliminate hazards and restore the electrical system to a safe and functional condition prior to obtaining a permit, however, a permit shall be applied for as soon as circumstances reasonably allow.
21. **Section 89.9 Notice of Violations** (Added). The building official or designated representatives shall serve a notice of violation for the installation, extension, alteration, repair or maintenance of electrical systems which are in violation of the provisions of this Code or in violation of a detailed statement or a plan approved thereunder or in violation of a permit issued under the provisions of this Code to the permittee or the owner of the building, structure or premises. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. Such notice shall be deemed to be properly served if a copy thereof is:
1. Delivered to the owner, individual performing the work, contractor or permit holder 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 St. Louis County Missouri.
  3. A copy thereof may be posted in a conspicuous place in or about the structure affected by such notice.
22. **Section 89.10 Stop Work Order** (Added). Upon notice from the building official that work on any building, structure or premises is proceeding contrary to the provisions of this Code in an unsafe and dangerous manner, such work shall immediately be stopped. The building official shall issue a stop work order in writing to the owner of the property involved or to the person doing the work. The stop work order shall state the conditions under which the work may resume. The building or premises on which a stop work is placed shall be posted as such.
23. **Section 89.11 Unlawful Continuance of Work** (Added). Any person who shall continue any work in or about the building, structure or premise after the issuance of a stop work order

that is directed to be performed to remove a violation or unsafe condition shall be guilty of a violation of this Code and subject to the penalties set out in **Section 100.080** of the Code of the City of Florissant, Missouri and shall be subject to the fees listed in **Section 500.010**.

24. **Section 89.12 Unsafe Condition** (Added). All electrical systems regardless of type which constitute a hazard to human life, health or welfare are hereby declared illegal and shall be abated by repair and rehabilitation or removal.
25. **Section 89.13 Emergency Measures** (Added). When in the opinion of the building official there is a real and present danger or hazard which would endanger human life, the building official is hereby authorized and empowered to order and require the occupants to vacate a structure forthwith. The building official shall post each entrance to such structure as unsafe and unoccupiable.
26. **Section 89.14 Existing Electrical Systems** (Added). The legal use and occupancy of any structure existing on the date of the adoption of this Code or for which it had been heretofore approved may be continued without change except as may be specifically covered in this Code or deemed necessary by the building official for the general safety and welfare of the occupants and the public.
27. **Section 89.15 Alteration or Repair of Existing Electrical Systems** (Added). Incidental repairs, replacements or alterations to an existing system generally recognized as being part of normal household or normal maintenance activities with regard to such systems shall not require a permit and may be made in the same manner and arrangement as in the existing system provided such repairs, replacements or alterations are made in a safe manner. Minor repairs, replacements or alterations to an existing system may be made in the same manner and arrangement as in the existing system provided such repairs or replacements are made in a safe manner and are approved by the electrical official.
28. **Section 89.16 Alteration or Substantial Repairs** (Added). Alteration or substantial repairs may be made to any existing electrical system without requiring the system to comply with all the requirements of this Code provided such work conforms to that required for a new electrical system. Alterations or repairs shall not cause an existing electrical system to become unsafe or adversely affect the performance of the system.
29. **Section 89.17 Additional Loads On Existing Electrical System** (Added). Where additions or alterations subject parts of existing systems to loads exceeding those permitted herein, such parts shall be made to comply with this Code. The licensed and permitted electrician shall provide a complete load calculation to the Electrical Inspection Official.
30. **Section 89.18 Maintenance of Electrical Systems** (Added). All electrical systems, both existing and new, shall be maintained in a safe condition. All service equipment, devices and safeguards which are required by this Code or which were required in the building or structure by previous Statute or ordinance shall be maintained in good working order when installed, altered or repaired.
31. **Section 89.19 Owner Responsibility** (Added). The owner or a designated agent shall be responsible for the safe maintenance of the electrical systems in any building, structure or premises at all times.
32. **Section 89.20 Moved Structures** (Added). Buildings and structures moved into or within the jurisdiction shall comply with the provisions of this Code for new buildings or structures.
33. **Section 89.21 Modifications** (Added). Where there are practical difficulties involved in carrying out the provisions of this Code, the Code Official shall have the right to vary or

modify such provisions upon application of the owner or the owner's representative, provided that the spirit and intent of the law is observed and that the public health, safety and welfare is assured.

34. **Section 89.21.1 Records** (Added). The application for modification and the final decision of the Code Official shall be in writing and shall be officially recorded with the application for the permit in the permanent records of the office of electrical inspection.

35. **Section 89.22 Material and Equipment Reuse** (Added). Materials, equipment and devices shall not be reused unless such elements have been reconditioned, tested and placed in good and proper working condition and approved by the building official.

36. **Section 89.23 Alternative Materials and Equipment** (Added). The provisions of this Code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this Code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the Code Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire-resistance, durability and safety. Research and investigation-sufficient technical data shall be submitted to substantiate the proposed installation of any material or assembly. If it is determined that the evidence submitted is satisfactory proof of performance for the proposed installation, the Code Official shall approve such alternative subject to the requirements of this Code. The costs of all tests, reports and investigations required under these provisions shall be paid for by the applicant.

#### **Section 505.120 Through Section 505.140. (Reserved)**

### **ARTICLE VI PLUMBING CODE.**

#### **Section 505.150 International Plumbing Code Adopted.**

The International Plumbing Code, 2021 Edition, including appendix E as published by the International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Plumbing Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in Section **505.160** of this Chapter.

#### **Section 505.160 Additions, Insertions, Deletions and Amendments.**

A. The following numbered Sections and Subsections of the International Plumbing Code, 2021 Edition, including appendix E as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:

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

2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the Department of Public Works is hereby created and the official in charge thereof shall be



known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

3. **Section 106.4.1 Licenses required (Added).** No person who is not licensed by the St. Louis County Department of Public Works as a Master Plumber or a licensed Journeyman Plumber or a Registered Plumber or a Registered Plumber Apprentice working under the direction of a licensed Master Plumber shall engage in or perform the work of installing, altering or repairing facilities in a building for the supply and distribution of water for ordinary drinking, culinary and domestic purposes of facilities or for the removal therefrom of waterborne wastes except as set forth in **Section 106.4.2**. No person who is not licensed by the St. Louis County Department of Public Works as a Master or Journeyman Drainlayer shall engage in or perform the work of installing sanitary or storm sewer.
4. **Section 106.4.2 Homeowner Plumbing Permit (Added).** A homeowner permit may be issued for an addition to or repair, modification or reconstruction of an existing plumbing system on the premises of a detached single-family dwelling including accessory structures to the owner or to a member of his/her or her immediate family residing with him/her. A homeowner permit issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section. Upon revocation, the property owner may be required by the building official to proceed immediately to procure a licensed professional to correct or complete the work. A Homeowner Plumbing Permit is subject to the following conditions:
  1. The dwelling shall be designed and used solely for living purposes.
  2. The dwelling shall be occupied by or vacant and intended for immediate occupancy by the owner and his/her family and no other person.
  3. The permittee shall personally perform all required work.
  4. The homeowner permit shall not apply to the portion of the system that is used for gas line or located underground, under a concrete slab or outside the building envelope except to reconnect with an approved gas line connector.
  5. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in plumbing work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
  6. This Section does not authorize a waiver or modification of any provision of the Plumbing Code relating to the material, design, installation or practice of plumbing work or to the preparation and approval of plans or to required fees for permits or inspections.
  7. If the test is failed, the homeowner must wait a minimum of thirty (30) days to retake the test.
  8. A fee for testing will be according to fee schedule established by the City of Florissant, Missouri.
5. **Section 106.4.3 Multi-Family Maintenance Technician Water Heater Permit (Added).** Authorization to apply for water heater installation permits may be issued to a maintenance technician who is not a St. Louis County licensed plumber subject to the following conditions:

1. The applicant must be currently employed at the location of the permitted work and must present authorization by the management to obtain such an authorization.
  2. The permit shall not apply to the portion of the system that is used for gas line except to reconnect with an approved gas line connector.
  3. Prior to issuance of a permit under this Section, the building official may require an affidavit or other reasonable proof, such as a test to assure competency in plumbing work, that the request for a permit complies with the foregoing provisions and that the applicant has the necessary knowledge and ability to perform the proposed work.
  4. This Section does not authorize a waiver or modification of any provision of the Plumbing Code relating to the material, design, installation or practice of plumbing work or to the preparation and approval of plans or to required fees for permits or inspections.
  5. Permits issued pursuant to this Section may be revoked by the building official if he/she determines that the work under the permit is not properly performed or that the application did not comply or no longer complies with this Section
  6. If the test is failed, the technician must wait a minimum of thirty (30) days to retake the test.
  7. A fee for testing will be according to fee schedule established by the City of Florissant, Missouri.
6. **Section 106.6 Emergency Repairs** (Added). Where equipment or system replacements and/or repairs must be performed in an emergency situation, the permit application shall be submitted within forty-eight (48) working hours of said repair or replacement.
  7. **Section 114.3.1 Membership of board** (Added). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
  8. **Section 115.4 Violation penalties** (Amended). Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
  9. **Section 305.4.1 Sewer depth** (Amended). Building sewers that connect to private sewage disposal systems shall be not less than 30 inches (762mm) below finished grade at the point of septic tank connection. Building sewers shall not be less than 30 inches (762mm) below grade at any point.
  10. **Section 903.1.1 Roof extension unprotected** (Amended). Open vent pipes that extend through a roof shall be terminated not less than 12 inches (305 mm) above the roof except that where a roof is to be used for any other purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

1026 **Section 505.170 (Reserved)**

1027 **ARTICLE VII FIRE CODE.**

1028 **Section 505.180 International Fire Code Adopted.**

1029 The International Fire Code, 2021 Edition, including appendixes B, E, F, G, and H, as published by the  
1030 International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a  
1031 period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection  
1032 and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set  
1033 forth herein, is hereby adopted as the Fire Code of the City of Florissant, Missouri, subject to the  
1034 amendments, additions, insertions, deletions and changes set out in Section 505.190 of this Chapter.

1035 **Section 505.190 Additions, Insertions, Deletions and Amendments.**

1036 A. The following numbered Sections and Subsections of the International Fire Code, 2021 Edition,  
1037 including appendixes B, E, F, G, and Has published by the International Code Council, Inc., are  
1038 hereby amended by additions, insertions, deletions and amendments so that such Sections and  
1039 Subsections shall read as follows:

- 1040 1. **Section 101.1 Title** (Amended). This code shall be known as the Fire Code of the City of  
1041 Florissant, Missouri, and shall be cited as such. It is referred to herein as "this code".
- 1042 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
1043 Department of Public Works is hereby created and the official in charge thereof shall be  
1044 known as the fire code official. The function of the agency shall be the implementation,  
1045 administration and enforcement of the provisions of this code.
- 1046 3. **Section 111.3 Qualifications** (Amended). In order to hear and decide appeals of orders,  
1047 decisions, or determinations made by the building official relative to the application and  
1048 interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
1049 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
1050 **11.1**.
- 1051 4. **Section 112.4 Violation penalties** (Amended). Persons who shall violate a provision of this  
1052 code or shall fail to comply with any of the requirements thereof or who shall erect, install,  
1053 alter, repair or do work in violation of the approved construction documents or directive of  
1054 the fire code official, or of a permit or certificate used under provisions of this code, shall be  
1055 subject to the penalties of Section **100.080** of the Code of Ordinances of the City of  
1056 Florissant. Each day that a violation continues after due notice has been served shall be  
1057 deemed a separate offense.

1058 **ARTICLE VIII FUEL GAS CODE**

1059 **Section 505.200 International Fuel Gas Code Adopted.**

1060 The International Fuel Gas Code, 2021 Edition, including appendixes A, B, and C as published by the  
1061 International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a  
1062 period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection  
1063 and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set  
1064 forth herein, is hereby adopted as the Fuel Gas Code of the City of Florissant, Missouri, subject to the  
1065 amendments, additions, insertions, deletions and changes set out in **Section 505.210** of this Chapter.

1066 **Section 505.210 Additions, Insertions, Deletions and Amendments.**

1067 A. The following numbered Sections and Subsections of the International Fuel Gas Code, 2021 Edition,  
1068 including appendixes A, B, and C as published by the International Code Council, Inc., are hereby  
1069 amended by additions, insertions, deletions and amendments so that such Sections and Subsections  
1070 shall read as follows:

- 1071 1. **Section 101.1 Title** (Amended). These regulations shall be known as the Fuel Gas Code of  
1072 the City of Florissant, Missouri, hereinafter referred to as "this code".
- 1073 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
1074 Department of Public Works is hereby created and the official in charge thereof shall be  
1075 known as the code official. The function of the agency shall be the implementation,  
1076 administration and enforcement of the provisions of this code.
- 1077 3. **Section 114.1 Membership of board** (Amended). In order to hear and decide appeals of  
1078 orders, decisions, or determinations made by the building official relative to the application  
1079 and interpretation of this code, The Board of Appeals shall be the Planning and Zoning  
1080 Commission as established by the Code of Ordinances of the City of Florissant in **Section**  
1081 **11.1**.
- 1082 4. **Sections 113.2 through 113.4** (Deleted).
- 1083 5. **Section 115.4 Violation penalties** (Amended). Persons who shall violate a provision of this  
1084 code, fail to comply with any of the requirements thereof or to erect, install, alter or repair  
1085 work in violation of the approved construction documents or directive of the code official, or  
1086 of a permit or certificate issued under the provisions of this code, shall be subject to the  
1087 penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day  
1088 that a violation continues after due notice has been served shall be deemed a separate offense.

1089 **ARTICLE IX ENERGY CONSERVATION CODE.**

1090 **Section 505.220 International Energy Conservation Code Adopted.**

1091 The International Energy Conservation Code, 2021 Edition as published by the International Code  
1092 Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90)  
1093 days prior to the adoption of this Chapter and available for public use, inspection and examination, and a  
1094 copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby  
1095 adopted as the Energy Conservation Code of the City of Florissant, Missouri, subject to the  
1096 amendments, additions, insertions, deletions and changes set out in **Section 505.230** of this Chapter.

1097 **Section 505.230 Additions, Insertions, Deletions and Amendments.**

1098 A. The following numbered Sections and Subsections of the Energy Conservation Code, 2021 Edition  
1099 as published by the International Code Council, Inc., are hereby amended by additions, insertions,  
1100 deletions and amendments so that such Sections and Subsections shall read as follows:

- 1101 1. **Section C101.1 Title** (Amended). This code shall be known as the Energy Conservation  
1102 Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as  
1103 "this code".
- 1104 2. **Section C106 Notice of Approval** (Deleted).

3. **Section C110.3.1 Membership of board** (Added). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
4. **Section C111.1 Violation penalties** (Added). Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
5. **Section C405.13 EV Ready parking spaces** (Added). EV ready parking spaces shall be provided in accordance with **Table C405.13** Where calculation of percent served results in a fractional parking space, it shall be rounded up to the next whole number. The service panel or subpanel directory shall identify the spaces reserved to support EV charging as “EV Ready”.

<b>Table C405.13</b> <b>EV Parking Spaces for Commercial Parking Lots</b>	
<b>Total Number of Electric Vehicle Charging Stations Provided at a Site</b>	<b>Minimum Number of Required Accessible Electric Vehicle Charging Stations</b>
1-25	1
26-50	2
51-75	3
76-100	4
101 and over	4, plus 2 for each 100, or fraction thereof, over 100

6. **Section R101.1 Title** (Amended). This code shall be known as the Energy Conservation Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as "this code".
7. **Section R106 Notice of Approval** (Deleted).
8. **Section R110.3.1 Membership of board** (Added). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
9. **Section R111.1 Violation penalties** (Added). Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant.

1134 10. **Section R404.2 Multifamily EV ready parking spaces** (Added). EV Ready Spaces shall be  
1135 provided in accordance with Table R404.2.2. Where calculation of percent served results in a  
1136 fractional parking space, it shall be rounded up to the next whole number. The service panel  
1137 or subpanel directory shall identify the spaces reserved to support EV charging as “EV  
1138 Ready”.

Table R404.2 EV SPACES for Multi-Family Parking Lots		
Total Number of Parking Spaces	Minimum Number of EV Ready Spaces	Minimum Number of EV Capable Spaces
1-4	1	0
5-10	2	20% of the spaces
11 or more	20% of the spaces	Remainder of spaces

## 1140 ARTICLE X SWIMMING POOL AND SPA CODE.

### 1141 Section 505.260 International Swimming Pool And Spa Code Adopted.

1142 The International Swimming Pool And Spa Code, 2021 Edition as published by the International Code  
1143 Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90)  
1144 days prior to the adoption of this Chapter and available for public use, inspection and examination, and a  
1145 copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby  
1146 adopted as the Swimming Pool And Spa Code of the City of Florissant, Missouri, subject to the  
1147 amendments, additions, insertions, deletions and changes set out in **Section 505.270** of this Chapter.

### 1148 Section 505.270 Additions, Insertions, Deletions and Amendments.

1149 A. The following numbered Sections and Subsections of the International Swimming Pool And Spa  
1150 Code, 2021 Edition as published by the International Code Council, Inc., are hereby amended by  
1151 additions, insertions, deletions and amendments so that such Sections and Subsections shall read as  
1152 follows:

- 1153 1. **Section 101.1 Title** (Amended). This code shall be known as the Swimming Pool and Spa  
1154 Code of the City of Florissant, Missouri, and shall be cited as such. It is referred to herein as  
1155 "this code".
- 1156 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
1157 Department of Public Works is hereby created and the official in charge thereof shall be  
1158 known as the code official. The function of the agency shall be the implementation,  
1159 administration and enforcement of the provisions of this code.
- 1160 3. **Section 105.1 When required** (Amended). Any owner, or owner's authorized agent who  
1161 desires to construct, enlarge, alter, repair, move, or demolish a pool or spa or to erect, install,  
1162 enlarge, alter, repair, remove, convert or replace any system, the installation of which is

regulated by this code, or to cause any such work to be performed, shall first make application to the code official and obtain the required permit for the work.

**Exemptions:**

1. Pools and spas up to twenty-four (24) inches in depth or,
2. A potential surface area of two hundred and fifty (250) square feet or less.
3. Bodies of water not intended for swimming or bathing, purely decorative, or for landscaping purposes only including those which do not use recirculation / filtration systems such as fishponds and lily ponds.
4. **Section 113.4 Violation penalties** (Amended). Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offence.
5. **Section 112.2 Membership of Board** (Amended). In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.
6. **Section 505.280 through Section 505.290 (Reserved)**

**ARTICLE XI PRIVATE SEWAGE DISPOSAL CODE.**

**Section 505.300 International Private Sewage Disposal Code Adopted.**

The International Private Sewage Disposal Code, 2021 Edition, including appendixes A and B as published by the International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Private Sewage Disposal Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 505.310** of this Chapter.

**Section 500.310 Additions, Insertions, Deletions and Amendments.**

- A. The following numbered Sections and Subsections of the International Private Sewage Disposal Code, 2021 Edition, including appendixes A and B as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:
1. **Section 101.1 Title** (Amended). These regulations shall be known as the Private Sewage Disposal Code of the City of Florissant, Missouri, hereinafter referred to as "this code".
  2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the Department of Public Works is hereby created and the official in charge thereof shall be

known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

3. **Section 112.1 through 112.4 (Deleted)**

4. **Section 113.1 Membership of Board (Amended).** In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**.

5. **Section 114.4 Violation Penalties (Amended).** Any person who shall violate a provision of this code or fail to comply with any of the requirements thereof or who shall erect, install, alter or repair private sewage disposal work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**ARTICLE XII EXPLOSIVES CODE.**

**Section 505.320 Explosives Code Adopted (Added).**

The Explosives Code of St. Louis County, adopted as Ordinance No. 2703 on July 27, 2021, is hereby adopted as the Explosives Code of the City of Florissant, as amended by ordinances of the City. All amendments of the St. Louis County Explosives Code as adopted by the City prior to February 13, 1989, are hereby reaffirmed in their entirety to apply to the codes herein adopted.

**Section 505.330 Penalties (Added).**

Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant.

**Section 505.340 through Section 505.390 (Reserved)**

**ARTICLE XIII LAND DISTURBANCE CODE.**

**Section 505.400 Title.**

[Ord. No. 7358 §1, 11-29-2006]

These regulations shall be known as the "Land Disturbance Code" of Florissant, Missouri, hereinafter referred to as "this code".

