



**ST. LOUIS BOARD OF ALDERMEN
FULL BOARD MEETING
CHAMBERS
FRIDAY, SEPTEMBER 19, 2025 AT 10:00 AM
AGENDA NO.21**

1

- 1. Call to Order**
- 2. Roll Call**
- 3. Opening Reflection or Prayer**
- 4. Announcement of any Special Order of the Day**
- 5. Introduction of Honored Guests**
- 6. Approval of Minutes of Previous Meeting**
Friday, September 12, 2025
- 7. Report of City Officials**
 - a) Report of the Clerk of the Board of Aldermen**

The following Board Bills from the 2025-2026 Legislative Session were Third Read and Finally passed by the Board, signed by the President and delivered to the Mayor for their signature pursuant to law. The list below shows the Bill Number, Name of the Sponsor, and Date Delivered:

B.B. #47	Browning	09-12-2025
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- b) Office of the Mayor**

I have the pleasure to submit the following individual for reappointment to the Missouri History Museum Sub-District Advisory: Dave Leipholtz.



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I have the pleasure to submit the following individuals for appointment to the Tower Grove South Concerned Citizens Special Business District: Deborah Cohn and Kimberly Thompson.

**c) Office of the President
None**

**d) Office of the Comptroller
None**

**8. Petitions and Communications
None**

9. Board Bills for Perfection – Informal Calendar

B.B. #34AAIC - Alderwoman Laura Keys - An ordinance directing the Director of Streets to install speed humps pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394 to calm the flow of traffic on the 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, and 4600 blocks of Lee Avenue.

B.B. #51 – Schweitzer – Pursuant to Ordinance Number 70333 as amended by Ordinance Number 71394, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic in the first ward.

B.B. #43 – Narayan – An Ordinance establishing a policy to govern the purchase and demolition of seven flood-prone properties in the



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Ellendale neighborhood in accordance with the requirements of the Hazard Mitigation Grant Program (HMGP) funding awarded by the State of Missouri Emergency Management Agency (SEMA); and containing a severability clause

B.B. #25CSAAIC – Cohn/Pres. Green – An ordinance (the “Ordinance”) amending Title 18 - Airports and Aviation Code, of the Revised Code of the City of St. Louis, to add a new chapter pertaining to rental car operations at St. Louis Lambert International Airport and containing a severability clause.

10. Board Bills for Third Reading – Informal Calendar

None

11. Resolutions – Informal Calendar

None

12. First Reading of Board Bills

B.B. #67 - Alderman Michael Browning - Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic in the 9th ward.

B.B. #68 - Alderman Michael Browning - An ordinance renewing the previous blight determinations made by Ordinance Number 66847 and Ordinance Number 66985, and as renewed by Ordinance Number 68754 and Ordinance Number 70119 and Ordinance Number 71214 for the Cortex West Redevelopment Area (defined below) such that CORTEX West Redevelopment Corporation can continue to exercise its right to use eminent domain granted by the city to complete the Redevelopment Plan.



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B.B. #69 - Alderman Bret Narayan - An ordinance to amend **Ordinance Number 70800** to establish the rules of conduct pertaining to inspections and inspector qualifications regarding heating boilers, pressure vessels and steam generators in accordance with the National Board Inspection Code.

B.B. #70 - Alderman Rasheen Aldridge - Pursuant to Ordinance Number 70333, and as amended by Ordinance Number 71394, the Director of Streets is hereby directed to install speed humps to calm the flow of traffic on certain blocks in the 14th Ward.

B.B. #71 - Alderman Thomas Oldenburg - Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic on various blocks in the 2nd ward.

B.B. #72 - Alderman Thomas Oldenburg - An Ordinance authorizing the honorary street name Brian McKenna Way pursuant to **Ordinance Number 68937**, which shall begin at the intersection of Childress and Nottingham Street and run East on Nottingham Street to the intersection of Tamm Ave and Nottingham Street.