**Section 505.405 Introduction.**

[Ord. No. 7358 §1, 11-29-2006]

On construction or land disturbance sites, soil is highly vulnerable to erosion by wind and water. Eroded soil endangers water resources by reducing water quality and causing the siltation of aquatic habitat for fish and other desirable species. Deposits of eroded soil also necessitate maintenance of sewers and



1238 ditches and the dredging of lakes, in addition, clearing and grading during construction cause the loss of  
1239 native vegetation necessary for terrestrial and aquatic habitat. Construction activities also utilize  
1240 materials and generate wastes which, if not properly controlled, can pollute receiving waters.

1241 **Section 505.410 Purpose.**

1242 [Ord. No. 7358 §1, 11-29-2006]

1243 The purpose of this code is to safeguard persons, protect property and prevent damage to the  
1244 environment in the City of Florissant. This code will also promote the public welfare by guiding,  
1245 regulating and controlling the design, construction, use and maintenance of any development or other  
1246 activity that disturbs or breaks the topsoil or results in the movement of earth on land in Florissant,  
1247 Missouri.

1248 **Section 505.415 Scope.**

1249 [Ord. No. 7358 §1, 11-29-2006]

1250 This code provides for the safety, health and welfare of the public by regulating and controlling the  
1251 design, construction, use and maintenance of any development or other activity that disturbs land  
1252 surfaces or results in the movement of earth in Florissant, Missouri.

1253 **Section 505.420 Definitions.**

1254 [Ord. No. 7358 §1, 11-29-2006]

1255 For the purpose of this code, the following terms, phrases, words and their derivations shall have the  
1256 meanings given herein. Where terms are not defined by this Section, such terms shall have ordinarily  
1257 accepted meanings such as the context implies.

1258 **BEST MANAGEMENT PRACTICES OR BMP:** Practices, procedures or a schedule of activities to  
1259 reduce the amount of sediment and other pollutants in storm water discharges associated with  
1260 construction and land disturbance activities.

1261 **BUILDING CODE BOARD OF APPEALS:** The appeals board as described in the City of Florissant  
1262 Building Code.

1263 **BUILDING DIVISION:** The Florissant Building Division, acting through its Director or the Building  
1264 Commissioner.

1265 **CITY:** City of Florissant.

1266 **CLEARING:** Any activity that removes the vegetative surface cover.

1267 **CODE OR THIS CODE:** The "Land Disturbance Code" of Florissant.

1268 **CONSTRUCTION SITE OR LAND DISTURBANCE SITE:** A parcel or contiguous parcels where  
1269 land disturbance activities are performed as part of a proposed development.

1270 **COUNTY:** St. Louis County, Missouri.

1271 **DEPARTMENT OF HIGHWAYS AND TRAFFIC:** The applicable highway or street department  
1272 (City of Florissant, St. Louis County Department of Highways and Traffic, Missouri Department of  
1273 Transportation) acting through its Director or his/her duly authorized designee.

1274 **DEPARTMENT OF PUBLIC WORKS:** The Florissant Public Works, acting through its Director or  
 1275 his/her duly authorized designee.

1276 **DRAINAGE WAY:** Any channel that conveys surface runoff through a site.

1277 **ENGINEERING DIVISION:** The Florissant Engineering Division acting through its Director and the  
 1278 City Engineer.

1279 **EROSION:** The wearing away of land surface through the action of wind or water.

1280 **EROSION CONTROL:** Any Best Management Practices (BMP) that prevents or minimizes erosion.

1281 **GRADING:** Reshaping the ground surface through excavation and/or fill of material.

1282 **LAND DISTURBANCE ACTIVITIES:** Clearing, grading or any related work which results in  
 1283 removal of the natural site vegetation and destruction of the root zone or otherwise results in leaving the  
 1284 ground surface exposed to soil erosion through the action of wind or water.

1285 **LAND DISTURBANCE, MAJOR:** Any land disturbance activity involving one (1) acre or more of  
 1286 land or a site involving less than one (1) acre that is part of a proposed development that will ultimately  
 1287 disturb one (1) acre or more.

1288 **LAND DISTURBANCE, ORDINARY:** Any land disturbance activity involving less than one (1) acre  
 1289 of land.

1290 **LAND DISTURBANCE PERMIT:** A permit issued by the authority having jurisdiction authorizing a  
 1291 land disturbance activity at a specific site subject to conditions stated in the permit. A permit may be for  
 1292 either major or ordinary land disturbance activities.

1293 **PERIMETER CONTROL:** A barrier that prevents sediment from leaving a site by filtering sediment-  
 1294 laden runoff or diverting it to a sediment trap or basin.

1295 **PHASING:** Clearing a parcel of land in distinct stages, with the stabilization of each phase substantially  
 1296 completed before the clearing of the next.

1297 **QUALIFIED PROFESSIONAL:** A Missouri licensed professional engineer or other person or firm  
 1298 knowledgeable in the principles and practices of erosion and sediment control, including the Best  
 1299 Management Practices described in this code.

1300 **RUNOFF COEFFICIENT:** The fraction of total rainfall that exits at the outfalls from a site. This  
 1301 depends not only on the surface cover and soil types, but also on the recurrence interval, antecedent  
 1302 moisture content, rainfall intensity, drainage area, slope and fraction of imperviousness.

1303 **SEDIMENT CONTROL:** Any Best Management Practices (BMP) that prevents eroded sediment from  
 1304 leaving a site.

1305 **STABILIZATION:** The use of Best Management Practices (BMP) that prevent exposed soil from  
 1306 eroding from a land disturbance site.

1307 **START OF CONSTRUCTION:** The first (1st) land disturbance activity associated with a  
 1308 development.

1309 **STORM WATER POLLUTION PREVENTION PLAN (SWPPP):** A management plan, the purpose  
 1310 of which is to ensure the design, implementation, management and maintenance of Best Management  
 1311 Practices (BMP) in order to reduce the amount of sediment and other pollutants in storm water  
 1312 discharges associated with land disturbance activities, comply with the standards of the City of  
 1313 Florissant and ensure compliance with the terms and conditions of the applicable State permits,  
 1314 including adherence to the land disturbance program contained in Missouri MS4 NPDES permits.

1315 **WATERCOURSE:** A natural or artificial channel or body of water including, but not limited to, lakes,  
1316 ponds, rivers, streams, ditches and other open conveyance, that carries surface runoff water either  
1317 continuously or intermittently.

1318 **Section 505.425. Applicability.**

1319 [Ord. No. 7358 §1, 11-29-2006]

1320 The provisions of this code shall not be deemed to nullify any provisions of City of Florissant, State or  
1321 Federal law.

1322 **Section 505.430. Enforcement.**

1323 [Ord. No. 7358 §1, 11-29-2006]

1324 **A. Department Of Public Works.** The Department of Public Works shall have the authority and  
1325 responsibility to perform the following functions related to the enforcement of this code as  
1326 associated with land disturbance permits:

- 1327 1. Receive applications for land disturbance permits;
- 1328 2. Coordinate the review of permit applications and accompanying documents with the City's  
1329 Building Division and the Metropolitan St. Louis Sewer District (MSD).
- 1330 3. Clear issuance of major land disturbance permits with the applicable Department of  
1331 Highways and Traffic and the Metropolitan St. Louis Sewer District (MSD) and issue such  
1332 permits.
- 1333 4. Administer the determination, collection and release of site development escrows required by  
1334 this code.
- 1335 5. Inspection of land disturbance activities;
- 1336 6. Inspection of land disturbance activities within or abutting areas designated 100-year  
1337 floodplain; and
- 1338 7. Plan review, inspection and issuance of permits for ordinary land disturbance activities  
1339 relating to Best Management Practices (BMP) to be utilized to control erosion and  
1340 sedimentation from leaving the site during construction and other land disturbance activities.

1341 **B. Engineering Division.** The Engineering Division shall have the authority and responsibility to  
1342 perform the following functions related to the enforcement of this code:

- 1343 1. Plan review of major land disturbance activities;
- 1344 2. Plan review and inspection of land disturbance activities related to construction, repair,  
1345 maintenance or condition of roadways and roadway right-of-ways which are maintained by  
1346 the City; and
- 1347 3. Plan review of Land Disturbance Activities within or abutting areas designated 100-year  
1348 floodplain or 500-year floodplain.

1349 **Section 505.435 Rule Making Authority.**

1350 [Ord. No. 7358 §1, 11-29-2006]

1351 City and County departments having enforcement authority and responsibilities described in **Section**  
1352 **505.430** of this code shall have the authority, as necessary in the interest of public health, safety and  
1353 general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions  
1354 of this code in order to secure the intent thereof and to designate requirements applicable because of  
1355 local climatic or other conditions. Such rules and regulations shall not have the effect of waiving  
1356 requirements specifically provided for in this code or of violating accepted engineering practices  
1357 involving the purpose of this code.

1358 **Section 505.440 Violations And Penalties.**

1359 [Ord. No. 7358 §1, 11-29-2006]

- 1360 A. **Unlawful Acts.** It shall be unlawful for any person, firm or corporation to perform any land  
1361 disturbance activities or cause or allow same to be done in conflict with or in violation of any of the  
1362 provisions of this code.
- 1363 B. **Notices Of Violations.** When the Department of Public Works determines that a violation of this  
1364 code exists, the respective Director shall notify the violator. The notification shall be in writing and  
1365 shall be delivered to the violator or his/her legally authorized representative or mailed to his last  
1366 known address via first class mail postage prepaid. Any person having been notified that a violation  
1367 exists and who fails to abate the violation within ten (10) days after notification shall be subject to  
1368 the penalties enumerated in **Sections 505.440(D) and (E).**
- 1369 C. **Prosecution Of Violation.** If the violator does not abate the violation promptly, the Department of  
1370 Public Works shall request the appropriate prosecuting attorney to institute the appropriate  
1371 proceeding at law or in equity to restrain, correct or abate such violation.
- 1372 D. Any person, firm or corporation who shall violate any provision of this code or who shall fail to  
1373 comply with any of the requirements thereof or who shall perform work in violation of the approved  
1374 construction documents or the Storm Water Pollution Prevention Plan or any directive of the  
1375 Department of Public Works and Traffic or of a permit or certificate issued under the provisions of  
1376 this code or shall start any work requiring a permit without first obtaining a permit therefore or who  
1377 shall continue any work in or about a structure after having been served a stop work order, except for  
1378 such work which that person, firm or corporation has been directed to perform to remove a violation  
1379 or unsafe conditions, or any owner of a property or any other person who commits, takes part or  
1380 assists in any violation of this code or who maintains any property on which such violation shall  
1381 exist shall be guilty of a misdemeanor punishable by a fine of not more than one thousand dollars  
1382 (\$1,000.00) or by imprisonment not exceeding thirty (30) days, or both such fine and imprisonment.  
1383 Each day that a violation continues shall be deemed a separate offense.
- 1384 E. **No Permit Penalty.** In addition to the penalties set out above, the following procedure shall be  
1385 followed where a City department identified in **Section 505.430** determines that work has been  
1386 started prior to the acquisition of a permit required by this Code:
- 1387 1. The Department of Public Works shall issue a stop work order.
  - 1388 2. The department Director shall notify the violator of his/her assessment regarding the  
1389 appropriate penalty amount to be assessed against the violator, which shall not exceed one  
1390 thousand dollars (\$1,000.00) for each day that work occurs without a permit. In making the  
1391 assessment, the department shall consider whether the violator has previously violated this  
1392 code and whether the occupation or experience of the violator indicates that he/she knew or  
1393 should have known that a permit was required. In no case will a no permit penalty be  
1394 assessed against a property owner unless he/she actually performed the work involved.

3. At the violator's option, he/she may deposit the assessed penalty amount in escrow (certified check or cash only) with the Department of Public Works, in which case the violator's right to a hearing will be preserved.
  4. No permit penalties are appealable to the Building Code Board of Appeals in the same manner as other decisions of the department. The department may revise its assessment upon notice to both the Board of Appeals and the violator at any time prior to the hearing. Likewise, at any time prior to the hearing, the violator may accept and pay the recommended penalty amount and the hearing will be canceled.
  5. At the hearing before the Building Code Board of Appeals, said Board of Appeals shall afford both the department and the alleged violator an opportunity to present any evidence or make any statements they wish to have considered.
  6. Following the hearing the Building Code Board of Appeals shall determine whether a permit was required.
    - a. If the Board determines that a permit was required, an appropriate penalty amount shall be assessed, taking into account the same considerations as noted above. The stop work order shall remain in full force and effect until such time as the penalty amount is paid and the violator has complied with all other regulations pertaining to the issuance of permits.
    - b. If the Board determines that no permit was required, the department shall immediately cancel the stop work order.
- F. **Abatement Of Violation.** The imposition of the penalties herein prescribed shall not preclude the Florissant prosecuting attorney from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation or to prevent illegal use of a property or to stop an illegal act.
- G. **Permit Suspension Or Revocation.** When a land disturbance activity is conducted in violation of the requirements of this code or the terms of the permit in such a manner as to materially adversely affect the safety, health or welfare of persons or materially be detrimental or injurious to property or improvements, the Department of Public Works or the Department of Highways and Traffic may suspend or remove such permit.
- H. **Unlawful Continuance.** Whenever the Department of Public Works or the Department of Highways and Traffic finds that any land disturbance activity is being prosecuted contrary to the provisions of this code or in an unsafe and dangerous manner, the owner or the person performing such activity shall immediately stop such activity. The stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent or to the person doing the work and shall state the conditions under which work will be permitted to resume. Any person who shall continue any work in or about the property after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as specified in Sections **505.440(D)** or **(E)** of this code.

## **Section 505.445 Appeals.**

[Ord. No. 7358 §1, 11-29-2006]

- A. **Application For Appeal.** Any person shall have the right to appeal a decision of the Department of Public Works or the Department of Highways and Traffic to the Florissant Building Code Board of Appeals. An application for appeal shall be based on a claim that the intent of this code or the rules

or regulations adopted thereunder have been incorrectly interpreted or the provisions of this code do not apply.

**B. Filing Procedure.** All appeals shall be filed in writing with the Department of Public Works. All appeals shall be filed within thirty (30) days after the decision to be appealed is rendered by the departments identified in this Section.

**C. Filing Fee.** All appeals must be accompanied by a fee in the amount of one hundred dollars (\$100.00).

**D. Notice Of Meeting.** The Board shall meet upon notice from the Chairman within ten (10) days of the filing of an appeal or at stated periodic meetings.

**E. Open Hearing.** All hearings before the Board shall be open to the public. The appellant, the appellant's representative, the department(s) having enforcement authority and responsibilities described in Section **505.430** of this code and any person whose interests are affected shall be given an opportunity to be heard.

**F. Procedure.** The Board shall adopt and make available to the public through the Secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.

**G. Commission Decision.** Decisions by the Board to reverse or modify a decision by a department requires a minimum vote of three (3) members.

**H. Resolution.** The decision of the Board shall be in writing. Copies shall be furnished to the appellant and to the department(s) having enforcement authority and responsibilities described in Section **505.430** of this code.

**I. Administration.** The applicable department identified in this Section of the code shall take immediate action in accordance with the decision of the Board.

**J. Court Review.** A party adversely affected by a decision of the Board may appeal to an appropriate court from such decision. Application for review shall be made in the manner and time required by law following the filing of the decision.

#### **Section 505.450 Land Disturbance Permits Required.**

[Ord. No. 7358 §1, 11-29-2006]

**A. City Permit Required.** Any person who intends to conduct any land disturbance activity must obtain a permit prior to beginning the activity. The type of permit shall be as required by this Section unless specified otherwise within this Section.

**B. Major Land Disturbance Permit.** No person shall perform any major land disturbance activity prior to receipt of a major land disturbance permit. Applications for major land disturbance permits shall be filed with the Department of Public Works.

**C. Ordinary Land Disturbance Permit.** No person shall perform any ordinary land disturbance activity prior to receipt of an ordinary land disturbance permit. Applications for ordinary land disturbance permits shall be filed with by the Department of Public Works.

**D. City Building Permit And Related Ordinary Land Disturbance Activities.** The Department of Public Works may include ordinary land disturbance activities associated with the construction of a building, structure or parking lot authorized by a permit issued under the Building Code as an integrated permit for the proposed construction.

- 1479 E. **Limitation On Transfer Of Land Disturbance Permits.** Any person who buys land from a person  
1480 who has been issued a land disturbance permit under Section of this code must obtain a separate land  
1481 disturbance permit from the City. Exceptions:
- 1482 1. Major land disturbance permits may be transferred to a new landowner provided the original  
1483 permit holder obtains the approval of the Department of Public Works to retain responsibility  
1484 for the land disturbance activities on such property.
  - 1485 2. Ordinary land disturbance permits may be transferred to a new landowner provided the  
1486 original permit holder obtains the approval of the Department of Public Works to retain  
1487 responsibility for the land disturbance activities on such property.
- 1488 F. **Exceptions — Land Disturbance Required.** Land disturbance permits are not required for the  
1489 activities identified as items (1) and (8) in this Subsection, nor are such permits required for the  
1490 activities identified in items (2), (3), (4), (5), (6) and (7), provided the activity does not alter or cause  
1491 to be altered the present surface of the ground:
- 1492 By any cut or fill at the property;
- 1493 By any cut or fill that would permanently divert one drainage area to another drainage area;
- 1494 By any cut or fill which would deposit mud or harmful silt or create erosion or damage to adjoining  
1495 properties; or
- 1496 By any cut or fill that would block or affect an existing swale or drainage path in a manner to cause  
1497 damming and ponding.
- 1498 1. Any emergency activity that is immediately necessary for the protection of life, property or  
1499 natural resources.
  - 1500 2. Existing farming, nursery and agricultural operations conducted as a permitted or accessory  
1501 use.
  - 1502 3. Excavation of fill of less than thirty (30) cubic yards provided the land disturbance activity is  
1503 for the improvement of the property. Erosion and sediment control measures shall be  
1504 provided, when necessary, until grass or other vegetation is established or other approved  
1505 means of ground cover means are used.
  - 1506 4. Land disturbance activities associated with additions to and accessory structures for one- and  
1507 two-family dwellings.
  - 1508 5. Land disturbance activities less than two thousand (2,000) square feet in area.
  - 1509 6. Removal of existing or dying grass or similar vegetation by disturbing not more than ten  
1510 thousand (10,000) square feet and resodding or reseeding with new landscaping to include  
1511 preparation of the seedbed; provided erosion and sediment control measures are provided  
1512 until grass or other vegetation is established. Any cut or fill in conjunction with the  
1513 preparation of the seedbed shall not exceed thirty (30) cubic yards.
  - 1514 7. Gardening and similar activities on property occupied by one- or two-family dwellings.
  - 1515 8. Land disturbance activities by any public utility for the installation, inspection, repair or  
1516 replacement of any of its equipment or for its collection or distribution lines or piping  
1517 systems; provided erosion and sediment control measures are provided until the grass or  
1518 other vegetation is established or other approved ground cover means are used. This  
1519 exception does not apply to any land disturbance activity associated with work that requires a  
1520 building permit.

1521 G. **State of Missouri Permits Required.** The permit applicant must obtain a land disturbance permit  
1522 from the State of Missouri Department of Natural Resources for any site where one (1) acre or more  
1523 of land will be disturbed, before beginning any site work authorized by a City permit. This  
1524 requirement applies to sites of less than one (1) acre that are part of a proposed development that will  
1525 ultimately disturb one (1) acre or more.

1526 **Section 505.455 Land Disturbance Permit Applications.**

1527 [Ord. No. 7358 §1, 11-29-2006]

1528 A. **Permit Applications.** Applications for land disturbance permits required by this code shall be in the  
1529 form prescribed by and accompanied by the site plans and documents determined necessary by the  
1530 department responsible for issuing the permit. Such applications shall include proof that proposed  
1531 land uses have received zoning approvals from the City.

1532 B. **Storm Water Pollution Prevention Plan Required (SWPPP) For Major Land Disturbance**  
1533 **Permits.** All applications for major land disturbance permits shall be accompanied by a Storm Water  
1534 Pollution Prevention Plan, prepared for the specific site by or under the direction of a qualified  
1535 professional. The application shall contain a statement that any land clearing, construction or  
1536 development involving the movement of earth shall be in accordance with the Storm Water Pollution  
1537 Prevention Plan and the applicant will assume and acknowledge responsibility for compliance with  
1538 this code and the Storm Water Pollution Prevention Plan at the site of the permitted activity.

1539 C. **Required Site Development Escrows For Major Land Disturbance Permits.** Applicants for  
1540 major land disturbance permits shall file a site development escrow in the form of a letter of credit or  
1541 other improvement security in an amount deemed sufficient by the Department of Public Works to  
1542 cover all costs of improvements, landscaping and maintenance of improvements for such period as  
1543 specified by the Department of Public Works. The site development escrow shall include  
1544 engineering and inspection costs sufficient to cover the cost of failure or repair of improvements  
1545 installed on the site.

1546 D. **Release Of Escrows — Project Closure.** Any site development escrow will not be fully released to  
1547 the property owner, site operator or permit holder until all of the following have been completed:

- 1548 1. All temporary storm water controls Best Management Practices (BMPs) have been removed  
1549 and the site has been fully stabilized.
- 1550 2. All permanent storm water controls Best Management Practices (BMPs) have been  
1551 completed.
- 1552 3. All final inspections/certifications have been completed by each of the government  
1553 jurisdictions involved in authorizing the project.

1554 **Section 505.460 Fees.**

1555 [Ord. No. 7358 §1, 11-29-2006]

1556 A. **Issuance Of Permits.** Land disturbance permits shall not be issued until the fees associated with the  
1557 permit are paid to the Department of Public Works specified in this code.

1558 **Exception:** Individual City departments may defer all or parts of fees to a later stage of site  
1559 development. Individual City departments are exempt from fees.

1560 B. **Department Of Public Works.** Fees for the activities of the Department of Public Works related to  
1561 land disturbance permits shall be in accordance with the fee rates set forth in **Section 500.010** of



Florissant City Code of Ordinances. In applying the code enforcement fee schedule, the total estimated cost of land disturbance activities shall include applicable grubbing, site clearing, rough grading, sediment and erosion control measures, excavating, backfill, final grading, concrete flatwork, asphalt pavement and final landscaping. The Department of Public Works may require a bona fide contract(s) or any affidavit of the owner of the project, in which the applicant and owner verify the total cost of the site improvements related to the permit. The Department of Public Works is authorized to establish the fee by determining the plan review cost and estimating the total number of inspections required when, in the opinion of the Department of Public Works, the fee resulting from this method more closely relates to the cost of enforcing the requirements of this code.

- C. **Department Of Highways And Traffic.** Fees for the activities of the Department of Highways and Traffic related to land disturbance permits shall be in accordance with the applicable department's regulations.

**Section 505.465 Storm Water Pollution Prevention Plan (SWPPP).**

[Ord. No. 7358 §1, 11-29-2006]

- A. **Content — Storm Water Pollution Prevention Plan (SWPPP).** The design requirements in Section **505.470** of this code shall be complied with when developing the Storm Water Pollution Prevention Plan and the plan shall include the following:

1. Name, address and telephone number of the site owner and the name, address and telephone number of the individual who will be in overall responsible charge of construction/development activities at the site.
2. Site address or location description and parcel identification number(s).
3. A site map showing the outlines of the total project area, the areas to be disturbed, existing land uses, locations and names of surface water bodies, locations of flood plains, locations of temporary and permanent Best Management Practices (BMP) and such other information as may be required by the department(s) having enforcement authority and responsibilities described in Section **505.430** of this code.
4. Existing contours of the site and adjoining strips of off-site property and proposed contours after completion of the proposed land disturbance and development, based on United States Geological Survey datum, with established elevations at buildings, walks, drives, street and roads; and information on necessary clearing and grubbing, removal of existing structures, excavating, filling, spreading and compacting.
5. A natural resources map identifying soils, forest cover and resources protected under other provisions of City ordinances.
6. An estimate of the runoff coefficient of the site prior to disturbance and the runoff coefficient after the construction addressed in the permit application is completed.
7. Estimated quantity of land to be disturbed.
8. Details of the site drainage pattern both before and after major land disturbance activities.
9. Access to construction site.
10. Description of Best Management Practices (BMP) to be utilized to control erosion and sedimentation during the period of land disturbance.
11. Description of Best Management Practices (BMP) to be utilized to prevent other potential pollutants such as construction wastes, toxic or hazardous substances, petroleum products,

pesticides, herbicides, site litter, sanitary wastes and other pollutants from entering the natural drainage ways during the period of construction and land disturbance.

12. Description of Best Management Practices (BMP) that will be installed during land disturbance to control pollutants in storm water discharges that will occur after land disturbance activity has been completed.
13. Location of temporary off-street parking and wash down area for related vehicles.
14. Sources of off-site borrow material or spoil sites and all information relative to haul routes, trucks and equipment.
15. The anticipated sequence of construction and land disturbance activities, including installation of Best Management Practices (BMP), removal of temporary Best Management Practices (BMP), stripping and clearing; rough grading; construction utilities, infrastructure and buildings; and final grading and landscaping. Sequencing shall identify the expected date(s) on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures and establishment of permanent vegetation.
16. All erosion and sediment control measures necessary to meet the objectives of this code throughout all phases of construction and after completion of site development. Depending upon the complexity of the project, the drafting of intermediate plans may be required at the close of each season.
17. Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application and kind and quantity of mulching for both temporary and permanent vegetative control measures.
18. Provisions for maintenance of control facilities, including easements and estimates of the cost of maintenance.
19. Plans for responding to any loss of contained sediment to include the immediate actions the permit holder will take in case of a containment failure. This plan must include documentation of actions and mandatory reporting to the Department of Public Works.
20. Schedules and procedures for routine inspections of any structures provided to prevent pollution of storm water or to remove pollutants from storm water and of the site in general to ensure all Best Management Practices (BMP) are continually implemented and are effective.

**B. Required Plan Amendments — Storm Water Pollution Prevention Plan (SWPPP).** The permit holder shall amend the Storm Water Pollution Prevention Plan whenever:

1. Design, operation or maintenance of Best Management Practices (BMP) is changed;
2. Design of the construction project is changed that could significantly affect the quality of the storm water discharges;
3. Site operator's inspections indicate deficiencies in the Storm Water Pollution Prevention Plan (SWPPP) or any Best Management Practices (BMP);
4. Inspections by City or by the Missouri Department of Natural Resources indicate deficiencies in the Storm Water Pollution Prevention Plan (SWPPP) or any Best Management Practices (BMP);

5. The Storm Water Pollution Prevention Plan (SWPPP) is determined to be ineffective in significantly minimizing or controlling erosion or excessive sediment deposits in streams or lakes;
6. The Storm Water Pollution Prevention Plan (SWPPP) is determined to be ineffective in preventing pollution of waterways from construction wastes, chemicals, fueling facilities, concrete truck washouts, toxic or hazardous materials, site litter or other substances or wastes likely to have an adverse impact on water quality;
7. Total settleable solids from a storm water outfall exceeds one-half (0.5) ml/L/hr if the discharge is within the prescribed proximity of a "Valuable Resource Water" as defined by the Missouri Department of Natural Resources;
8. Total settleable solids from a storm water outfall exceeds two and one-half (2.5) ml/L/hr for any other outfall; or
9. The City or County or the Missouri Department of Natural Resources determines violations of water quality standards may occur or have occurred.

C. Permit Holder Responsibilities For Administration Of Storm Water Pollution Prevention Plan (SWPPP). The permit holder shall:

1. Notify all contractors and other entities (including utility crews, City employees or their agents) that will perform work at the site of the existence of the Storm Water Pollution Prevention Plan (SWPPP) and what actions or precautions shall be taken while on site to minimize the potential for damaging any Best Management Practices (BMP);
2. Determine the need for and establish training programs to ensure that all site workers have been trained, at a minimum, in erosion control, material handling and storage and housekeeping;
3. Provide copies of the Storm Water Pollution Prevention Plan (SWPPP) to all parties who are responsible for installation, operation or maintenance of any Best Management Practices (BMP); and
4. Maintain a current copy of the Storm Water Pollution Prevention Plan (SWPPP) on the site at all times.

**Section 505.470 General.**

[Ord. No. 7358 §1, 11-29-2006]

A. **Design.** The design of erosion and settlement controls required for land disturbance activities shall comply with the following minimum requirements:

1. Land disturbance, erosion and sediment control practices and watercourse crossings shall be adequate to prevent transportation of sediment from the site.
2. Materials brought to any site or property under a permit issued under this code, where said material is intended to be utilized as fill material at the site for land disturbance, erosion or sediment control, shall consist of clean uncontaminated earth, soil, dirt, sand, rocks, gravel or masonry materials only.
3. Cut and fill slopes shall be no greater than three to one (3:1) except as approved by the Department of Public Works or the applicable Department of Highways and Traffic to meet other community or environmental objectives.

4. Clearing and grading of natural resources, such as forest and wetlands, shall not be permitted, except when in compliance with all other City ordinances.
5. Clearing techniques that retain existing vegetation to the maximum extent practicable shall be used and the time period for disturbed areas to be without vegetative cover shall be minimized to the extent practicable.
6. Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.
7. Phasing shall be required on all sites disturbing greater than thirty (30) acres of land. The size of each phase will be established by the Department of Public Works at the time of plan review for the issuance of a major land disturbance permit.

**B. Erosion Control Design.** Erosion control requirements shall include the following:

1. Soil stabilization shall be completed within five (5) days of clearing or inactivity in construction.
2. If seeding or another vegetative erosion control method is used, it shall become established within two (2) weeks or the site shall be reseeded or a non-vegetative option employed.
3. Techniques shall be employed to ensure stabilization on steep slopes and in drainage ways.
4. Soil stockpiles must be stabilized or covered at the end of each workday or perimeter controls must be in place to prevent silt from the stockpile from leaving the site.
5. The entire site must be stabilized, using a heavy mulch layer or another method that does not require germination to control erosion, at the close of the construction season.
6. Techniques shall be employed to prevent the blowing of dust or sediment from the site.
7. Techniques shall be employed to divert upland runoff past disturbed slopes.

**C. Sediment Control Design.** Sediment control requirements shall include:

1. Settling basins, sediment traps or tanks and perimeter controls.
2. Settling basins shall be provided for each drainage area within ten (10) or more acres disturbed at one time and shall be sized to contain one-half (0.5) inch of sediment from the drainage area and be able to contain a 2-year, 24-hour storm. If the provision of a basin this size is impractical, other similarly effective Best Management Practices (BMP), as evaluated and specified in the Storm Water Pollution Prevention Plan (SWPPP), shall be provided.
3. Settling basins shall be designed in a manner that allows adaptation to provide long-term storm water management as required by the City or enforcement authority and responsibilities described in Section 505.406 of this code.
4. Settling basins shall have stabilized spillways to minimize the potential for erosion of the spillway or basin embankment.
5. Protection for adjacent properties by the use of a vegetated buffer strip in combination with perimeter controls.

**D. Watercourse Design.** Watercourse protection requirements shall include:

1. Encroachment into or crossings of active watercourses/riparian areas and wetlands shall be avoided to the maximum extent practicable. All City, State and Federal permits and approvals shall be obtained by a permit holder prior to beginning work authorized by a City of Florissant land disturbance permit.

2. Stabilization of any watercourse channels before, during and after any in-channel work.
3. If a defined watercourse is to be realigned or reconfigured, clearing and grubbing activities within fifty (50) feet of the watercourse shall not begin until all materials and equipment necessary to protect the watercourse and complete the work are on site. Once started, work shall be completed as soon as possible. Areas within fifty (50) feet of the watercourse shall be recontoured and revegetated, seeded or otherwise protected within five (5) working days after land disturbance activities have ceased.
4. All storm water conveyances shall be designed according to the criteria of the St. Louis Metropolitan Sewer District (MSD) and the necessary MSD permits obtained.
5. Stabilization adequate to prevent erosion shall be provided at the outlets of all pipes and paved channels.

**E. Construction Site Access Design.** Construction site access requirements for major land disturbance activities shall include:

1. A temporary access road provided at all land disturbance sites including a wash down area supporting all active sites.
2. The applicable Department of Highways and Traffic may require other measures to ensure that construction vehicles do not track sediment onto public streets or be washed with wash effluent channeled directly into storm drains.

**F. Control of Construction Materials and Waste.** Control requirements for construction materials, construction wastes and other wastes generated on site at land disturbance sites shall include provisions satisfactory to the City department(s) having enforcement authority and responsibilities described in **Section 505.430** of the code for:

1. Spill prevention and control facilities for materials such as paint, solvents, petroleum products, chemicals, toxic or hazardous substances, substances regulated under the Resource Conservation and Recovery Act (RCRA) or the Comprehensive Environmental Response, Compensation and Liability Act (CERLA) and any wastes generated from the use of such materials and substances, including their containers. Any containment systems employed to meet this requirement shall be constructed of materials compatible with the substances contained and shall be adequate to protect both surface and ground water.
2. Collection and disposal of discarded building materials and other construction site wastes, including those listed in **Section 505.470(F)(1)** above.
3. Litter control.
4. Control of concrete truck washouts.
5. Assurance that on-site fueling facilities will adhere to applicable Federal and State regulations concerning storage and dispensers.
6. Provision of sufficient temporary toilet facilities to serve the number of workers on major land disturbance sites.

**Section 505.475 Inspections.**

[Ord. No. 7358 §1, 11-29-2006]

**A. General.**

1. **Department Of Public Works — General.**

- 1768 a. The City department(s) having enforcement authority and responsibilities described  
1769 in **Section 505.430** of this code shall make inspections as herein required and shall  
1770 either approve that portion of the work completed or shall notify the permit holder  
1771 wherein the work fails to comply with the land disturbance, erosion and sediment  
1772 control plan as approved. Plans for land disturbance, stripping, excavating and filling  
1773 work bearing the stamp of approval of the department issuing the permit shall be  
1774 maintained at the site during the progress of the work. To obtain inspections, a permit  
1775 holder shall notify the Department of Public Works at least two (2) working days  
1776 before the following:
- 1777 1. Start of construction.
  - 1778 2. Installation of sediment and erosion measures.
  - 1779 3. Completion of site clearing.
  - 1780 4. Completion of rough grading.
  - 1781 5. Completion of final grading.
  - 1782 6. Close of the construction season.
  - 1783 7. Completion of final landscaping.
- 1784 b. Exception: Inspections conducted by the Department of Highways and Traffic related  
1785 to construction and maintenance of County highways and roadways.
- 1786 2. **Extra Inspections.** In addition to the inspections otherwise required, the Department of  
1787 Public Works is authorized to perform and charge fees for extra inspections or reinspections  
1788 which in their judgment are reasonably necessary due to non-compliance with the  
1789 requirements of this code or work not ready or accessible for inspection when requested.
- 1790 3. **Permit Holder Inspection And Report Responsibilities — Major Land Disturbances.**
- 1791 a. The holder of a major land disturbance permit or his/her agent shall cause regular  
1792 inspection of land disturbance sites, including all erosion and sediment and other  
1793 pollutant control measures, outfalls and off-site receiving waters in accordance with  
1794 the inspection schedule outlined in the approved Storm Water Pollution Prevention  
1795 Plan (SWPPP). Inspections must be scheduled at least once per week and no later  
1796 than seventy-two (72) hours after heavy rain. The purpose of such inspections will be  
1797 to ensure proper installation, operation and maintenance of Best Management  
1798 Practices (BMP) and to determine the overall effectiveness of the Storm Water  
1799 Pollution Prevention Plan (SWPPP) and the need for additional control measures. All  
1800 inspections shall be documented in written form on weekly reports with copies  
1801 submitted to the Department of Public Works at the time interval specified in the  
1802 permit. Permit holder inspection reports must include the following minimum  
1803 information:
- 1804 1. Inspector's name and signature;
  - 1805 2. Date of inspection;
  - 1806 3. Observations relative to the effectiveness of the Best Management Practices  
1807 (BMPs);
  - 1808 4. Actions taken or necessary to correct deficiencies; and

- 1809 5. A listing of areas where land disturbance operations have permanently or  
1810 temporarily stopped.
- 1811 b. The permit holder shall notify the site contractor(s) responsible for any deficiencies  
1812 identified so that deficiencies can be corrected within seven (7) calendar days of the  
1813 weekly inspection report.
- 1814 4. Verification of permit holder's reports. The Department of Public Works may make extra  
1815 inspections as deemed necessary to ensure the validity of the reports filed under this Section  
1816 or to otherwise ensure proper installation, operation and maintenance of storm water Best  
1817 Management Practices (BMP) and to determine the overall effectiveness of the Storm Water  
1818 Pollution Prevention Plan (SWPPP) and the need for additional control measures.

1819 **Section 505.480 Implementation — Effective Date of Code Provisions.**

1820 [Ord. No. 7358 §1, 11-29-2006]

1821 The provisions of this code shall become effective thirty (30) days after its adoption by the Florissant  
1822 City Council.

1823 **Section 505.485 through Section 505.490 (Reserved)**

1824 **ARTICLE XIV STREAM BUFFER ORDINANCE**

1825 **Section 505.500 Title.**

1826 [Ord. No. 7533 §1, 8-15-2008]

1827 This Article shall be known as the "Florissant Stream Buffer Protection Ordinance".

1828 **Section 505.510 Introduction.**

1829 [Ord. No. 7533 §1, 8-15-2008]

- 1830 A. The City of Florissant finds that buffers adjacent to stream systems provide numerous environmental  
1831 protection and resource management benefits which can include the following:
- 1832 1. Protection, restoring and maintaining the chemical, physical and biological integrity of  
1833 streams and their water resources;
  - 1834 2. Removing pollutants delivered in urban stormwater;
  - 1835 3. Reducing erosion and controlling sedimentation;
  - 1836 4. Protection and stabilizing stream banks;
  - 1837 5. Providing for infiltration of stormwater runoff;
  - 1838 6. Maintaining base flow of streams;
  - 1839 7. Contributing the organic matter that is a source of food and energy for the aquatic ecosystem;
  - 1840 8. Providing tree canopy to shade streams and promote desirable aquatic habitat;
  - 1841 9. Providing riparian wildlife habitat;
  - 1842 10. Furnishing scenic value and recreational opportunity;

11. Providing opportunities for the protection and restoration of green space.

**Section 505.520 Purpose.**

[Ord. No. 7533 §1, 8-15-2008]

The purpose of this Article is to establish minimal acceptable requirements for the design of buffers to protect the streams, wetlands and floodplains of the City of Florissant; to protect the water quality of watercourses, reservoirs, lakes and other significant water resources within the City of Florissant; to protect Florissant's riparian and aquatic ecosystems; and to provide for the environmentally sound use of Florissant's land resources.

**Section 505.530 Definitions.**

[Ord. No. 7533 §1, 8-15-2008]

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

**BUFFER:** With respect to a stream, a natural or enhanced vegetated area (established by Section 505.506 below) lying adjacent to the stream.

**FLOODPLAIN:** Any land area susceptible to flooding, which would have at least a one percent (1%) probability of flooding occurrence in any calendar year based on the basin being fully developed as shown on the current land use plan, i.e., the regulatory flood. This pertains to the 100-year flood plain only.

**IMPERVIOUS COVER:** Any manmade paved, hardened or structural surface regardless of material. Impervious cover includes, but is not limited to, rooftops, buildings, streets, roads, decks, swimming pools and any concrete or asphalt, unless such asphalt or concrete is designed to allow the saturation of water into the ground and is approved by the Director of Public Works as a pervious surface.

**LAND DEVELOPMENT:** Any land change including, but not limited to, clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving and any other installation of impervious cover.

**LAND DEVELOPMENT ACTIVITY:** Those actions or activities which comprise, facilitate or result in land development.

**LAND DISTURBANCE:** Any land or vegetation change, including, but not limited to, clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, that do not involve construction, paving or any other installation of impervious cover.

**LAND DISTURBANCE ACTIVITY:** Those actions or activities which comprise, facilitate or result in land disturbance.

**PARCEL:** Any plot, lot or acreage shown as a unit on the latest County tax assessment records.

**PERMIT:** The permit issued by the Building Division required for undertaking any land development activity.

**PERSON:** Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, City, County or other political subdivision of the State, any interstate body or any other legal entity.

**PROTECTION AREA OR STREAM PROTECTION AREA:** With respect to a stream, the combined areas of all required buffers and setbacks applicable to such stream.