13. Reference to Committee of Board Bills

PIFU B.B. #67, #70, #71, #72

HUDZ B.B. #68

PS B.B. #69

14. Second Reading and Report of Standing Committees
None

a) Do Pass Recommendation



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b) Do Not Pass Recommendation

c) Without Recommendation

15. Report of Special Committees
None

a) Do Pass Recommendation

b) Do Not Pass Recommendation

c) Without Recommendation

16. Board Bills for Perfection – Consent

B.B. #39CS - Alderman Rasheen Aldridge, President Green - An ordinance approving a Redevelopment Plan dated June 9, 2025 and Blighting Study for the 200 South 4th St. Area in the City of St. Louis.

17. Board Bills for Perfection

B.B. #60 - Alderwoman Shameem Clark-Hubbard, President Green, Alderwoman Daniela Velazquez, Alderman Shane Cohn, Alderwoman Laura Keys, Alderwoman Anne Schweitzer, Alderwoman Alisha Sonnier, Alderman Michael Browning, Alderman Rasheen Aldridge - An ordinance recommended by the Planning Commission amending Chapter 26 of the Zoning Code, defining, permitting, and regulating Accessory Dwelling Units (ADUs); and containing a severability and emergency clause.

18. Report of Engrossment
B.B. #19FS , B.B. #33AAIC



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19. **Third Reading and Final Passage of Board Bills – Consent**
None
20. **Third Reading and Final Passage of Board Bills**

B.B. #19FS - Alderman Rasheen Aldridge - An Ordinance approving the petition of an owner of certain real property to establish a Community Improvement District, establishing the Jefferson Arms Community Improvement District, finding a public purpose for the Establishment of the Jefferson Arms Community Improvement District, and containing an emergency clause and containing a severability clause.

B.B. #33AAIC - Alderman Matthew Devoti, Alderman Bret Narayan, Alderman Thomas Oldenburg, Alderman Michael Browning - An ordinance, requested by the Sheriff of the City of St. Louis, identifying the powers delegated to the Sheriff while proscribing from the Office those activities not specifically provided to the Sheriff by the Missouri Constitution, by Missouri statute, by City of St. Louis ordinance, or as specifically authorized by the Board of Alderman.
21. **Report of the Finally Passed and Signing by President**
B.B. #19FS & #33AAIC
22. **First Reading of Resolutions and Reference to Committees**

Res. #108 - Alderwoman Daniela Velazquez - Urging Congress to establish an end date for the Puerto Rico Financial Oversight and Management Board.
23. **Second Reading Resolutions, Committee Reports & Adoptions**
None



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24. Courtesy Resolutions

Res. #103 - Alderwoman Daniela Velazquez - Now therefore be it resolved by this Honorable Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize and celebrate the **Greater St. Louis Hispanic Festival 2025**.

Res. #104 - Alderwoman Daniela Velazquez - Now therefore be it resolved by this Honorable Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize and honor **Brenda K. Starr** for her extraordinary contributions to music, culture, and the Hispanic community during Hispanic Heritage Month.

Res. #105 - President Green - Now therefore be it resolved by this Honorable Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize **National Childhood Cancer Awareness Month**.

Res. #106 - Alderman Rasheen Aldridge, President Green - Now therefore be it resolved by this Honorable Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize and honor the work and legacy of **Kristian Blackmon** in her most recent exhibit, *To STL With Love*.

Res. #107 - Alderwoman Daniela Velazquez - Now therefore be it resolved that the Board of Aldermen of the City of St. Louis honors **Polo Ascencio** as a trailblazer in broadcasting, la voz de los Cardenales, and a champion of Latino families — whose passion and presence continue to build unity and pride in St. Louis and across the globe.