- 1883 **RIPARIAN:** Belonging or related to the bank of a river, stream, lake, pond or impoundment.
- 1884 **SETBACK:** With respect to a stream, the area established by Section 505.122 extending beyond any  
1885 buffer applicable to the stream.
- 1886 **STREAM:** Any stream, beginning at:
- 1887 1. All natural watercourses depicted by a solid or dashed blue line on the most current  
1888 United States Geological Survey (U.S.G.S.) 7.5 Minute Series (Topographic) Maps for  
1889 Missouri; or
- 1890 2. A point in the stream channel with a drainage area of twenty-five (25) acres or more.
- 1891 **STREAM BANK:** The sloping land that contains the stream channel and the normal flows of the  
1892 stream. Where no established top-of-bank can be determined, the stream bank will be the "ordinary high  
1893 water mark" as defined by the Corps of Engineers in Title 33 of the Code of Federal Regulation, Part  
1894 3283.3.
- 1895 **STREAM CHANNEL:** The portion of the watercourse that contains the base flow of the stream.
- 1896 **Section 505.540 Applicability.**
- 1897 [Ord. No. 7533 §1, 8-15-2008]
- 1898 A. This Article shall apply to all land development activity on property containing a stream protection  
1899 area as defined in **Section 505.530** of this Article. These requirements are in addition to, and do not  
1900 replace or supersede, any other applicable buffer or floodplain requirements established under State  
1901 or local law and approval or exemption from these requirements do not constitute approval or  
1902 exemption from buffer requirements established under State law or from other applicable local, State  
1903 or Federal regulations.
- 1904 B. Legal Non-Conforming Provisions. The following shall not apply to this Article:
- 1905 1. Work consisting of the repair or maintenance of any lawful use of land that is zoned and  
1906 approved for such use on or before the effective date of this Article.
- 1907 2. Existing development and ongoing land disturbance activities including, but not limited to,  
1908 existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except that  
1909 new development or land disturbance activities on such properties will be subject to all  
1910 applicable buffer requirements.
- 1911 3. Any land development activity that is under construction, fully approved for development,  
1912 scheduled for permit approval or has been submitted for approval as of the effective date of  
1913 this Article.
- 1914 4. Land development activity that has not been submitted for approval but that is part of a larger  
1915 master development plan, such as for an office park or other phased development that has  
1916 been previously approved within two (2) years of the effective date of this Article.
- 1917 C. Exemptions. The following specific activities are exempt from this Article. Exemption of these  
1918 activities does not constitute an exemption for any other activity proposed on a property.
- 1919 1. Activities for the purpose of building one (1) of the following:
- 1920 a. A stream crossing by a driveway (bridge), transportation route or utility line;
- 1921 b. Public water supply intake or public wastewater structures or stormwater outfalls;

- c. Intrusions necessary to provide access to a property;
- d. Public access facilities that must be on the water including boat ramps, docks, foot trails, leading directly to the river, fishing platforms and overlooks;
- e. Foot trails and paths, pervious or impervious, approved only by the Director of Public Works;
- f. Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used and said work is approved by the Director of Public Works.
2. Public line easements. This includes such impervious cover as is necessary for the operation and maintenance of the utility including, but not limited to, manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in Subsection (C) (1) above.
3. Land development activities within a right-of-way existing at the time this Article takes effect or approved under the terms of this Article.
4. Within an easement of any utility existing at the time this Article takes effect or approved under the terms of this Article, land disturbance activities and such impervious cover as is necessary for the operation and maintenance of the utility including, but not limited to, manholes, vents and valve structures.
5. Emergency work necessary to preserve life or property. However, when emergency work is performed under this Section, the person performing it shall report such work to the Director of Public Works on the next business day after commencement of the work. Within ten (10) days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the review and permitting authority to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
6. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land disturbing activity other than normal forest management practices will be allowed on the entire property for three (3) years after the end of the activities that intruded on the buffer.
- D. Any activities approved under a 404 permit issued by the Corps of Engineers and 401 water quality certification issued by the Missouri Department of Natural Resources. After the effective date of this Article, the requirements herein shall apply to new subdivisions and platting activities. Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to Section **505.550** of this Article.

## **Section 505.550 Land Development Requirements.**

[Ord. No. 7533 §1, 8-15-2008]

- A. Buffer And Setback Requirements. All land development activity subject to this Article shall meet the following requirements:
1. For streams depicted as a solid blue line on the U.S.G.S. map, an undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks

(as applicable) of the stream as measured from the top of the stream bank. For all other streams subject to this Article, an undisturbed natural vegetative buffer shall be maintained for twenty-five (25) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

2. An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited, except pervious paving shall be allowed when reviewed and approved by the Director of Public Works. Grading, filling and earthmoving shall be minimized within the setback.

3. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

B. Variance Procedures. Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:

1. Where a parcel was platted prior to the effective date of this Article, and its shape, topography or other existing physical condition prevents land development consistent with this Article, and the Director of Public Works finds and determines that the requirements of this Article prohibit the otherwise lawful use of the property by the owner, the City Council may grant a variance from the buffer and setback requirements hereunder, provided such variance requires mitigation measures to offset the effects of any proposed land development on the parcel.
2. Except as provided above, the City Council shall grant no variance from any provision of this Article without first conducting a public hearing on the application for variance and authorizing the granting of the variance by an affirmative vote of the City Council. The City of Florissant shall give public notice of each such public hearing in a newspaper of general circulation within the City of Florissant. The City of Florissant shall require that the applicant post a sign giving notice of the proposed variance and the public hearing. The sign shall be of a size and posted in such a location on the property as to be clearly visible from the primary adjacent road right-of-way.

C. Variances will be considered only in the following cases:

1. When a property's shape, topography or other physical conditions existing at the time of the adoption of this Article prevents land development unless a buffer variance is granted.
2. Unusual circumstances when strict adherence to the minimal buffer requirements in this Article would create an extreme hardship. Variances will not be considered when, following adoption of this Article, actions of any property owner of a given property have created conditions of a hardship on that property.
3. At a minimum, a variance request shall include the following information:
  - a. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features as determined by field survey;
  - b. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
  - c. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
  - d. Documentation of unusual hardship should the buffer be maintained;

- 2009 e. At least one (1) alternative plan, which does not include a buffer or setback intrusion,  
2010 or an explanation of why such a site plan is not possible;  
2011 f. A calculation of the total area and length of the proposed intrusion;  
2012 g. A stormwater management site plan, if applicable; and  
2013 h. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request  
2014 must include an explanation of why none is being proposed.

2015 D. The following factors will be considered in determining whether to issue a variance:

- 2016 1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the  
2017 property;  
2018 2. The locations of all streams on the property, including along property boundaries;  
2019 3. The location and extent of the proposed buffer or setback intrusion;  
2020 4. Whether alternative designs are possible which require less intrusion or no intrusion;  
2021 5. The long-term and construction water-quality impacts of the proposed variance;  
2022 6. Whether issuance of the variance is at least as protective of natural resources and the  
2023 environment.

2024 **Section 505.560 Compatibility With Other Regulations and Requirements.**

2025 [Ord. No. 7533 §1, 8-15-2008]

2026 This Article is not intended to interfere with, abrogate or annul any other ordinance, rule or regulation,  
2027 Statute or other provision of law. The requirements of this Article should be considered minimum  
2028 requirements and where any provision of this Article imposes restrictions different from those imposed  
2029 by any other ordinance, rule, regulation or other provision of law, whichever provisions are more  
2030 restrictive or impose higher protective standards for human health or the environment shall be  
2031 considered to take precedence.

2032 **Section 505.570 Additional Information Requirements For Development On Buffer Zone**  
2033 **Properties.**

2034 [Ord. No. 7533 §1, 8-15-2008]

2035 A. Any permit applications for property requiring buffers and setbacks hereunder must include the  
2036 following:

- 2037 1. A site plan showing:  
2038 a. The location of all streams on the property;  
2039 b. Limits of required stream buffers and setbacks on the property;  
2040 c. Buffer zone topography with contour lines at no greater than five (5) foot intervals;  
2041 d. Delineation of forested and open areas in the buffer zone; and  
2042 e. Detailed plans of all proposed land development in the buffer and of all proposed  
2043 impervious cover within the setback.  
2044 2. A description of all proposed land development within the buffer and setback; and

- 2045 3. Any other documentation that the Director of Public Works may reasonably deem necessary  
2046 for review of the application and to insure that the Buffer Zone Ordinance is addressed in the  
2047 approval process. All buffer and setback areas must be recorded on the final plat of the  
2048 property following plan approval. A note to reference the vegetated buffer shall state: "There  
2049 shall be no clearing, grading, construction or disturbance of vegetation except as permitted  
2050 by Stream Buffer Protection Ordinance of the City of Florissant".

2051 **Section 505.580 Responsibility.**

2052 [Ord. No. 7533 §1, 8-15-2008]

2053 Neither the issuance of a development permit nor compliance with the conditions thereof, nor with the  
2054 provisions of this Article shall relieve any person from any responsibility otherwise imposed by law for  
2055 damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any  
2056 liability upon the City of Florissant, its officers or employees for injury or damage to persons or  
2057 property.

2058 **Section 505.590 Inspection.**

2059 [Ord. No. 7533 §1, 8-15-2008]

- 2060 A. The Director of Public Works may cause inspections of the work of the buffer or setback to be made  
2061 periodically during the course thereof and shall make a final inspection following completion of the  
2062 work. The permittee shall assist the Director of Public Works in making such inspections. The City  
2063 of Florissant shall have the authority to conduct such investigations as it may reasonably deem  
2064 necessary to carry out its duties as prescribed in this Article and for this purpose to enter at  
2065 reasonable time upon any property, public or private, for the purpose of investigating and inspecting  
2066 the sites of any land development activities within the protection area.
- 2067 B. No person shall refuse entry or access to any authorized representative or agent who requests entry  
2068 for purposes of inspection and who presents appropriate credentials, nor shall any person obstruct,  
2069 hamper or interfere with any such representative while in the process of carrying out official duties.

2070 **Section 505.600 Violations, Enforcement and Penalties.**

2071 [Ord. No. 7533 §1, 8-15-2008]

- 2072 A. Any action or inaction which violates the provisions of this Article or the requirements of an  
2073 approved site plan or permit may be subject to the enforcement actions outlined in this Section. Any  
2074 such action or inaction which is continuous with respect to time is deemed to be a public nuisance  
2075 and may be abated by injunctive or other equitable relief. The imposition of any of the penalties  
2076 described below shall not prevent such equitable relief.
- 2077 1. Notice of violation. If the Director of Public Works determines that an applicant or other  
2078 responsible person has failed to comply with the terms and conditions of a permit, an  
2079 approved site plan or the provisions of this Article, a written notice of violation shall be  
2080 issued to such applicant or other responsible person. Where a person is engaged in activity  
2081 covered by this Article without having first secured the appropriate permit thereof, the notice  
2082 of violation shall be served on the owner or the responsible person in charge of the activity  
2083 being conducted on the site. The notice of violation shall contain:
- 2084 a. The name and address of the owner or the applicant or the responsible person;

- b. The address or other description of the site upon which the violation is occurring;
- c. A statement specifying the nature of the violation;
- d. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the approved site plan or this Article and the date for the completion of such remedial action;
- e. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and
- f. A statement that the determination of violation may be appealed to the Director of Public Works by filing a written notice of appeal within thirty (30) days after the notice of violation (except that in the event the violation constitutes an immediate danger to public health or public safety, twenty-four (24) hours' notice shall be sufficient).
2. Penalties. In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one (1) or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the Director of Public Works shall first notify the applicant or other responsible person in writing of its intended action and shall provide a reasonable opportunity of not less than ten (10) days (except that in the event the violation constitutes an immediate danger to public health or public safety, twenty-four (24) hours' notice shall be sufficient) to correct such violation. In the event the applicant or other responsible person fails to correct such violation after such notice and corrective action period, the Director of Public Works may take any one (1) or more of the following actions or impose any one (1) or more of the following penalties.
- a. Stop work order. The Director of Public Works may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise corrected the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take necessary remedial measures to correct such violation or violations.
- b. Withhold certificate of occupancy. The Director of Public Works may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise corrected the violations described therein.
- c. Suspension, revocation or modification of permit. The Director of Public Works may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise corrected the violations described therein, provided such permit may be reinstated (upon such conditions as the Director of Public Woks may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to correct such violations.

2129 d. Penalties. For violations of this Article, the Director of Public Works may issue a  
2130 citation to the applicant or other responsible person, requiring such person to appear  
2131 in the Florissant Municipal Court to answer charges for such violation. Upon  
2132 conviction, such person shall be punished by a fine not to exceed one thousand  
2133 dollars (\$1,000.00) or imprisonment for ninety (90) days or both. Each act of  
2134 violation and each day upon which any violation shall occur shall constitute a  
2135 separate offense.

2136 **Section 505.610 Administrative Appeal and Judicial Review.**

2137 [Ord. No. 7533 §1, 8-15-2008]

- 2138 A. Administrative Appeal. Any person aggrieved by a decision or order of the Director of Public Works  
2139 may appeal in writing within seven (7) days after the issuance of such decision or order to the Mayor  
2140 of Florissant and shall be entitled to a hearing before the City Council of Florissant within thirty (30)  
2141 days of receipt of the written appeal.
- 2142 B. Judicial Review. Any person aggrieved by a decision or order of City Council, after exhausting all  
2143 administrative remedies, shall have the right to appeal de novo to the Circuit Court of St. Louis  
2144 County, Missouri.

2145 **CHAPTER 510 - EXISTING STRUCTURES AND PROPERTY MAINTENANCE CODE**

2146 **ARTICLE I GENERALLY**

2147 **Section 510.003 Generally.**

2148 The Existing Structures Code of the City of Florissant is for the purpose of controlling existing property  
2149 conditions, ensuring the quality of Florissant neighborhoods, and controlling changes to existing  
2150 structures including additions, remodeling, changes of use, changes of occupancy, and control of  
2151 nuisances. The Existing Structures Code shall consist of the following codes, as published by the  
2152 International Code Council, under these organizational Articles and Sections: Article II, **Section**  
2153 **510.010** the Property Maintenance Code; Article III, **Section 510.030** the Existing Buildings Code;  
2154 Article IV, **Section 510.050** Occupancy Permits and Transfer of Ownership; Article V, **Section 510.060**,  
2155 Notification Of New Electric Customers; Article VI, **Section 510.070** Vacant Residential Structure Fee;  
2156 Article VII, **Section 510.080** Registration Of Vacant Residential Buildings; and Article VIII, **Section**  
2157 **510.090** Abatement of Contamination Due To Production of Methamphetamine. All appendices,  
2158 additions, insertions, deletions and changes to each code section are set out under its related Article or  
2159 Section below.

2160 **Section 510.005 Jurisdictional Titles.**

2161 Throughout the City of Florissant Existing Structures Code, wherever the terms "Name of Jurisdiction"  
2162 or "Local Jurisdiction" appear, it shall be deemed to mean "City of Florissant"; likewise, wherever the  
2163 term "Department of Building Inspection", "department of building safety", "the applicable governing  
2164 authority", "department of property maintenance", or "authority having jurisdiction" appears, it shall be  
2165 deemed to mean "City of Florissant Building Department". The terms "code official", "building  
2166 official", "fire code official" or "supervisor of electrical inspection" shall refer to the Building  
2167 Commissioner of the City of Florissant.

2168     **Section 510.008 Penalties.**

2169     Any person, firm, corporation, Limited Liability Company or other business entity who shall violate any  
2170     provision of this code shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of  
2171     the City of Florissant. Each day that a violation continues after due notice has been served shall be  
2172     deemed a separate offense.

2173                     **ARTICLE II PROPERTY MAINTENANCE CODE.**

2174     **Section 510.010 International Property Maintenance Code Adopted.**

2175     The International Property Maintenance Code, 2021 Edition, as published by the International Code  
2176     Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90)  
2177     days prior to the adoption of this Chapter and available for public use, inspection and examination, and a  
2178     copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby  
2179     adopted as the Property Maintenance Code of the City of Florissant, Missouri, subject to the  
2180     amendments, additions, insertions, deletions and changes set out in **Section 510.020** of this Chapter.

2181     **Section 510.020 Additions, Insertions, Deletions and Amendments.**

- 2182     A. The following numbered Sections and Subsections of the International Property Maintenance Code,  
2183     2021 Edition, as published by the International Code Council, Inc., are hereby amended by  
2184     additions, insertions, deletions and amendments so that such Sections and Subsections shall read as  
2185     follows:
- 2186         1. **Section 101.1 Title** (Amended): These regulations shall be known as the Property Maintenance  
2187         Code of the City of Florissant, Missouri, hereinafter referred to as "this code".
  - 2188         2. **Section 102.3 Application of Other Codes** (Amended): Repairs, additions or alterations to a  
2189         structure, or changes of occupancy, shall be done in accordance with the procedures and  
2190         provisions of the International Building Code, International Existing Building Code,  
2191         International Energy Conservation Code, International Fire Code, International Fuel Gas Code,  
2192         International Mechanical Code, International Residential Code, International Plumbing Code and  
2193         NFPA 70. Repairs, additions, or alterations to a structure, or changes of occupancy or use, shall  
2194         be done in accordance with the procedures and provisions of the Code of Ordinances of the City  
2195         of Florissant.
  - 2196         3. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
2197         Department of Public Works is hereby created and the official in charge thereof shall be known  
2198         as the code official. The function of the agency shall be the implementation, administration and  
2199         enforcement of the provisions of this code.
  - 2200         4. **Section 104.1 Fees** (Amended): The fees for activities and services performed by the department  
2201         in carrying out its responsibilities under this code shall be in accordance with the fee schedule as  
2202         established by the City of Florissant, Missouri. Fees for occupancy permits and inspections shall  
2203         be according to **Section 500.050** of the City of Florissant Code of Ordinances. Fees for vacant  
2204         residential structures shall be according to **Section 500.070** of the City of Florissant Code of  
2205         Ordinances.
  - 2206         5. **Section 108.1 Membership of the board.** (Deleted and Replaced). The Property Maintenance  
2207         Code Board of Appeals shall consist of five (5) members, all of whom shall be residents of the  
2208         City and appointed by the City Council, shall not be employees of the City of Florissant, and



who are qualified by experience and training to pass on matters related to the Property Maintenance Code. The term of office of the members of the Board shall be three (3) years and those presently in office shall serve the remaining time of their particular appointment. Vacancies shall be filled for the unexpired term only. The board shall elect its own Chairman and Secretary who shall serve for one (1) year. The Board shall adopt from time to time such rules and regulations as it may deem necessary to carry into effect the provisions of this Chapter.

A. The Board shall have the jurisdiction to:

1. Hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made by the building official;
2. Authorize a variance from the strict application of any provision of this code where a property owner can show that this would result in exceptional practical difficulties and particular hardship, if such relief can be granted without substantial detriment to the public welfare and without substantially impairing the general purpose and intent of this Chapter.

B. Any person claiming to be aggrieved by any order, requirement, decision or determination made by the Enforcement Official hereunder or seeking a variance from the provisions of this Chapter shall have the right to appeal to the Board. Such appeal shall be initiated within thirty (30) calendar days after receipt of notice of non-compliance. Upon the filing of a notice of appeal or request for variance, the Enforcement Official shall forthwith submit to the Board all papers constituting the record upon which the action appealed from or request for variance was taken. An appeal stays all proceedings in furtherance of the action appealed from unless the Enforcement Official certifies to the Board that, by reason of facts stated in the certificate, a stay would, in his/her opinion, cause imminent peril to life or property. In such case, the proceeding shall not be stayed. The board shall fix a reasonable time for the hearing of the appeal or request for variance, give public notice thereof, as well as due notice to the parties in interest and decide same within a reasonable time. At such hearing, any party may appear in person or by agent or attorney.

C. All hearings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member on each question or if absent or failing to vote, indicating such fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed with the City Clerk and shall be a public record.

D. In exercising its authority, the Board may reverse or affirm, in whole or part, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made.

6. **Section 109.4 Violation penalties** (Amended): Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

7. **Section 111.1.6 Utilities** (Added). Each dwelling and/or dwelling unit shall have all the basic continuous utility services as a matter of public health and safety which shall include electrical service, natural or propane gas service (or other acceptable heating ability), potable drinking water service, sanitary sewer service or a fully functional septic sewer system, and solid waste (garbage, rubbish, trash) collection service for an approved occupancy.

- 2254 8. **Section 111.4.2 Method of Service** (Amended). Such notice shall be deemed to be properly  
2255 served where a copy thereof is served in accordance with one of the following methods:
- 2256 1. A copy is delivered personally.
- 2257 2. A copy is sent by regular mail, certified mail, first class mail, registered mail, courier  
2258 service, UPS, FedEx, Amazon, or any similar service with delivery confirmation, to  
2259 the most recent known address or the mailing address according to the real estate  
2260 property records of St. Louis County Missouri.
- 2261 3. A copy thereof may be posted in a conspicuous place in or about the structure  
2262 affected by such notice.
- 2263 4. A copy is delivered in any other manner as prescribed by local law.
- 2264 Service of such notice is the foregoing manner upon the owner's agent or upon the  
2265 person responsible for the structure shall constitute service of notice upon the owner.
- 2266 9. **Section 111.7 Placarding** (Amended). Upon failure of the owner, owner's authorized agent  
2267 or person responsible to comply with the notice provisions within the time given, the code  
2268 official shall post on the premises or on defective equipment a placard bearing appropriate  
2269 wording as designated by the code official and a statement of the penalties provided for  
2270 occupying the premises, operating the equipment or removing the placard. Such notice shall  
2271 be posted in a conspicuous place in or about the structure affected by such notice. If the  
2272 notice pertains to equipment, it shall be placed on the condemned equipment or if access  
2273 cannot be obtained to the equipment then at the primary entrance to the building or room in  
2274 which the equipment is located.
- 2275 10. **Section 112.1 Imminent Danger** (Amended). When, in the opinion of the code official,  
2276 there is imminent danger of failure or collapse of a building or structure that endangers life,  
2277 or when any structure or part of a structure has fallen and life is endangered by the  
2278 occupation of the structure, or when there is actual or potential danger to the building  
2279 occupants or those in the proximity of any structure because of explosives, explosive fumes  
2280 or vapors or the presence of toxic fumes, gases or materials, or operation of defective or  
2281 dangerous equipment, the code official is hereby authorized and empowered to order and  
2282 require the occupants to vacate the premises forthwith. The code official shall cause to be  
2283 posted at each entrance to such structure a notice limiting the structure's use and occupancy  
2284 bearing appropriate wording as designated by the code official. It shall be unlawful for any  
2285 person to enter such structure except for the purpose of securing the structure, making the  
2286 required repairs, removing the hazardous condition or of demolishing the same.
- 2287 11. **Section 113 Demolition** (Deleted).
- 2288 12. **Section 202 GENERAL DEFINITIONS** (Amended):
- 2289 **CHANGE OF OCCUPANCY** (Added). Any circumstances wherein the composition of the  
2290 residents or tenants of a building changes either through the sale, lease, rental, or other  
2291 provision for the transfer of any structure.
- 2292 **FAMILY** (Added):
- 2293 1. An individual living as a single non-profit, housekeeping unit in a dwelling unit; or an  
2294 individual living as a single non-profit, housekeeping unit in a dwelling unit; or
- 2295 2. Two (2) individuals or married couple and the children thereof, including adopted  
2296 children, foster children and grandchildren, and no more than two (2) other persons

- 2297 related to the individuals or married couple by blood or marriage and no more than two  
2298 (2) other individuals; or
- 2299 3. A group of not more than four (4) persons not related by blood or marriage and not living  
2300 as a group home but living together as a single housekeeping unit in a dwelling unit as  
2301 distinguished from a boarding house; or
- 2302 4. A group of nine (9) or fewer unrelated mentally or physically handicapped persons  
2303 (group home), excluding supervisory persons acting as house parents or guardians, who  
2304 need not be related to each other or to any of the mentally or physically handicapped  
2305 individuals residing in a dwelling unit as distinguished from a boarding house.
- 2306 **PUBLIC NUISANCE:** A public nuisance includes:
- 2307 1. The physical condition or use of any premises regarded as a public nuisance at common  
2308 law; or
- 2309 2. Any physical condition, use or occupancy of any premises or its appurtenances  
2310 considered an attractive nuisance to children including, but not limited to, abandoned  
2311 wells, shafts, basements, excavations and unsafe fences or structures; or
- 2312 3. Any premises which have unsanitary sewerage or plumbing facilities; or
- 2313 4. Any premises designated as unsafe for human habitation or use; or
- 2314 5. Any premises which are manifestly capable of being a fire hazard or are manifestly  
2315 unsafe or unsecure as to endanger life, limb or property; or
- 2316 6. Any premises from which the plumbing, heating and/or facilities required by this Code  
2317 have been removed or from which utilities have been disconnected, destroyed, removed  
2318 or rendered ineffective or the required precautions against trespassers have not been  
2319 provided; or
- 2320 7. Any premises which are unsanitary or which are littered with rubbish or garbage or which  
2321 have an uncontrolled growth of weeds; or
- 2322 8. Any structure or building that is in a state of dilapidation, deterioration or decay; faulty  
2323 construction; overcrowded, open, vacant or abandoned; damaged by fire to the extent as  
2324 to not provide shelter, in danger of collapse or failure and is dangerous to anyone on or  
2325 near the premises.
- 2326 9. All trees or parts thereof in a dead or dying condition or living trees which are hazardous.
- 2327 13. **Section 302.4 Weeds.** (Amended). Premises and exterior property shall be maintained free  
2328 from weeds or plant growth in excess of **eight (8) inches**. Noxious weeds shall be prohibited.  
2329 Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs  
2330 provided: however, this term shall not include cultivated flowers and gardens.
- 2331 Upon failure of the owner or agent having charge of a property to cut and destroy weeds after  
2332 service of a notice of violation, they shall be subject to prosecution in accordance with  
2333 **Section 109** of this code and as prescribed by the authority having jurisdiction, Upon failure  
2334 to comply with the notice of violation, any duly authorized employee of the jurisdiction shall  
2335 be authorized to enter upon the property in violation and cut and destroy the weeds growing  
2336 thereon, and the costs of such removal shall be paid by the owner or agent responsible for the  
2337 property.
- 2338 14. **Section 302.10 Maintenance of Trees** (Added). All trees or parts thereof in a dead or dying  
2339 condition or living trees which are hazardous are hereby declared to be public nuisances and

no person owning, in control of, or occupying property wherein such trees are located shall possess or keep such trees.

15. **Section 303.2 Enclosures** (Amended). Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a barrier compliant with **2021 International Swimming Pool and Spa Code Section 305**, not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches (1372 mm) above the bottom of gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

**Exceptions:**

1. Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.
  2. Pools, spas, and hot tubs which were properly installed under a Florissant building permit shall be required to be surrounded by a fence or guard at least 42" in height according to the code under which it was permitted as long as the original structure remains. In the event of permitted repair or replacement of the pool or designated guard then the pool guard must comply with the current building code.
16. **Section 304.3.1 Buildings with Rear Alleys** (Added): Buildings with alleys, drives, or public ways at the rear shall have approved address numbers placed at the rear of the property so as to be visible from the rear of the building.
17. **Section 304.6 Exterior Walls** (Amended). Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Repaired or replaced exterior coverings must match the existing in appearance, color, texture and profile so as not to promote visual blight and shall be constructed in a workmanlike manner. Matching exterior coverings must be approved by the code official by submitting samples of proposed and existing materials for examination or by field inspection.
18. **Section 304.7 Roofs and drainage** (Amended). The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Repaired or replaced exterior coverings must match the existing in appearance, color, texture and profile so as not to promote visual blight and shall be constructed in a workmanlike manner. Matching exterior coverings must be approved by the code official by submitting samples of proposed and existing materials for examination or by field inspection.
19. **Section 304.10 Stairways, Decks, Porches, Balconies and other Walking Surfaces** (Amended). Every stair, ramp, balcony, porch, deck or other walking surface, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Every stair shall have uniform risers and treads. Every stair, porch or fire escape shall be maintained free of unsafe conditions. No required exit stairs or fire escape may be blocked by any material at any time.

20. **Section 304.14 Insect screens.** (Deleted)
21. **Section 304.16 Basements Stairwells and Hatchways** (Amended). Every basement stairwell, and hatchway shall be kept free of debris and standing water and maintained to prevent the entrance of rodents, rain and surface drainage water. Exterior stairwell drains shall be maintained free from obstruction and defects.
22. **Section 305.3.1 Hallways, Basement Storage, and Common Areas** (Added). The interior hallways, stairwells, laundry rooms, basements and designated storage areas, and other common areas in all multi-family buildings must be kept in a clean and sanitary manner, and free of debris. Flooring must be properly maintained. Storage must be neatly stacked at least three (3) feet from any mechanical equipment. At least a three (3) foot clear passage to the exit or stairway doors must be provided. No flammable or noxious liquids may be stored in the basement or other common areas.
23. **Section 305.4 Stairs and Walking Surfaces** (Amended). Every stair, railing, guard, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair, and in a sanitary condition free of stored items or other unsafe conditions.
24. **Section 404.4.1 Room Area** (Amended). Every living room shall contain not less than 120 square feet (11.2 m<sup>2</sup>) and every bedroom shall contain not less than 70 square feet (6.5 m<sup>2</sup>) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m<sup>2</sup>) of floor area for each occupant thereof with a maximum of 3 occupants permitted for each bedroom.
25. **Section 602.3 Heating 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 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
26. **Section 602.4 Occupiable Work Spaces** (Amended). Indoor occupiable work spaces shall be supplied with heat 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.
27. **Section 605.2 Receptacles** (Amended): Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new receptacle outlet shall be

grounded and have ground fault circuit interrupter protection where required by the Florissant Residential Code. All receptacle outlets shall have the appropriate faceplate cover for the location.

**Exception:** In two-wire circuits without a grounding conductor, which are original to the home, two-prong receptacles are permitted to be installed where two-prong receptacles were originally installed in lieu of grounding-type receptacles.

28. **Section 605.4 Wiring** (Amended). Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings. All wiring must be maintained in a safe condition and properly secured to framing members.

29. **Section 702.5 Corridor Enclosure** (Added): All corridors serving more than one occupant or tenant, and openings therein, shall provide an effective barrier to resist the movement of smoke. All transoms, louvers, doors and other openings shall be self-closing.

**Exceptions:**

1. Louvers or grills for the movement of conditioned air shall be permitted in exit access corridor enclosure walls or doors, provided an approved smoke detection system is installed in the corridor. The smoke detection system shall sound an audible alarm in the building. This exception shall not apply to openings into exit stairway enclosures.

30. **Section 703.3.4 Dwelling-garage fire separation** (Added). In one and two-family dwellings attached garage separation wall must comply with International Residential Code Section 302.6.

31. **Section 704.6.1 Where required** (Amended). Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with **Sections 704.6.1.1** through **704.6.1.4**. Interconnection and power sources shall be in accordance with **Sections 704.6.2** and **704.6.3**.

**Exceptions:**

1. (Deleted)
2. (Deleted)
3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

32. **Section 704.6.2 Interconnection** (Amended). Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

**Exceptions:**

1. Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind.
2. (Amended) Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes.

2472 33. **Section 704.6.3 Power source** (Amended). Single-station smoke alarms shall receive their  
2473 primary power from the building wiring provided that such wiring is served from a  
2474 commercial source and shall be equipped with a battery backup. Smoke alarms with integral  
2475 strobes that are not equipped with battery backup shall be connected to an emergency  
2476 electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall  
2477 be permanent and without a disconnecting switch other than as required for overcurrent  
2478 protection.

2479 **Exceptions:**

- 2480 1. Smoke alarms are permitted to be solely battery operated in existing buildings where no  
2481 construction is taking place.
- 2482 2. Smoke alarms are permitted to be solely battery operated in buildings that are not served  
2483 from a commercial power source.
- 2484 3. (Amended) Smoke alarms are permitted to be solely battery operated in existing areas of  
2485 buildings undergoing alterations or repairs that do not result in the removal of interior  
2486 walls or ceiling finishes exposing the structure.

2487 **ARTICLE III EXISTING BUILDING CODE.**

2488 **Section 510.030 International Existing Building Code Adopted.**

2489 The International Existing Building Code, 2021 Edition, including appendixes A2, A3, A4, A5, A6, B,  
2490 C1, C2, and Resource A as published by the International Code Council, Inc., one (1) copy of which was  
2491 on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this  
2492 Chapter and available for public use, inspection and examination, and a copy of which is attached hereto  
2493 and incorporated by this reference as if fully set forth herein, is hereby adopted as the Existing Building  
2494 Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and  
2495 changes set out in **Section 510.040** of this Chapter.

2496 **Section 510.040 Additions, Insertions, Deletions and Amendments.**

2497 A. The following numbered Sections and Subsections of the International Existing Building Code, 2021  
2498 Edition, including appendixes A2, A3, A4, A5, A6, B, C1, C2, and Resource A as published by the  
2499 International Code Council, Inc., are hereby amended by additions, insertions, deletions and  
2500 amendments so that such Sections and Subsections shall read as follows:

- 2501 1. **Section 101.1 Title** (Amended): These regulations shall be known as the Existing Building Code  
2502 of the City of Florissant, Missouri, hereinafter referred to as "this code".
- 2503 2. **Section 103.1 Creation of agency** (Amended): The Building Department, a Division of the  
2504 Department of Public Works is hereby created and the official in charge thereof shall be known  
2505 as the code official. The function of the agency shall be the implementation, administration and  
2506 enforcement of the provisions of this code.
- 2507 3. **Section 105.1.1 Annual permit** (Deleted).
- 2508 4. **Section 105.1.2 Annual permit records** (Deleted).
- 2509 5. **Section 105.2 Work exempt from permit** (Amended). Work exempt from a permit shall  
2510 comply with the Florissant Building Code and Florissant Residential Code respectively.

- 2511 6. **Section 112.1 General** (Amended). In order to hear and decide appeals of orders, decisions, or  
2512 determinations made by the building official relative to the application and interpretation of this  
2513 code, The Board of Appeals shall be the Planning and Zoning Commission as established by the  
2514 Code of Ordinances of the City of Florissant in **Section 11.1**.
- 2515 7. **Section 112.3 Qualifications** (Deleted).
- 2516 8. **Section 113.4 Violation Penalties** (Amended). Any person who violates a provision of this code  
2517 or fails to comply with any of the requirements thereof or who repairs or alters or changes the  
2518 occupancy of a building or structure in violation of the approved construction documents or  
2519 directive of the code official or of a permit or certificate issued under the provisions of this code  
2520 shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of  
2521 Florissant. Each day that a violation continues after due notice has been served shall be deemed a  
2522 separate offense.
- 2523 9. **Section 115.4 Method of Service** (Amended): Such notice shall be deemed to be properly  
2524 served upon the owner, owner's agent or upon the person responsible for the structure if a copy  
2525 thereof is:
- 2526 1. Delivered personally by leaving the notice with a responsible party of suitable age and  
2527 discretion;
  - 2528 2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service,  
2529 UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most  
2530 recent known address or the mailing address according to the real estate property records  
2531 of St. Louis County Missouri.
  - 2532 3. A copy thereof may be posted in a conspicuous place in or about the structure affected by  
2533 such notice.

## 2534 **ARTICLE IV OCCUPANCY PERMITS AND TRANSFER OF OWNERSHIP.**

### 2535 **Section 510.050 Occupancy Permits, Fees And Transfer of Ownership.**

- 2536 A. **Applicability.** This Section shall not apply to any occupancy in existence at the time of the adoption  
2537 of this Chapter and until a change of occupancy occurs as defined in the Property Maintenance  
2538 Code.
- 2539 B. **Requirements.** Except as otherwise provided, it shall be unlawful for any person, corporation,  
2540 business or family to occupy or for any owner or agent thereof to permit the occupancy of any  
2541 building, tenant space, structure, dwelling, dwelling unit or addition thereto or part thereof for any  
2542 purpose until an occupancy permit has been issued by the Enforcement Official. The occupancy  
2543 permit which is issued will allow the natural growth of a single family but requires that no dwelling  
2544 unit shall be occupied by more than a single family, as defined in this Chapter, plus not more than  
2545 two (2) other persons all living together in the dwelling unit as a single housekeeping unit. The  
2546 occupancy permit shall not be issued until all violations of this Chapter have been brought into  
2547 compliance, except as provided in Subsection (F) and its issuance shall be subject to the following  
2548 occupancy limitations:
- 2549 1. **Single-family occupancy.** No dwelling unit, other than a group home permitted under the  
2550 provisions of the Zoning Code, shall be occupied by more than a single family, as defined in  
2551 this Chapter, plus not more than two (2) other persons all living together as a single  
2552 housekeeping unit and shall be subject to square footage.



2. **Overcrowding.** Dwelling units and group homes shall not be occupied by more occupants than permitted by the minimum area requirement set forth in the Florissant Property Maintenance Code.

C. **Fee.** Occupancy related fees shall be as follows:

Type of Application or Permit	Fee
One- and two-family dwellings, application and 2 inspections.	\$100.00
Apartment unit application and 2 inspections.	\$50.00
Occupancy permit update (except as a result of the natural growth of a family).	\$40.00
Commercial application and inspection less than three thousand (3,000) square feet building /tenant space.	\$100.00
Commercial application and inspection between three thousand (3,000) and fifty thousand (50,000) square feet building / tenant space	\$200.00
Commercial application and inspection over fifty thousand (50,000) square feet building/tenant space	\$300.00
Commercial or residential occupancy permit issuance	\$50.00
Occupancy permit extension after review and approval.	\$50.00
Conditional or temporary occupancy permit after review and approval.	\$50.00
Extra inspections over and above the application allowance of 2 inspections.	\$50.00
The above fees shall also cover the first (1st) reinspection in the event a reinspection is necessary following the initial inspection. In the event further reinspections are necessary to secure an occupancy permit or to comply with the terms of a conditional occupancy permit, each such reinspection after the first (1st) reinspection shall require an additional fee of fifty dollars (\$50.00) per reinspection.	

- D. **Report Change of Occupancy.** Every building, structure, tenant space or dwelling unit in which a change of occupancy is to occur must be reported by the owner to the building official so that the Enforcement Official may inspect the structure according to the provisions of this Chapter. Failure to make such a report shall constitute a violation of this Chapter and the person responsible for the failure shall be subject to the penalties of this Chapter.

- E. **Responsibilities of Real Estate Brokers.** All real estate brokers and agents and similar businesses and owners of buildings, structures, tenant spaces, dwelling units or multiple-family dwelling units shall report each change of occupancy as defined in this Chapter so that the Enforcement Official may inspect the unit according to the provisions of this Chapter. Failure to register or make such a report shall constitute a violation of this Chapter and the person responsible for the failure shall be subject to the penalties of this Chapter.

- F. **Conditional Occupancy Permit.** A conditional occupancy permit may be issued by the Enforcement Official if, in his/her judgment, any deficiencies in structures covered by this Chapter would not demonstrate a visual blight or seriously endanger the health or safety of the occupants or of the community and provided that in the case of an owner-occupant an affidavit stating that he/she

will correct deficiencies within a specific time and in the case of an owner-non-occupant an affidavit stating that the owner will correct deficiencies within a specified time and thus bring the structure into compliance with the provisions of this Chapter. The occupant, who may be the owner or a renter as the case may be, may occupy the space while repairs are being made. At such time and within the period covered by the affidavit furnished as the space complies with all the provisions of this Chapter an occupancy permit will be issued as provided above. In the event that repairs are not completed within the specified time the City may revoke the occupancy permit and peruse further action allowable by this chapter. The fee for a conditional or temporary occupancy permit shall be fifty dollars **(\$50.00)**.

**G. Inspection of Occupancy Records.** Every owner and managing agent of a multiple-family dwelling shall, upon request of the Enforcement Official, make available for inspection by the Enforcement Official its records of occupancy and all changes of occupancy of the dwelling units within such multiple-family dwelling.

**H. Notice of Requirement Of Occupancy Permit To Be Posted.** The Enforcement Official shall provide to the owner or managing agent of every multiple-family dwelling a sign specifying that an occupancy permit is required to be issued prior to the occupation of any dwelling unit. Upon receipt of such sign, the owner or managing agent shall post and maintain the sign in a conspicuous place in the rental office of such multiple-family dwelling and if such rental office is not at the same location as the multiple-family dwelling, such owner or managing agent shall also post the sign in the common entry area of each multiple-family dwelling. Failure to post and maintain this sign shall constitute a violation and the person responsible for such failure shall be subject to the penalties of this Chapter.

**I. Occupancy Permits, Non-Residential Structures.** It shall be unlawful for any person, owner or operator to occupy or use or to permit occupancy or use of any premises for any purpose until an occupancy permit has been issued by the building official. No such permit shall be issued unless said premises has been inspected by the building official or his designee and the premises is in compliance with this code. All commercial occupancy permits shall require the review and approval of the local Fire Marshal. All commercial occupancy permits must be reviewed and approved for use and classification according to the Building Code and Existing Building Code as well as Florissant Zoning Code.