25. Miscellaneous and Unfinished Business



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None

26. Announcements

Monday, September 22, 2025

None

Tuesday, September 23, 2025

None

Wednesday, September 24, 2025

**Public Infrastructure & Utilities Committee — Kennedy
Room
3:30pm**

Thursday, September 25, 2025

None

Friday, September 26, 2025

Full Board Meeting – Chambers – 10am

27. Excused Aldermen

28. Adjournment

29. Calendar

**SCHEDULE OF ALL FULL BOA MEETINGS AND
HOLIDAYS FOR THE
2025 - 2026 LEGISLATIVE SESSION**

**(These meeting dates may change and/or additional ones
added throughout the**



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session)

**Friday, September 26, 2025 Full Board Meeting
Friday, October 3, 2025 Full Board Meeting
Friday, October 10, 2025 Full Board Meeting
Friday, October 17, 2025 Full Board Meeting
Friday, October 24, 2025 Full Board Meeting
Friday, October 31, 2025 Full Board Meeting
Thursday, November 7, 2025 Full Board Meeting
Tuesday, November 11, 2025 Office Closed- Veterans Day
Holiday
Friday, November 14, 2025 Full Board Meeting
Thursday, November 21, 2025 Full Board Meeting
Thursday, November 27, 2025 Office Closed -Thanksgiving
Holiday
Friday, November 28, 2025 Office Closed -Thanksgiving
Holiday
Friday, December 5, 2025 Full Board Meeting
Friday, December 12, 2025 Full Board Meeting – Winter
Holiday Break Begins
Thursday, December 25, 2025 Office Closed – Christmas
Holiday
Friday, December 26, 2025 Office Closed – Christmas
Holiday
Thursday, January 1, 2026 Office Closed – New Year’s
Holiday
Friday, January 2, 2026 Office Closed – New Year’s Holiday
Friday, January 9, 2026 Full Board Meeting – Winter Break
Ends
Friday, January 16, 2026 Full Board Meeting
Monday, January 19, 2026 - Office Closed Dr. King**



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Holiday

Friday, January 23, 2026 Full Board Meeting

Friday, January 30, 2026 Full Board Meeting

Friday, February 6, 2026 Full Board Meeting

Friday, February 13, 2026 Full Board Meeting (Last Day to Introduce Board Bills)

Monday, February 16, 2026 Office Closed – President’s Day

Friday, February 20, 2026 Full Board Meeting

Friday, February 27, 2026 Full Board Meeting

Friday, March 6, 2026 Full Board Meeting

Friday, March 13, 2026 Full Board Meeting

Friday, March 20, 2026 Full Board Meeting (Spring Break Begins after this meeting)

Monday, April 20, 2026 Full Board Meeting – (Sine Die Meeting -End of the 2025 – 2026 Legislative Session)

Tuesday, April 21, 2026 Full Board Meeting – (Annual Meeting, Beginning of the 2026 -2027 Legislative Session)

Friday, May 1, 2026 Full Board Meeting (First Day to Introduce Board Bills 2026-2027 Legislative Session)



**OFFICE OF THE MAYOR
CITY OF ST. LOUIS
MISSOURI**

CARA SPENCER
MAYOR

**CITY HALL - ROOM 200
1200 MARKET STREET
ST. LOUIS MO 63103
(314) 622-3201**

September 8, 2025

Honorable Board of Aldermen
1200 Market St. Room 230
Saint Louis, MO 63103

Dear Members of the Board,

I have the pleasure to submit the following individuals for appointment to the **Tower Grove South Concerned Citizens Special Business District**.

- The reappointment of **Deborah Cohen**, who resides in the 6th Ward, serving as a Property Owner, whose term expires **December 31, 2028**.
- The appointment of **Kimberley Thompson**, who resides in the 6th Ward, serving as a Renter, whose term expires **December 31, 2029**.

I respectfully request your approval of these appointments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cara Spencer", is written over the printed name and title. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Cara Spencer
Mayor



OFFICE OF THE MAYOR
CITY OF ST. LOUIS
MISSOURI

CARA SPENCER
MAYOR

CITY HALL-ROOM 200
1200 MARKET STREET
SAINT LOUIS, MISSOURI 63103-2877
(314) 622-3201
FAX: (314) 622-4061

September 9, 2025

Honorable Board of Aldermen
Room 230 City Hall
Saint Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for reappointment to the **Missouri History Museum Sub-district Advisory Board**.

- The appointment of **Dave Leipholtz**, serving as a non-voting advisory member, whose term will expire on **September 30, 2029**.