**J. Inspections Required by a Home Improvement Program.** Where an inspection is a requirement of a specific home improvement program, the building official is authorized and directed to make inspections to determine whether dwellings, dwelling units, rooming units, accessory structures and premises located within the City conform to the requirements of this Chapter. This inspection shall not constitute a requirement for occupancy. For the purpose of making such inspections, the building official is authorized at reasonable times to enter, examine and survey all dwellings, dwelling units, rooming units, accessory structures and premises with the consent of the owner or occupant thereof. The inspection contemplated under this subsection shall remain valid for a period of one hundred twenty (120) days from the date of initial inspection provided that there is no change in occupancy or the building has remained vacant during the one hundred twenty (120) day period. Extensions of time may be granted at the discretion of the building official or his/her designated representative.

**K. Expiration of Occupancy Inspection and Permit.** Any occupancy permit process shall become invalid one hundred and twenty (120) days after the initial inspection date. The occupancy permitting process must be completed and permit obtained within this timeframe unless an extension is granted after review by the building official. Fees for extensions shall be fifty dollars **(\$50)**.

2617 **Section 510.055 Emergency Measures.**

2618 [Code 1980 §6-68; CC 1990 §5-152]

- 2619 A. When any dwelling unit has become so damaged by fire, wind or other causes or has become so  
2620 unsafe, unhealthful or unsanitary that, in the opinion of the Enforcement Official, life or health is  
2621 immediately endangered by the occupation of the dwelling unit, the Enforcement Official is hereby  
2622 authorized and empowered to revoke without notice any occupancy permit for such dwelling unit  
2623 and to order and require the occupants to vacate the dwelling unit forthwith and to order the owner  
2624 or agent to proceed immediately with the corrective work and repairs required to make the dwelling  
2625 unit safe and fit for human habitation, whether or not a notice of violation has been given as  
2626 described in this Chapter and whether or not legal procedures described by City ordinances have  
2627 been instituted.
- 2628 B. If the Enforcement Official determines that there is an immediate danger to the health, safety or  
2629 welfare of any person, he/she may take emergency measures to vacate and repair the structure or  
2630 otherwise remove the immediate danger.
- 2631 C. Written notice shall be given to the owner, occupant, lessee, mortgagee, agent and all other persons  
2632 having an interest in such building or structure as promptly as possible. The cost of any such  
2633 emergency work shall be collected in the same manner as provided by this Chapter.

2634 **ARTICLE V NOTIFICATION OF NEW ELECTRIC CUSTOMERS**

2635 **Section 510.060 Notification Of New Electric Customers**

2636 [CC 1990 §5-174; Ord. No. 5676, 11-28-1994]

- 2637 A. For any month when there is a change of user of residential electric service or non-residential  
2638 electric service within the City, the public electric utility shall notify the building official of the City  
2639 in writing within seven (7) working days after the end of the month of said changes, indicating the  
2640 address and apartment or unit number and the name(s) of electric user(s) per service and address and  
2641 apartment or unit number in whose name service is connected or billed.
- 2642 B. The public electric utility shall submit annually to the City an invoice for its cost associated with its  
2643 compliance with this Chapter. The City shall pay to the public electric utility the amount of the  
2644 invoice within thirty (30) days of receipt.

2645 **ARTICLE VI VACANT RESIDENTIAL STRUCTURE FEE**

2646 **Section 510.070 Vacant Residential Structure Fee.**

2647 [Ord. No. 7071 §1, 9-28-2005; Ord. No. 7890 §1, 7-11-2012]

- 2648 A. A semi-annual registration fee of two hundred dollars (**\$200.00**) shall be charged to the owner of any  
2649 residential structure, including a structure containing multiple dwelling units, which has been vacant  
2650 for six (6) months or more and is in violation of the City's housing codes. In the event that the  
2651 registration fee is not paid within thirty (30) days of the receipt of the notice, a lien may be placed on  
2652 the property, enforceable as are other liens, by recording in the Office of the Recorder of Deeds in  
2653 St. Louis County, a true copy of a statement attested to by the Director of Finance stating that the fee  
2654 has remained unpaid and shall constitute a lien for principle and interest and shall be in full force and  
2655 effect until final payment has been made. Sworn statements recorded in accordance with the  
2656 provisions hereof shall be prima facie evidence that all legal formalities have been complied with

and that the fee is due and owing, and this shall constitute full notice to every person that the amount of the fees plus interest constitutes a charge against the property designated in the statement and that the same is due and collectible as provided by law. In addition to the filing of such lien, or in lieu of filing of such a lien, the City shall have the right to collect these fees by including the fees on the bill for the payment of real and personal property taxes and all other taxes due and owing.

- B. A forty-five-dollar (**\$45.00**) inspection fee shall be charged for an inspection to the owner of any residential structure, including a structure containing multiple dwelling units, which has been vacant for six (6) months or more and is in violation of the City's housing codes.

## **ARTICLE VII REGISTRATION OF VACANT RESIDENTIAL BUILDINGS**

### **Section 510.080 Registration Of Vacant Residential Buildings.**

[Ord. No. 8242 §2, 7-11-2016]

- A. It is the purpose of this Section to provide for registration of residential buildings that have been vacant for more than six (6) months.

**B. Registration of vacant buildings:**

1. **Notice of registration.** Notice shall be given to the property owner and managing agent of record that a "Residential Vacant Property Registration Application" is required; however, the obligation to register rests solely with the owner whether or not the owner received notice. If notice is served by mail the notice shall be sent to the owner's and managing agent's last known address and the date of mailing shall be the date of service and anniversary date of vacancy. A "Residential Vacant Property Registration Form" will be provided by the Public Works Department (and can be obtained on line from the City's web site).
  - a. **Amount of fee.** There is hereby established and assessed an annual fee in the amount of two hundred dollars (**\$200.00**) subject to owners of property to be registered under this Section.
  - b. **Owner responsible.** It shall be the joint and several responsibility of each owner of property registered pursuant to this Article to pay the annual registration fee.
  - c. **Vacant property registration form.** A "Residential Vacant Property Registration Form" must be completed and returned with the following information:
    1. Name, street address and telephone numbers of the owner or owners and all other parties with ownership interest in the property.
    2. Name, street address and telephone numbers of any registered property manager or any other responsible person so appointed by the owner.
    3. Status of property, vacant or occupied.
    4. Utility status.
    5. A plan or timeline to establish lawful occupancy, rehabilitation, removal or demolition of the structure.
    6. Renew the vacant property registration each year on the anniversary date of the first filing for the time the building remains vacant and pay the required fee of two hundred dollars (**\$200.00**).

- d. **Exemptions.** "Residential Vacant Property Registration" charges are exempt under the following circumstances:
1. A property that is actively listed for sale and/or rent, and has a current approved municipal housing inspection.
  2. A property that has suffered damage caused by fire, extreme weather (i.e., tornado, flood, etc.) or other catastrophe which has rendered the property un-occupiable shall be exempt for a period of ninety (90) days. If at the end of the 90-day period a building permit has been issued for the repairs the exemption status will remain for an additional ninety (90) days, subject to receiving approval of a 90-day extension, and subject to consideration for delays caused by the insurance provider, arson investigation or properly documented extenuating circumstances.
  3. A property that is undergoing rehab or restoration under an approved permit issued by the City of Florissant.
  4. A property that is occupied/owned/rented by a member of the military who is deployed for military service and is otherwise maintained and secured.
  5. A property that is occupied only on a seasonal basis (winter residence, etc.) and is otherwise maintained, secure and in substantial compliance with all applicable codes, regulations and laws.
- e. **Failure to pay fee unlawful.** It shall be unlawful for any owner of property registered pursuant to this Article to fail to pay the registration fee imposed for such property. Any person found guilty of failing to pay any required fee shall be punished as provided in **Section 100.080** of the Code of Ordinances.
- f. The fee shall be paid no later than thirty (30) days after the building is found to be vacant for six (6) months.
- g. Fees required by this Section shall be paid in full prior to the issuance of any building or occupancy permit. Fees shall be paid by the owner prior to any transfer of ownership. In the event a fee is not paid, a lien may be placed on the property, enforceable as are other liens, by recording in the Office of the Recorder of Deeds in St. Louis County a true copy of a statement attested to by the Director of Finance stating that the fee has remained unpaid and shall constitute a lien for principal and interest and shall be in full force and effect until final payment has been made.

## **ARTICLE VIII ABATEMENT OF CONTAMINATION DUE TO PRODUCTION OF METHAMPHETAMINE.**

### **Section 510.090 Abatement Of Contamination Due To Production Of Methamphetamine.**

[Ord. No. 7873 §1, 3-27-2012]

A. **Purpose.** The purposes of this Section are:

1. To adopt standards for identifying dangerous levels of toxic chemicals and residue associated with the presence or production of methamphetamine; and
2. To establish protocols whereby the building safety personnel may cooperate with and rely on law enforcement and emergency agencies when applying property maintenance and safety

standards to order or cause the abatement of contamination in structures due to the presence or production of methamphetamine.

B. **Definitions.** For purposes of this Section, the words or terms listed below are defined as follows:

**DEPARTMENT:** The Department of Public Works of the City of Florissant.

**METHAMPHETAMINE:** Dextro methamphetamine, levo methamphetamine, and unidentified isomers of the same, any racemic mixture of dextro/levo methamphetamine, or any mixture of unidentified isomers of methamphetamine. The term includes derivatives, conjugates, oxides and reduced forms of the basic structure associated with the formation of methamphetamine. For the purposes of this protocol, this term includes amphetamine, ephedrine and pseudoephedrine.

**QUALIFIED COMPANY or QUALIFIED CONTRACTOR:** A company or contractor that tests structures for the presence of unsafe contamination and/or abates such unsafe contamination and that:

1. Complies with the guidelines of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009);
2. Complies with the regulations of the Occupational Safety and Health Administration of the United States Department of Labor relating to hazardous waste operations and emergency response, including 29 Code of Federal Regulations Section 1910.120;
3. Requires that at least one (1) employee or supervisor assigned to and on duty at any work site shall have completed the forty (40) hour Hazardous Waste Operations and Emergency Response (HAWOPER) training [Occupational Safety and Health Administration (OSHA) 29 CFR 1910]; and
4. Requires its personnel to complete a clandestine drug lab assessment and decontamination course offered by a sponsor acceptable to a regional drug task force and/or the department.

**UNSAFE CONTAMINATION:** The presence of chemicals in a structure at levels exceeding the levels for such chemicals as provided in Subsection (C) below.

C. **Unsafe Contamination.** A structure will be considered unsafe for purposes of the Property Maintenance Code of the City of Florissant if it is found to contain any of the chemicals listed below at exposure limits above the levels listed below established by the National Institute for Occupational Safety and Health (NIOSH):

1. Red Phosphorus—any amount.
2. Iodine Crystals C0.1 ppm (1 mg/m<sup>3</sup>).
3. Sulfuric Acid TWA 1 mg/m<sup>3</sup>.
4. Hydrogen Chloride C 5 ppm (7 mg/m<sup>3</sup>).
5. Hydrochloric Acid (HCl gas) - C 5 ppm (7 mg/m<sup>3</sup>).
6. Methamphetamine—in a concentration equal to or greater than 1.5 µgram/100 cm<sup>2</sup>.
7. Lead and Mercury—If it is determined that the phenyl-2-propanone (P2P) method of methamphetamine manufacturing was used, surface levels for lead in excess of 20 µ/ft<sup>2</sup> and vapor samples for Mercury in excess of 50 ng/m<sup>3</sup>.

D. **Closure And Abatement Orders Upon Report And Investigation By Law Enforcement or Emergency Agencies.**

- 2777 1. When a law enforcement or emergency agency reports to the department that a structure in  
2778 the City has been used for the production of methamphetamine or as a storage facility for  
2779 methamphetamine or chemicals used in the manufacturing of methamphetamine, the  
2780 department may order that structure closed pursuant to the emergency measures provided in  
2781 the City's property maintenance and/or safety codes. The department shall rescind such an  
2782 order if the law enforcement or emergency agency later reports that after testing and  
2783 investigation it has not found unsafe contamination in that structure.
- 2784 2. When a law enforcement or emergency agency reports to the department that it has found  
2785 unsafe contamination in a structure in the City that has been used for the production of  
2786 methamphetamine or as a storage facility for methamphetamine or chemicals used in the  
2787 manufacturing of methamphetamine, the department shall order that structure closed  
2788 pursuant to the emergency measures provided in the City's property maintenance and/or  
2789 safety codes.

2790 **E. Supplementary Notice And Instructions.**

- 2791 1. While closure and abatement orders pursuant to the emergency measures provided in the  
2792 City's property maintenance and/or safety codes may be posted, the department shall also  
2793 attempt to contact the owner of record of the affected property, or the owner's agent, by  
2794 personal service, first class mail or by posting on the property or publication if mail is  
2795 returned as undelivered.
- 2796 2. Such notice shall direct the owner to contact the department within twenty (20) calendar days  
2797 to establish a schedule for decontaminating the structure, and further advise the owner that  
2798 failure to contact the department within that time specified may result in a request to  
2799 disconnect utility services in order to ensure that the structure is not re-occupied until it is  
2800 decontaminated.
- 2801 3. Such notice shall also inform the owner that if the owner contacts the department within the  
2802 time specified in the notice, the owner may request to have the structure retested, but such  
2803 retesting must be performed as follows.
- 2804 a. The owner must employ the services of a qualified company or contractor to perform  
2805 sampling and to analyze the samples.
- 2806 b. An inspector for the department must be present when the qualified company or  
2807 contractor takes samples and the owner shall pay an inspection fee of forty dollars  
2808 (\$40.00), payment of which must be made prior to the appointment for taking  
2809 samples.
- 2810 c. Sampling and testing shall be performed in accordance with the appropriate sections  
2811 of the U.S. Environmental Protection Agency Voluntary Guidelines for  
2812 Methamphetamine Laboratory Cleanup (August 2009).
- 2813 d. The qualified company or contractor engaged by the owners must report the results of  
2814 its analysis of the samples taken to the department.

2815 **F. Decontamination.**

- 2816 1. If unsafe contamination exists in a structure, the owner shall hire a qualified contractor or  
2817 company to decontaminate the structure and advise the department of the schedule for  
2818 decontamination.
- 2819 2. The schedule for the work and evidence that the qualified contractor or company meets the  
2820 requirements of this Section must be submitted for approval to the department within twenty

(20) calendar days of the receipt of notice. Approval will be based solely on the timeliness of the schedule and the qualifications of the contractor. Approval or rejection of the schedule will be provided within a reasonable time of submission. If rejected the owner will be informed, in writing, of specific reasons for the rejection and will be required to amend the schedule or the proposed qualified contractor or company. Decontamination shall be performed in accordance with the appropriate sections of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009).

3. If the owner of property determined to have unsafe contamination fails to voluntarily abate that contamination, the department may serve a notice of violation and proceed in accordance with provisions for abatement of unsafe conditions or structures in the City's property maintenance and/or safety codes. The department may request disconnection of the utility services until the decontamination is complete.
4. Post decontamination sampling. Following the completion of the work, the owner shall notify the department that work is complete and the owner must provide written test results as evidence that the property is compliant with this regulation. The post remediation sampling and testing must be performed by a qualified contractor or company other than and independent of the contractor or company that performed the decontamination, and that sampling and testing must be done in accordance with the appropriate sections of the U.S. Environmental Protection Agency Voluntary Guidelines for Methamphetamine Laboratory Cleanup (August 2009).

G. **Final Action.** After the property has been decontaminated and the department is in possession of evidence that the pertinent chemical levels are below unsafe contamination levels, the structure will be considered safe and suitable for performance of a full inspection for an occupancy permit. If utility services have been disconnected, the department will notify the utilities that the unsafe condition has been mitigated and service can be restored. The property owner shall be responsible for any reconnection fees.

#### **Section 510.100 through Section 510.200. (Reserved)**

### **ARTICLE IX DANGEROUS BUILDINGS**

#### **Section 510.210 Purpose and Scope.**

It is the purpose of this Chapter to provide a just, equitable and practicable method for the repairing, vacation or demolition of buildings or structures that may endanger the life, limb, health, property, safety or welfare of the occupants of such buildings or the general public, and this Chapter shall apply to all dangerous buildings, as herein defined, that now are in existence or that may hereafter exist in the City of Florissant, Missouri.

#### **Section 510.220 Dangerous Buildings Defined.**

- A. All buildings or structures that are detrimental to the health, safety or welfare of the residents of the City and that have any or all of the following defects shall be deemed "dangerous buildings":
  1. Those with interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.



2. Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage or deterioration of the supporting member or members or fifty percent (50%) damage or deterioration of the non-supporting enclosing or outside walls or covering.
3. Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or that have insufficient strength to be reasonably safe for the purpose used.
4. Those that have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or the people of the City.
5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or welfare of those occupying such building.
6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety or general welfare of human beings who live or may live therein.
7. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other adequate means of evacuation.
8. Those that have parts thereof that are so attached that they may fall and injure members of the public or property.
9. Those that because of their condition are unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of this City.

#### **Section 510.230 Dangerous Buildings Declared Nuisance.**

All dangerous buildings or structures, as defined by **Section 510.220** of this Chapter, are hereby declared to be public nuisances and shall be repaired, vacated or demolished as provided herein.

#### **Section 510.240 Standards For Repair, Vacation or Demolition.**

- A. The following standards shall be followed in substance by the Building Inspector and the Building Commissioner in ordering repair, vacation or demolition of any dangerous building.
1. If the dangerous building can reasonably be repaired so that it no longer will exist in violation of the terms of this Chapter, it shall be ordered repaired.
  2. If the dangerous building is in such condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
  3. In all cases where a building cannot be repaired so that it no longer will exist in violation of the terms of this Chapter, it shall be demolished.
  4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of this City or Statute of the State of Missouri, it shall be repaired or demolished.

#### **Section 510.250 Building Inspector.**

The Code Enforcement Officer and deputies of the building official shall be the Building Inspector(s) within the meaning of this Chapter.

2898 **Section 510.260 Duties of Building Inspector — Procedure and Notice.**

2899 A. The Building Inspector(s) shall have the duty under this Chapter to:

- 2900 1. Inspect or cause to be inspected, as often as may be necessary, all residential, institutional,  
2901 assembly, commercial, industrial, garage, special or miscellaneous occupancy buildings for  
2902 the purpose of determining whether any conditions exist that render such place to be a  
2903 dangerous building when he/she has reasonable grounds to believe that any such building is  
2904 dangerous.
- 2905 2. Inspect any building, wall or structure about which complaints are filed by any person to the  
2906 effect that a building, wall or structure is or may be existing in violation of this Chapter, and  
2907 the Building Inspector determines that there are reasonable grounds to believe that such  
2908 building is dangerous.
- 2909 3. Inspect any building, wall or structure reported by the Fire or Police Departments of this City  
2910 as probably existing in violation of this Chapter.
- 2911 4. Notify the owner, occupant, lessee, mortgagee, agent and all other persons having an interest  
2912 in the building or structure, as shown by the land records of the Recorder of Deeds of St.  
2913 Louis County, of any building or structure found by him/her to be a dangerous building or  
2914 structure within the standards set forth in **Section 510.220**. Such notice shall be in writing  
2915 and shall be given either by personal service or by certified mail, return receipt requested, or  
2916 if service cannot be had by either of these modes of service, then service may be had by  
2917 publication in a newspaper qualified to publish legal notices for two (2) consecutive weeks.  
2918 The notice required shall state that:
  - 2919 a. The owner must vacate, vacate and repair, or vacate and demolish said building and  
2920 clean up the lot or property on which the building is located in accordance with the  
2921 terms of the notice and this Chapter.
  - 2922 b. The occupant or lessee must vacate said building or have it repaired in accordance  
2923 with the notice and remain in possession.
  - 2924 c. The mortgagee, agent or other persons having an interest in said building as shown by  
2925 the land records of the Recorder of Deeds of St. Louis County may, at his/her own  
2926 risk, repair, vacate or demolish the building and clean up the property or have such  
2927 work done; provided, that any person notified under this Subsection to repair, vacate  
2928 or demolish any building or clean up the property shall be given such reasonable time  
2929 not exceeding thirty (30) days to commence the required work.
- 2930 5. The notice provided for in this Section shall state a description of the building or structure  
2931 deemed dangerous, a statement of the particulars that make the building or structure a  
2932 dangerous building, a statement indicating that as a dangerous building said building or  
2933 structure constitutes a nuisance, and an order requiring the designated work to be commenced  
2934 within the time provided for in the above Subsection.
- 2935 6. Report in writing to the City Building Commissioner the non-compliance with any notice to  
2936 vacate, repair, demolish, clean up the property or upon the failure to proceed continuously  
2937 with the work without unnecessary delay.
- 2938 7. Appear at all hearings conducted by the Building Commissioner and testify as to the  
2939 condition of dangerous buildings.
- 2940 8. Immediately report to the Building Commissioner concerning any building found by him/her  
2941 to be inherently dangerous and that he/she determined to be a nuisance per se. The Building

Commissioner may direct that such building be marked or posted with a written notice reading substantially as follows: "This building has been found to be a dangerous building by the Building Inspector. This notice is to remain on this building and/or property until it is repaired, vacated or demolished and the property is cleaned up in accordance with the notice that has been given the owner, occupant, lessee, mortgagee or agent of this building and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County. It is unlawful to remove this notice until such notice is complied with." Provided however, that the order by the Building Commissioner and the posting of said notice shall not be construed to deprive all persons entitled thereto by this Chapter to the notice and hearing prescribed herein.

**Section 510.270 Duties of The Building Commissioner. [Ord. No. 7350 §1, 10-26-2006]**

A. The Building Commissioner shall have the powers and duties pursuant to this Chapter to:

1. Supervise all inspections required by this Chapter and cause the Building Inspector to make inspections and perform all the duties required of him/her by this Chapter. Upon receiving a complaint or report from any source that a dangerous building exists in the City, the Building Commissioner shall cause an inspection to be made forthwith. If the Building Commissioner deems it necessary to the performance of his/her duties and responsibilities imposed herein, the Building Commissioner may request an inspection and report be made by any other City department or retain services of an expert whenever the Building Commissioner deems such service necessary.
2. Upon receipt of a report from the Building Inspector indicating failure by the owner, lessee, occupant, mortgagee, agent or other persons(s) having an interest in said building to commence work of reconditioning or demolition within the time specified by this Chapter or upon failure to proceed continuously with work without unnecessary delay, hold a hearing giving the affected parties full and adequate hearing on the matter.
3. Give written notice of said hearing, either by personal service or by certified mail, return receipt requested, or if service cannot be had by either of those modes of service, then by publication in a newspaper qualified to publish legal notices, at least ten (10) days in advance of the hearing date, to the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County who may appear before the Director of Public Works on the date specified in the notice to show cause why the building or structure reported to be a dangerous building should not be repaired, vacated or demolished in accordance with the statement of particulars set forth in the Building Inspector's notice as provided herein. Any party may be represented by counsel and all parties shall have an opportunity to be heard.
4. The Director of Public Works will make written findings of fact from the evidence offered at said hearing as to whether or not the building in question is a dangerous building within the terms of **Section 510.220** of this Chapter.
5. If the evidence supports a finding based upon competent and substantial evidence that the building or structure is a dangerous building and a nuisance and detrimental to the health, safety or welfare of the residents of the City, the Director of Public Works shall issue an order based upon its findings of fact commanding the owner, occupant, mortgagee, lessee, agent or other persons(s) having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County to repair, vacate or demolish any building found to be a dangerous building and to clean up the property, provided that any person so notified

shall have the privilege of either repairing or vacating and repairing said building, if such repair will comply with the ordinances of this City, or may vacate and demolish said dangerous building at his/her own risk to prevent the acquiring by the City of the lien against the land where the dangerous building stands. If the evidence does not support a finding that a building or structure is a dangerous building or a nuisance or detrimental to the health, safety or welfare of the residents of the City, no order shall be issued.

6. If the owner, occupant, mortgagee or lessee fails to comply with the order within thirty (30) days, the Director of Public Works shall cause such building or structure to be repaired, vacated or demolished and the property cleaned up as the facts may warrant. If the Director of Public Works or other designated officer or officers issues an order whereby the building or structure is demolished, secured or repaired, or the property is cleaned up, the cost of performance shall be certified to the City Clerk or officer in charge of finance who shall cause a special tax bill or assessment therefor against the property to be prepared and collected by the City Collector or other official collecting taxes, unless the building or structure is demolished, secured or repaired by a contractor pursuant to an order issued by the City and such contractor files a mechanic's lien against the property where the dangerous building is located. The contractor may enforce this lien as provided in **Sections 429.010 to 429.360**, RSMo. Except as provided in **Section 510.280**, at the request of the taxpayer the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of its issuance shall be deemed a personal debt against the property owner and shall also be a lien on the property until paid. Said tax bill or assessment shall bear interest at a rate of eight percent (8%) per annum until paid.

#### **Section 510.280 Insurance Proceeds — How Handled.**

- A. If there are proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion or other casualty loss, the following procedure is established for the payment of up to twenty-five percent (25%) of the insurance proceeds as set forth in this Subsection. This Subsection shall apply only to a covered claim payment that is in excess of fifty percent (50%) of the face value of the policy covering a building or other structure:

1. The insurer shall withhold from the covered claim payment up to twenty-five percent (25%) of the covered claim payment and shall pay such monies to the City to deposit into an interest-bearing account. Any named mortgagee on the insurance policy shall maintain priority over any obligation under this Chapter.
2. The City shall release the proceeds and any interest that has accrued on such proceeds received under Subdivision (1) of this Subsection to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance monies, unless the City has instituted legal proceedings under the provisions of Subsection (6) of **Section 510.270**. If the City has proceeded under the provisions of Subsection (6) of **Section 510.270**, all monies in excess of that necessary to comply with the provisions of Subsection (6) of **Section 510.270** for the removal, securing, repair and clean up of the building or structure and the lot on which it is located, less salvage value, shall be paid to the insured.

- B. If there are no proceeds of any insurance policy as set forth in Subsection (A) of this Section, at the request of the taxpayer the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of its issuance shall be a lien on the property and a personal debt against the property owner(s) until paid.

- 3033 C. This Section shall apply to fire, explosion or other casualty loss claims arising on all buildings and  
3034 structures.
- 3035 D. This Section does not make the City a party to any insurance contract, and the insurer is not liable to  
3036 any party for any amount in excess of the proceeds otherwise payable under its insurance policy.
- 3037 E. The Building Commissioner may certify that in lieu of payment of all or part of the covered claim  
3038 payment under Subsection (A) that it has obtained satisfactory proof that the insured has removed or  
3039 will remove the debris and repair, rebuild or otherwise make the premises safe and secure. In this  
3040 event, the Building Commissioner shall issue a certificate within thirty (30) days after receipt of  
3041 proof to permit covered claim payment to the insured without the deduction pursuant to Subsection  
3042 (A) of this Section. It shall be the obligation of the insured or other person making the claim to  
3043 provide the insurance company with the written certificate provided for in this Subsection.

3044 **Section 510.290 Appeal.**

3045 Any owner, occupant, lessee, mortgagee, agent or any other person(s) having an interest in a dangerous  
3046 building as shown by the land records of the Recorder of Deeds of St. Louis County may appeal such  
3047 decision to the Circuit Court of St. Louis County, as provided for in Sections 536.100 to 536.140,  
3048 RSMo., if a proper record as defined in Section 536.130, RSMo., is maintained of the hearing provided  
3049 for in **Section 510.270** hereof. Otherwise, the appeal shall be made pursuant to the procedures provided  
3050 for in Section 536.150, RSMo.

3051 **Section 510.300 Emergencies.**

3052 In cases where it reasonably appears that there is immediate danger to the health, life, safety or welfare  
3053 of any person unless a dangerous building, as defined herein, is immediately repaired, vacated or  
3054 demolished and the property is cleaned up, the Building Inspector shall report such facts to the Building  
3055 Commissioner and the Building Commissioner may cause the immediate repair, vacation or demolition  
3056 of such dangerous building. The costs of such emergency repair, vacation or demolition of such  
3057 dangerous building shall be collected in the same manner as provided in **Sections 510.270** and **510.280**.

3058 **Section 510.310 Violations — Disregarding Notices or Orders.**

3059 The owner, occupant or lessee in possession of any dangerous building who shall fail to comply with the  
3060 order to repair, vacate or demolish said building given by the Building Commissioner or who shall fail  
3061 to proceed continuously without unnecessary delay; and any person removing any notices provided for  
3062 in this Chapter; and any person violating any other provisions of this Chapter shall be guilty of an  
3063 ordinance violation and upon conviction thereof shall be fined not more than one thousand dollars  
3064 (\$1,000.00). Each day that a person fails to comply with an order of the Building Commissioner may be  
3065 deemed a separate offense

3066 **CHAPTER 515 – DELETE AND RESERVE**

3067

3090



**City of Florissant**  
**Building Division**  
**Interoffice Memorandum**

**Memo To:** Mayor Timothy Lowery      **Date:** November 3, 2021

**Through:** Todd Hughes      **Copy:** Philip E. Lum, AIA  
Director of Public Works      Building Commissioner

**From:** Aaron Tossey  
Plan Reviewer

**Subject:** 2021 Building Code Upgrade

Mayor,

1. **SUMMARY:** The Building Division asks City Council to upgrade the building codes to the current editions of the 2021 International Codes and 2020 National Electrical Code with modifications.
2. **RATIONALE:** The International Code Council updates their “I-Codes” every 3 years and the City has tried to follow this schedule. Keeping up with the standard code upgrade cycle provides the City with several important benefits among which is maintaining codes that are competitive and informed with the most current research. Retaining language mirroring the model code helps encourage regional consistency, ease of use, training and aids in regular upgrade. Upgrading to the current code version in the year of their adoption is something we would be very proud of considering that it is nearly unheard of in the code enforcement community as well as contributes to a better ISO rating. Additionally, the proposed ordinance contains some structural, reference and fee changes.
3. **CURRENTLY ADOPTED:**
  - 3.1. International Building Code 2018
  - 3.2. International Residential Code 2018
  - 3.3. International Fuel Gas Code 2018
  - 3.4. International Mechanical Code 2018
  - 3.5. International Plumbing Code 2018
  - 3.6. International Fire Code 2018
  - 3.7. International Energy Conservation Code 2018
  - 3.8. International Existing Building Code 2018
  - 3.9. International Private Sewage Disposal Code 2018
  - 3.10. NFPA 70: National Electrical Code 2017
4. **PROPOSED FOR ADOPTION:**
  - 4.1. International Building Code 2021
  - 4.2. International Residential Code 2021

- 4.3. International Fuel Gas Code 2021
- 4.4. International Mechanical Code 2021
- 4.5. International Plumbing Code 2021
- 4.6. International Fire Code 2021
- 4.7. International Energy Conservation Code 2021
- 4.8. International Existing Building Code 2021
- 4.9. International Private Sewage Disposal Code 2021
- 4.10. NFPA 70: National Electrical Code 2020

Respectfully,

A handwritten signature in blue ink, appearing to read "A. Tossey", with a large, stylized initial "A" and a long, sweeping underline.

Aaron Tossey  
Residential Plan Reviewer



1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 NOVEMBER 8, 2021

3  
4 BILL NO. 9742

ORDINANCE NO.

5  
6 **ORDINANCE AMENDING CHAPTER 125 “PERSONNEL”, ARTICLE**  
7 **VI “LEAVE POLICIES”, DIVISION 2 “VACATIONS” BY DELETING**  
8 **IT IN ITS ENTIRETY AND REPLACING IT.**  
9

10 WHEREAS the Administration has recommended changes to the Personnel section to adjust the  
11 rate of accrual of vacation time, to eliminate the accrual of excess vacation time by city employees, and to  
12 otherwise clarify the rules and policies concerning employee vacations; and

13 WHEREAS the City Council feels that it is in the best interest of the city to adopt a new vacation  
14 policy to address issues brought forth by the Administration; and  
15

16 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**  
17 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**  
18

19 Section 1: Chapter 125 “Personnel”, Article VI, “Leave Policies”, Division 2 “Vacations” is hereby  
20 amended by deleting it in its entirety and replacing it with the following:  
21

22 **Chapter 125. Personnel**

23 **ARTICLE VI. Leave Policies**

24 **Division 2. Vacations**  
25

26 **Section 125.350. Full-Time Employees.**  
27

28 Each full-time employee who has one (1) full year of service with the City shall be entitled to ten (10)  
29 working days of vacation with pay per year. Employees having five (5) full years of service shall  
30 receive fifteen (15) working days of vacation per year. Employees having ten (10) full years of service  
31 shall receive twenty (20) working days of vacation per year. Employees having fifteen (15) full years of  
32 service shall receive twenty-five (25) working days of vacation per year. Vacation accruals are based  
33 on a standard work schedule of 40 hours per week, and are not based on the number of hours actually  
34 worked.  
35

- 36 A. No vacation leave shall be granted a full-time employee until he/she has served six (6) months  
37 from the date of his/her employment. At that six-month date, the employee will be credited with  
38 five (5) days of vacation. After that six-month date, vacation will accrue to the employee bi-  
39 weekly according to the following table:  
40  
41

42

After Completion of Years of Service	Days Accrued Per Year	Hours Accrued Per Year	Hours Accrued Per Month	Maximum Accrual Balance – vacation hours will not accrue past this limit
6 months**	5**	40**	6.67	
1	10	80	6.67	120
5	15	120	10.00	180
10	20	160	13.33	240
15	25	200	16.67	300
** 6 month period				

43

- 44 B. Vacation days are available for use by the employee immediately upon accrual and must be taken  
 45 in one half hour increments. All vacation days shall be taken on or before December 31 of the  
 46 year in which the vacation is accrued.
- 47 C. Should a full-time employee's vacation hours accrual balance reach the maximum accrual  
 48 balance, then such employee shall stop accruing vacation until such time as the employee uses  
 49 vacation hours to reduce the employee's vacation balance below the maximum accrual balance.
- 50 D. A full-time employee shall be paid for each day of vacation at his/her basic rate at his/her  
 51 regularly scheduled pay date.

## 52 Section 125.360. Pay in Lieu of Vacation.

53 Vacation pay will not be allowed in lieu of vacation, except as follows:

54 Accumulated vacation and vacation pay on a daily prorated basis, including the last full day  
 55 worked, will be allowed to full-time employees (1) with six (6) months or more continuous  
 56 employment who are terminated for any reason or laid off, (2) who leave the classified service to  
 57 enter the Armed Forces of the United States provided they furnish satisfactory proof of their  
 58 military service within a period of thirty (30) calendar days after leaving the City's employ, or (3)  
 59 as deemed financially or fiscally necessary and with the approval of the Mayor.  
 60

61

62

63 **Section 125.370. Vacation "Call-Back" — Early Return.**

- 64 A. Employees may be called back to work during vacation only in cases of emergency declared  
65 solely by the Mayor. An employee so called back shall have the choice, as to each day affected:
- 66 1. Of giving up one (1) day of vacation and receiving a day's pay at the overtime rate of one and  
67 one-half (1½) times; or
- 68 2. Of taking a one (1) day extension of his/her vacation and one-half (½) of a day's pay at the  
69 straight rate, such pay in either case being in addition to vacation pay.
- 70 B. With his/her Department Head's approval, an employee may return to work during any scheduled  
71 vacation period and, subject to provisions of this Article, may schedule the balance of his/her  
72 vacation at a later date.  
73

74 **Section 125.380. Vacation in Lieu of Leave of Absence, Etc.**

- 75
- 76 A. Any full-time employee of the City who is eligible and is approved for Family Medical Leave  
77 (FMLA) will be required to use any paid leave that remains in their leave banks, including  
78 vacation, according to the personnel policy, before utilizing unpaid leave. Any full-time  
79 employee who is approved for a Leave of Absence must utilize all vacation leave in their banks  
80 for their absence. Vacation will not be paid out (cash equivalent) for such leave.
- 81 B. Employees on FMLA or a Leave of Absence will not accrue vacation leave during their absence  
82 beyond a three (3) month period of absence.  
83

84 **Section 125.390. Permanent Part-Time Employees.**

- 85 A. Employees of the City who are employed annually and regularly for a minimum of one (1) full  
86 day per week for fifty-two (52) consecutive weeks in a calendar year shall be designated  
87 permanent part-time employees. The City's grievance procedure is not available to such  
88 employees.
- 89 B. Each permanent part-time employee who has completed one (1) full calendar year of service with  
90 the City shall be entitled to vacation time with pay. Such vacation time shall be considered earned  
91 on January 1 of the year following the year in which the permanent part-time employee completes  
92 one (1) full calendar year of service with the City, and on each successive January 1, provided that  
93 the employee remains a permanent part-time employee for that calendar year. The vacation time  
94 shall accrue immediately when earned, in full, and the employee shall be entitled to such leave  
95 immediately after accrual.
- 96 C. The amount of vacation leave granted to a permanent part-time employee is equal to the average  
97 number of hours worked in a week during the previous calendar year.
- 98 D. All vacations must be taken by such employees on or before December 31 of the year in which the  
99 vacation is accrued.

100

## 101 Section 125.400. Scheduling.

102

103 All vacations referred to in this Division shall be taken at a time when they will not seriously interfere  
104 with scheduled operations as determined by the Department Head and the Mayor. Insofar as practicable,  
105 the City will schedule all vacations for the period for which employees express a preference, those who  
106 have the most seniority being given the first (1st) consideration. To the fullest extent practicable and  
107 subject to the operating requirements of the department, seniority of service shall apply to the choice of  
108 assignment of vacation dates in case of conflict. The most senior employee of a class, shift and  
109 department shall be given first (1st) choice for one (1) period of his/her vacation, and, after all other less  
110 senior employees of that class, shift and department have exercised their first (1st) choice, then the most  
111 senior employee shall exercise his/her choice for the next period of his/her vacation.

112

113

114 Section 2: This ordinance shall become in force and effect immediately upon its passage and  
115 approval.

116 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

117

118

119

\_\_\_\_\_  
Keith Schildroth, Council President

120

121 Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

122

123

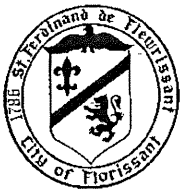
\_\_\_\_\_  
Timothy J. Lowery, Mayor

124 ATTEST:

125

126 Karen Goodwin, MPPA/MMC/MRCC

127 City Clerk



## MEMORANDUM

---

**Date:** November 4, 2021  
**To:** Mayor Timothy J. Lowery and City Council  
**From:** Sonya D. Brooks-White, Director of Human Resources  
**Re:** Proposed New 2022 Vacation Policy

Over the years, due to many and various circumstances the City has allowed vacation accruals to build up, and as a result there has been an increased liability on the books. Therefore, the City has incurred and will incur increased vacation payouts at the time of an employee's separation from employment.

Employees who are eligible at the City's maximum receive five (5) weeks of vacation based on their years of service. Currently, 25% of our employees are over that threshold, which the number should more accurately be less than 10% of the employee population who actually meet the years of service.

In an effort to maintain reasonable vacation accruals and balances, Human Resources and Finance would like to propose a new revised policy. Here are a few key new aspects of the proposed plan:

- Implement maximum allowed balances based on years of service
- Maximum limits will eliminate the need to manage rollovers
- Employees out on leave of absence (i.e. FMLA) beyond a 90-day period accrual will pause until they return to work.

Making these revisions will allow the City to avoid any major future payouts and decrease the liability on the books moving forward. In addition, the City can manage employee vacation accruals more accurate and efficient.

If you need additional information or have any questions feel free to contact me.

INTRODUCED BY COUNCILMAN SCHILDROTH  
NOVEMBER 8, 2021

BILL NO. 9743

ORDINANCE NO.

**AN ORDINANCE APPROPRIATING THE COMMUNITY  
DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE 2021  
FISCAL YEAR FOR THE CITY OF FLORISSANT.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
COUNTY, MISSOURI, AS FOLLOWS

Section 1: The appropriation of the 2021 Fiscal Year Community Development Block  
Grant (CDBG) Funds for the City of Florissant is hereby approved.

Section 2: The expenditures of the Community Development Budget for the 2021 fiscal  
year are hereby approved as follows:

**CDBG 2021 ACTUAL  
Financial Summary**

FY2021 CDBG Program

**Community Development Block Grant Resources**

Entitlement Amount Actual \$266, 269.00

**Total FY2021 Actual Funding** \$266,269.00

Proposed Uses of CDBG Funds

**Housing Programs**

Home Improvement Program – Acct # 05-5.21.19000 \$132,016.00

Home Improvement Program Mechanical – Acct # 05-5.21.19020 \$ 60,000.00

Project I.M.P.A.C.T. – Acct # 05-5.21.70000 \$ 10,000.00

**Public Services**

Mortgage, Rental & Utility Assistance - Acct # 05-5.21.71000 \$ 11,000.00

**Grant Administration** Acct # 05-5.21.18000 \$ 53,253.00

**Total**

\$266,269.00

Section 3: This ordinance shall be in full force and effect immediately upon its passage  
and approval.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Schildroth, President

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
Mayor Timothy J. Lowery

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: November 2, 2021

Mayor's Approval:

Agenda Date Requested:

8-Nov-21

Description of request: Appropriation of 2021  
CDBG funds

Department: Community Development

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: Yes / No Y/N NO 3 readings? : Yes / No Y/N NO

Back up materials attached:	Back up materials needed:
Minutes	Minutes
Maps	Maps
Memo	Memo
Draft Ord.	Draft Ord.