I respectfully request your approval of the appointments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cara Spencer", with a long horizontal flourish extending to the right.

Cara Spencer
Mayor, City of St. Louis

Summary
Board Bill Number 67
Introduced by Alderman Michael Browning
September 19, 2025

Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic in the 9th ward.

BOARD BILL NUMBER 67 INTRODUCED BY ALDERMAN MICHAEL BROWNING

1 Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an
2 ordinance directing the Director of Streets to install speed humps to calm the flow of traffic in
3 the 9th ward.

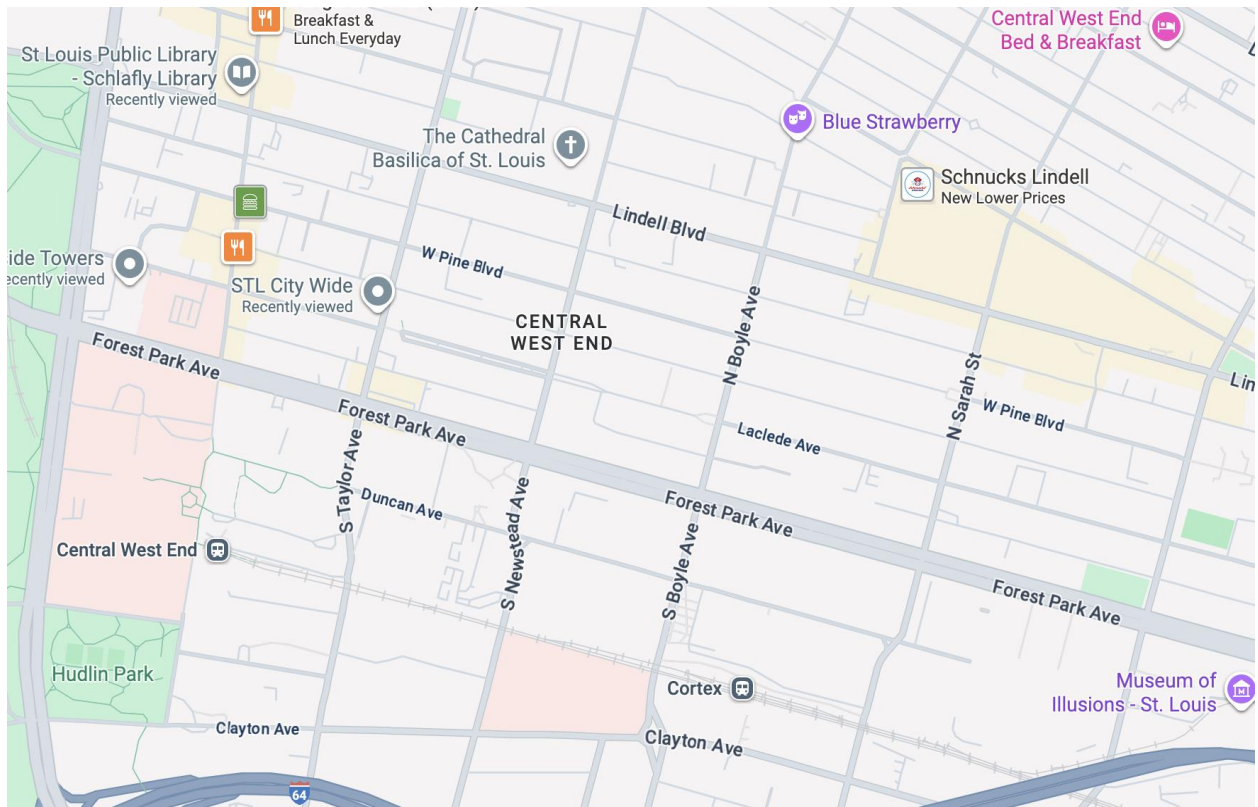
4 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

5 **SECTION ONE.** Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number**
6 **71394** the Director of Streets is hereby directed to install speed humps to calm the flow of traffic
7 in the 9th ward as follows:

8 Speed Hump(s) shall be installed on the 4300 Block of West Pine Blvd.

Board Bill Number 67

Map: 4300 Block of West Pine Blvd.



Summary
Board Bill Number 68
Introduced by Alderman Michael Browning
September 19, 2025

An ordinance renewing the previous blight determinations made by Ordinance Number 66847 and Ordinance Number 66985, and as renewed by Ordinance Number 68754 and Ordinance Number 70119 and Ordinance Number 71214 for the Cortex West Redevelopment Area (defined below) such that CORTEX West Redevelopment Corporation (“CORTEX”) can continue to exercise its right to use eminent domain granted by the city to complete the Redevelopment Plan.

BOARD BILL NUMBER 68 INTRODUCED BY ALDERMAN MICHAEL BROWNING

1 An ordinance renewing the previous blight determinations made by Ordinance Number
2 66847 and Ordinance Number 66985, and as renewed by Ordinance Number 68754 and
3 Ordinance Number 70119 and Ordinance Number 71214 for the Cortex West Redevelopment
4 Area (defined below) such that CORTEX West Redevelopment Corporation (“CORTEX”) can
5 continue to exercise its right to use eminent domain granted by the city to complete the
6 Redevelopment Plan.

7 **WHEREAS**, the “Redevelopment Area” is that certain tract of land in the City of St. Louis
8 described in **Exhibit A** attached hereto and incorporated herein by reference; and

9 **WHEREAS**, the Board of Aldermen, by Ordinance Number 66847, approved August 9,
10 2005, found and designated the Redevelopment Area to be blighted within the meaning of, and
11 as defined in, Mo. Rev. Stat. § 353.020 and Sections 11.06.010 and 11.06.020 of the Revised
12 Code of the City of St. Louis, Missouri; and

13 **WHEREAS**, the Board of Aldermen, by Ordinance Number 66985, approved February
14 16, 2006, approved the Chapter 353 Cortex West Redevelopment Plan (“the Redevelopment
15 Plan”) and authorized the Mayor to enter into an agreement (“the Development Agreement”)
16 with CORTEX to develop the Redevelopment Area and granted CORTEX a Certificate of
17 Public Convenience and Necessity authorizing and empowering it to acquire property
18 within the Redevelopment Area by the power of eminent domain for a period of 15 years; and

19 **WHEREAS**, the Mayor, on behalf of the City of St. Louis, signed the Development
20 Agreement with CORTEX on April 4, 2006, formally giving CORTEX the right to use eminent
21 domain within the Development Area for a term of 15 years; and

22 **WHEREAS**, the Board of Aldermen, by Ordinance Number 71214 renewed for an additional

1 ten years the right for CORTEX to use eminent domain to complete the Redevelopment Plan,
2 effective February 16, 2021; and

3 **WHEREAS**, subsequent to the City entering into the Development Agreement with
4 CORTEX, Mo. Rev. Stat. § 523.274.2 was amended such that in circumstances where eminent
5 domain authority is based upon a determination of blight, that determination must be renewed for
6 successive five-year periods by the legislative body; and

7 **WHEREAS**, pursuant to Mo. Rev. Stat. § 523.274.2, the City renewed the determination of
8 blight for the Redevelopment Area in 2010 through Ordinance 68754 and again in 2015
9 through Ordinance 70119, and again in 2020 through Ordinance 71214; and

10 **WHEREAS**, the Planning Commission has adopted a resolution recommending that the
11 legislative determination in Ordinance Number 66847 and Ordinance Number 66985, and as
12 renewed by Ordinance Number 68754 and Ordinance Number 70119 and Ordinance Number
13 71214, be renewed once more in order for CORTEX to complete the Development Plan
14 approved by Ordinance 66985, which resolution has been duly transmitted to the Board of
15 Aldermen.

16 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

17 **SECTION ONE.** The “Redevelopment Area” is that certain tract of land in the City of St. Louis
18 described in **Exhibit A** attached hereto and incorporated herein by reference.

19 **SECTION TWO.** The redevelopment of the Redevelopment Area, as provided by Mo. Rev.
20 Stat. Chapter 353, and Chapter 11.06 of the Revised Code of the City of St. Louis, Missouri, was
21 determined, found, and declared under said Chapter 353 and Chapter 11.06, to be in the
22 interest of the peace, public health, safety, morals, and general welfare of the people of the City
23 of St. Louis pursuant to the Ordinances referenced below.

1 **SECTION THREE.** As provided by Mo. Rev. Stat. § 523.274.2, this Ordinance renews the
2 legislative determination in Ordinance Number 66847 and Ordinance Number 66985, and as
3 renewed by Ordinance Number 68754 and Ordinance Number 70119 and Ordinance Number
4 71214 in order for CORTEX to complete the Development Plan approved by Ordinance 66985.

5 **SECTION FIVE.** This being an Ordinance for the preservation of public peace, health and
6 safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and
7 20 of Article IV of the Charter of the City of St. Louis and therefore this Ordinance shall
8 become effective immediately upon its passage and approval by the Mayor.

LEGAL DESCRIPTION

A tract of land located in the City of St. Louis, Missouri, being all or portions of City Blocks 3904, 3917, 3918W, 3919W, 3953, 3959, 3960, 3961, 3962, 3963, 3966 (N and S), 3967(N and S), 3968(N and S), 3971(N and S), 4586, and 4589 and specifically described as follows:

Beginning at a point which is the intersection of centerline of Laclede Avenue with the eastern right-of-way of Vandeventer Avenue, thence south along said eastern right-of-way of Vandeventer Avenue to its intersection with the northern right-of-way of I-64/US 40, thence southwest along said northern right-of-way of I-64/US 40 to its intersection with the centerline of Taylor Avenue, thence north along said centerline of Taylor Avenue to its intersection with the northern right-of-way of Clayton Avenue, thence northeast along said northern right-of-way of Clayton Avenue to its intersection with the centerline of S. Newstead Avenue, thence north along said centerline of Newstead Avenue to its intersection with the southern right-of-way of Duncan Avenue, thence east along said southern right-of-way of Duncan Avenue to its intersection with the eastern right-of-way of Boyle Avenue, thence north along said eastern right-of-way of Boyle Avenue to its intersection with the eastern extension of the centerline of the alley in City Block 3904, thence west along said centerline of the alley in City Block 3904 to its intersection with the projection of a lot in Block 41 of the Lindell 2nd Addition whose western property line is 163' 4" east of the eastern right-of-way of Newstead Avenue, thence north along the western property line of the lot to its projected intersection with the centerline of Forest Park Avenue, thence east along said centerline of Forest Park Avenue to its intersection with the centerline of Sarah Avenue, thence north along said centerline of Sarah Avenue to its intersection with the centerline of Laclede Avenue, thence east along said centerline of Laclede Avenue to its intersection with the eastern right-of-way of Vandeventer Avenue, the point of beginning.

Summary
Board Bill Number 69
Introduced by Alderman Bret Narayan
September 19, 2025

An ordinance to amend **Ordinance Number 70800** to establish the rules of conduct pertaining to inspections and inspector qualifications regarding heating boilers, pressure vessels and steam generators in accordance with the National Board Inspection Code.

BOARD BILL NUMBER 69 INTRODUCED BY ALDERMAN BRET NARAYAN

An ordinance to amend **Ordinance Number 70800** to establish the rules of conduct pertaining to inspections and inspector qualifications regarding heating boilers, pressure vessels and steam generators in accordance with the National Board Inspection Code.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Ordinance Number 70800 Section 1001 is hereby amended as follows:

1001.2 Periodic inspections. All boilers, steam generators, and pressure vessels subject to the provisions of this code shall be inspected annually by an approved independent third-party testing agency. Inspection reports shall be filed with the Mechanical Section of the Building Division.

1001.2.1 Conduct of Inspections. The conduct of these inspections shall be in accordance with the current edition of the National Board Inspection Code, Part 2.

1001.2.2 Inspector Qualifications. Inspectors conducting these inspections must have current IS Commissions issued by the National Board of Boilers and Pressure Vessel Inspectors.

Exception: Heating boilers