**Note:** Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

# MEMORANDUM

**To:** MAYOR LOWERY & FLORISSANT CITY COUNCIL  
**From:** M. Carol O'Mara, Director Community Development  
**Re:** Appropriation of 2021 Community Development Block Grant Funds: CDBG  
**Date:** November 2, 2021

7/11/21

This is a request for approval of an ordinance for the appropriation of 2021 CDBG Funding:

These funds have already been approved / allocated but need to be added to the budget for expenditure.

## CDBG 2021 ACTUAL Financial Summary

FY2021 CDBG Program

### Community Development Block Grant Resources

Entitlement Amount Actual	\$266,269.00
---------------------------	--------------

<b>Total FY2021 Actual Funding</b>	<b>\$266,269.00</b>
------------------------------------	---------------------

Proposed Uses of CDBG Funds

### Housing Programs

Home Improvement Program - Acct # 05-5.21.19000	\$132,016.00
Home Improvement Program Mechanical - Acct # 05-5.21.19020	\$ 60,000.00
Project I.M.P.A.C.T. - Acct # 05-5.21.70000	\$ 10,000.00

### Public Services

Mortgage, Rental & Utility Assistance - Acct # 05-5.21.71000	\$ 11,000.00
--	--------------

<b>Grant Administration</b> Acct # 05-5.21.18000	<b>\$ 53,253.00</b>
--	---------------------

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<b>Total</b>	<b>\$266,269.00</b>
--------------	---------------------



## APPLICATION FOR LIQUOR LICENSE

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Full Liquor by the Drink \$450 | <input type="checkbox"/> Malt Liquor & Wine by the Drink \$75.00 |
| <input type="checkbox"/> Full Package Liquor \$150                 | <input type="checkbox"/> Malt Liquor & Wine Package \$75         |
| <input type="checkbox"/> Full Liquor by Drink (Non-Profit) \$300   | <input type="checkbox"/> Tasting \$37.50                         |

### To the City Clerk, City of Florissant, St. Louis County, Missouri:

The undersigned hereby makes application for the renewal of liquor license issued under Chapter 600 of the Florissant Code of Ordinances.

#### Type of License Requested:

- |   |  |
|---|--|
| <input type="checkbox"/> Individual                   | <input type="checkbox"/> Corporation (Attach list of Officers, Addresses, & Phone Numbers) |
| <input checked="" type="checkbox"/> Limited Liability | <input type="checkbox"/> Partnership (Attach list of partners)                             |

Name of **Business**: Kingston 10 Phone: 314 458 6005

Business Address: 1157-59 North Highway 67 Email: Detrest@Aol.com

Names of **Applicant, Corp., or LLC**: Kingston 10 LLC

Address of Owner: 12521 Evening Shade No 63033 Phone: 314 458 6005  
Street City State Zip

Name of **Managing Officer**: Dean Treston

Home Address: 12521 Evening Shade or Black Sack Mo 63033 Years at Address: 18 yrs  
Street City State Zip

**Managing Officer**: Date of Birth: 4-7-71 Cell Phone: 314 458 6005

Driver's License No. [REDACTED]  
(Provide photo copy)

Social Security No. [REDACTED]  
\*for identification in running record check

Email: Detrest@Aol.com

**Managing Officer**: Personal Property Taxes 2020 Paid? ☒ Yes ☐ No (Attached recent)

Registered Voter of Missouri? ☒ Yes ☐ No \*\*Attach Voter Registration Certificate

Have you ever been arrested? yes What Charge? Distribution

Where? St Louis County Disposition? Syrs Probation 2003

Citizen of U.S.A.? ☒ Yes ☐ No Naturalized? ☒ Yes Date 3-6-1998 ☐ No

If Naturalized, Give Number:  
(Provide Documents)

Dist. Eastern Dist of Missouri

Do you have an interest in any liquor license which is now in force? ☐ Yes ☒ No

Give details: \_\_\_\_\_

Have you prev. held a liquor license of this type? ☐ Yes ☒ No

If so, when & where? \_\_\_\_\_

Have you ever had a liquor license suspended or revoked? ☐ Yes ☒ No

Give details: \_\_\_\_\_

Have you ever been convicted of any violation of any federal or state law? ☒ Yes ☐ No

Give details: Distribution

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? ☐ Yes ☒ No

Give details: \_\_\_\_\_

Has the location previously been occupied as a liquor establishment, liquor store, or tavern?  
☐ Yes ☒ No

Provide name: \_\_\_\_\_

Is the location within 200 feet of property used for church, school, or public playground? ☐ Yes ☒ No

If Individual Applicant:

\_\_\_\_\_

If Partnership, Corp., or LLC, complete below:

Kingston LLC  
Trade Name

[Signature]  
Signature of Managing Officer

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

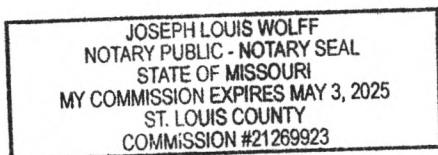
DT

Dean Weston, of lawful age, being first duly sworn upon Oct Sept 6<sup>th</sup> 2021  
(Individual or Managing Officer)

Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

[Signature]  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 6 day of October, 2021.



[Signature]  
Notary Public

My Commission Expires: 5-3-2025

**APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.**

**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE**  
**CORPORATION & LIMITED LIABILITY COMPANY:**

Copy of Certification of Incorporation/Registration &  
Articles of Organization papers must be attached

To the Florissant City Council, Florissant, St. Louis County, Missouri \_\_\_\_\_

Date \_\_\_\_\_

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY  
CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME: Dean Treston  
SOC. SEC. NO. [REDACTED] SEX: Male  
DATE OF BIRTH: 4-7-71 PLACE OF BIRTH: Kingston Jamaica  
PHONE NUMBER: 314 458 1005  
ADDRESS: 12521 Evening Shade Dr Black Jack MO 63033  
LAST PREV. ADDRESS: 10 Estrada Dr Spanish lake 63138  
NO. OF YEARS AT ADDRESS: 6 yrs
2. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_
3. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_

**PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION**

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

**EMERGENCY CONTACT INFORMATION**

OWNER OF PROPERTY Terry Tatum PHONE 314 497 2219  
ADDRESS 537 Treetop Village Ballwin Mo 63021  
NAME OF BUSINESS Kingston 10 PHONE 314 458 6005  
ADDRESS 1157-59 North Highway 67 Florissant Mo. 63031  
BUSINESS HOURS 11am - 11pm Tues - Thurs, 11am - 1am Fri - Sat, 11am - 10pm Sun  
OWNER/MANAGER Dean Treston PHONE 314 458 6005  
HOME ADDRESS 12521 Evening Shade Dr Black Jack Mo 63033

**PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.**

CONTACT #1 HAS KEY ☒ YES ☐ NO  
NAME Dean Treston ADDRESS 12521 Evening Shade  
CITY & STATE Black Jack Mo PHONE 314 458 6005

CONTACT #2 HAS KEY ☐ YES ☐ NO  
NAME Terry Tatum ADDRESS 537 Treetop Village  
CITY & STATE Ballwin Mo PHONE 314 497 2219

ARE THERE LIGHTS LEFT ON AFTER HOURS? ☒ YES ☐ NO  
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS? ☐ YES ☒ NO

IF YES, WHO? \_\_\_\_\_  
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS? ☐ YES ☒ NO

DESCRIBE: \_\_\_\_\_  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? ☐ YES ☒ NO

WHERE IS IT LOCATED? \_\_\_\_\_

CAN IT BE SEEN FROM THE OUTSIDE? ☐ YES ☐ NO N/A

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? ☒ YES ☐ NO

**IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.**

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

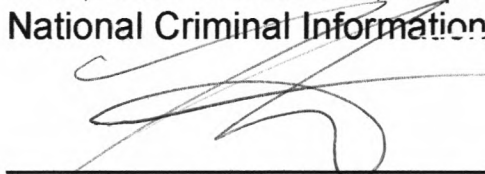
Authorization to complete record check

I, Dean Treston, RESIDING AT

12521 Evening Shade Dr IN THE

CITY OF Black Jack STATE OF  
Missouri

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Signature

10/6/21  
\_\_\_\_\_  
Date

4-7-71  
\_\_\_\_\_  
Date of Birth

  
\_\_\_\_\_  
Social Security Number\*\*

  
\_\_\_\_\_  
Driver's License No. & State

\*\*Social Security Number and Driver's License Numbers will be used for the purpose of identification in completing record check.



**APPLICATION FOR SUNDAY LIQUOR LICENSE**  
**TO THE CITY CLERK, CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI**

Authorizing the sale of retail liquor by the drink or package in the City of Florissant on **SUNDAY** from 9:00 am to midnight.

**TYPE OF OPERATION:**

☐ Individual      ☐ Partnership      ☐ Corporation      ☒ Limited Liability Corp

**NAME OF BUSINESS** Kingston 10

**LOCATION** 1157-59 North Highway 67 **PHONE** 314 458 6005

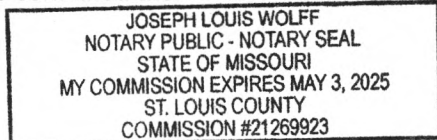
**EXACT TRADE NAME, LLC, OR CORP** Kingston 10 LLC

The undersigned (Individual, Partnership, Corporation, LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 am to midnight for the period beginning on Nov 2021 and expiring on June 30, 2022, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1. I/WE presently hold Florissant License Number N/A authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF MISSOURI      )SS  
COUNTY OF ST. LOUIS      )

I Dean Treston of lawful age, being first duly sworn upon my oath, depose and say that I (Print name of Managing Officer) have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.



[Signature]  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 6 day of 2021.

My Commission Expires: 5-3-2025

[Signature]  
Notary Public



## No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 10/06/2021

Name (1): DEAN TRESTON

Name (2):

Name (3):

Date Of Birth: 04/07/1974

SSN: xxx-xx-8270

Control Number: 5708991

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol  
Criminal Justice Information Services Division  
PO BOX 9500  
Jefferson City, MO 65102



## APPLICATION FOR LIQUOR LICENSE

Full Liquor by the Drink \$450

Malt Liquor & Wine by the Drink \$75.00

Full Package Liquor \$150

Malt Liquor & Wine Package \$75

Full Liquor by Drink (Non-Profit) \$300

Tasting \$37.50

### **To the City Clerk, City of Florissant, St. Louis County, Missouri:**

The undersigned hereby makes application for the renewal of liquor license issued under Chapter 600 of the Florissant Code of Ordinances.

Type of License Requested:

Individual

Corporation (Attach list of Officers, Addresses, & Phone Numbers)

Limited Liability

Partnership (Attach list of partners)

Name of **Business**: Plush Lounge Phone: 217-554-6068

Business Address: 12667 New Halls ferry Email: PKoroma23@gmail.com

Names of **Applicant, Corp., or LLC**: Plush hookah LLC

Address of Owner: 1675 Verlene Dr. Florissant, 63031 Phone: 217-556-6068  
Street City State Zip

Name of **Managing Officer**: Prince Koroma

Home Address: 1675 Verlene Dr. Florissant 63031 Years at Address: 5 yrs  
Street City State Zip

**Managing Officer**: Date of Birth: 01-01-1990 Cell Phone: 217-556-6068

Driver's License No. T059331003  
(Provide photo copy)

Social Security No. [REDACTED]  
\*for identification in running record check

Email: PKoroma23@gmail.com

**Managing Officer**: Personal Property Taxes 20\_\_\_\_ Paid? ☒ Yes ☐ No (Attached recent)

Registered Voter of Missouri? ☒ Yes ☐ No \*\*Attach Voter Registration Certificate

Have you ever been arrested? No What Charge? None

Where? \_\_\_\_\_ Disposition? \_\_\_\_\_

Citizen of U.S.A.? ☒ Yes No Naturalized? Yes Date \_\_\_\_\_ No

If Naturalized, Give Number: \_\_\_\_\_ Dist. \_\_\_\_\_  
(Provide Documents)

Do you have an interest in any liquor license which is now in force? Yes ☒ No

Give details: \_\_\_\_\_

Have you prev. held a liquor license of this type? Yes ☒ No

If so, when & where? \_\_\_\_\_

Have you ever had a liquor license suspended or revoked? Yes ☒ No

Give details: \_\_\_\_\_

Have you ever been convicted of any violation of any federal or state law? Yes ☒ No

Give details: \_\_\_\_\_

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? ( ) Yes ( ☒ ) No

Give details: \_\_\_\_\_

Has the location previously been occupied as a liquor establishment, liquor store, or tavern?

☒ Yes No

Provide name: Jay's ultra lounge

Is the location within 200 feet of property used for church, school, or public playground? Yes ☒ No

If Individual Applicant:

\_\_\_\_\_

If Partnership, Corp., or LLC, complete below:

Plush Hookah LLC

Trade Name

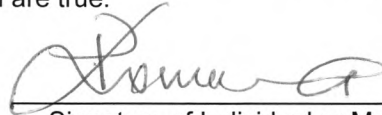
[Signature]

Signature of Managing Officer

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

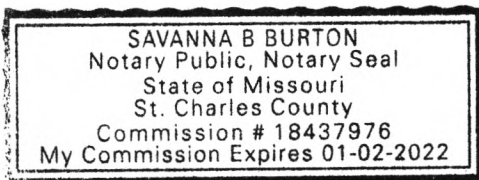
\_\_\_\_\_, of lawful age, being first duly sworn upon \_\_\_\_\_  
(Individual or Managing Officer)

Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.



Signature of Individual or Managing Officer

Subscribed and sworn to before me this 18 day of Oct Nov., 2021.

  
Notary Public

My Commission Expires: 01-02-2022

**APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.**

**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE**

**CORPORATION & LIMITED LIABILITY COMPANY:**

Copy of Certification of Incorporation/Registration &  
Articles of Organization papers must be attached

To the Florissant City Council, Florissant, St. Louis County, Missouri \_\_\_\_\_

Date \_\_\_\_\_

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY  
CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME: Prince Koroma  
SOC. SEC. NO. [REDACTED] SEX: male  
DATE OF BIRTH: 01-01-1990 PLACE OF BIRTH: Sierra Leone  
PHONE NUMBER: 217-556-6068  
ADDRESS: 1675 Verlene Dr. Florissant, MO 63031  
LAST PREV. ADDRESS: 759 W. Cantebury Rd St. Louis MO  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_
2. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_
3. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_

**PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION**

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

**EMERGENCY CONTACT INFORMATION**

OWNER OF PROPERTY \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

NAME OF BUSINESS \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

BUSINESS HOURS \_\_\_\_\_

OWNER/MANAGER \_\_\_\_\_ PHONE \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_

**PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.**

CONTACT #1 HAS KEY YES NO

NAME Prince Koroma ADDRESS 1675 Verlene Drive

CITY & STATE Florissant, MO PHONE 217-556-6868

CONTACT #2 HAS KEY YES NO

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

CITY & STATE \_\_\_\_\_ PHONE \_\_\_\_\_

ARE THERE LIGHTS LEFT ON AFTER HOURS? ☒ YES NO

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS? ☒ YES NO

IF YES, WHO? Cleaning staff & managing Officer

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS? ☒ YES NO

DESCRIBE: 2005 Infiniti Gold  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? ☒ YES NO

WHERE IS IT LOCATED? Office

CAN IT BE SEEN FROM THE OUTSIDE? YES ☒ NO

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? ☒ YES NO

**IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.**



## No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 11/17/2021

Name (1): PRINCE KOROMA

Name (2):

Name (3):

Date Of Birth: 01/01/1990

SSN: xxx-xx-1354

Control Number: 5762083

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol  
Criminal Justice Information Services Division  
PO BOX 9500  
Jefferson City, MO 65102

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Prince M. Koroma, RESIDING AT

1675 Verlene Drive IN THE

CITY OF Florissant. STATE OF  
MISSOURI

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

[Signature]  
Witness

[Signature]  
Signature

11-17-21  
Date

01-01-1990  
Date of Birth

[Redacted]  
Social Security Number\*\*

1059331003 & MO  
Driver's License No. & State

\*\*Social Security Number and Driver's License Numbers will be used for the purpose of identification in completing record check.



**APPLICATION FOR SUNDAY LIQUOR LICENSE**  
**TO THE CITY CLERK, CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI**

Authorizing the sale of retail liquor by the drink or package in the City of Florissant on **SUNDAY** from 9:00 am to midnight.

**TYPE OF OPERATION:**

Individual

Partnership

Corporation

Limited Liability Corp

**NAME OF BUSINESS** Plush Lounge

**LOCATION** 12667 New halls ferry **PHONE** 217-556-6068

**EXACT TRADE NAME, LLC, OR CORP** Plush Hookah LLC

The undersigned (Individual, Partnership, Corporation, LLC), hereby makes application to the City Clerk,

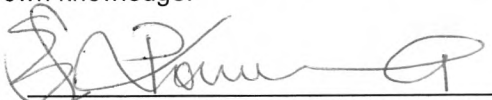
City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 am to midnight for the period beginning on \_\_\_\_\_

and expiring on June 30, 20\_\_\_\_, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1. I/WE presently hold Florissant License Number \_\_\_\_\_ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

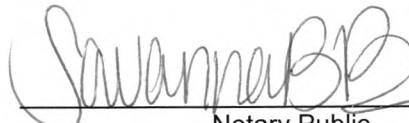
STATE OF MISSOURI )SS  
COUNTY OF ST. LOUIS )

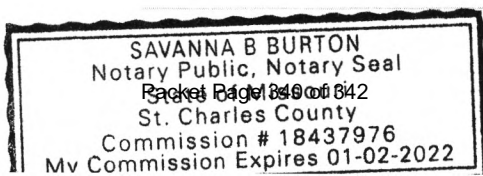
I \_\_\_\_\_ of lawful age, being first duly sworn upon my oath, depose and say that I  
(Print name of Managing Officer)  
have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.

  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 18/NOV day of 2021.

My Commission Expires: 01-02-2022

  
Notary Public





1 INTRODUCED BY COUNCILMAN EAGAN  
2 NOVEMBER 22, 2021

3  
4 BILL NO. 9744

ORDINANCE NO.

5  
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO TAMIR**  
7 **LLC TO ALLOW FOR THE OPERATION OF A SIT-DOWN, CARRY-**  
8 **OUT RESTAURANT FOR THE PROPERTY LOCATED AT 8457 N.**  
9 **LINDBERGH.**

10  
11 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
12 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation  
13 of a restaurant in the City of Florissant; and

14 WHEREAS the definition of a restaurant as listed in the Zoning Code is “A building  
15 where food and beverages are offered for sale to the public for consumption at tables or counters  
16 either inside or outside the building on the lot”: and

17 WHEREAS, an application has been filed by Tamir LLC to allow for the operation of  
18 restaurant located at located at 8457 N. Lindbergh, and

19 WHEREAS, the Planning and Zoning Commission at their meeting on November 1,  
20 2021, recommended that a Special Permit be granted; and

21 WHEREAS, due notice of public hearing no. 21-11-031 on said application to be held on  
22 the 22<sup>nd</sup> of November, 2021 at 7:00 P.M. by the Council of the City of Florissant was duly  
23 published, held and concluded; and

24 WHEREAS, the Council, following said public hearing, and after due and careful  
25 consideration, has concluded that the issuance of a Special Permit for a restaurant would be in  
26 the best interest of the City of Florissant.

27  
28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
29 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

30  
31 Section I: A Special Use Permit is hereby granted to Tamir LLC, to allow for a sit-down  
32 and carry-out restaurant at 8457 N. Lindbergh in a ‘B-3’ Extensive Business District as shown on  
33 plans by Levine Associates dated 10/15/21, subject to the conditions set forth below with these  
34 conditions being part of the record:

- 35 1. Add approximately 10 shrubs around the existing pole sign.  
36 2. Add landscape screening around the HVAC unit on the south side.

Section 2: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Keith Schildroth  
President of the Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Timothy J. Lowery  
Mayor, City of Florissant

ATTEST: \_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk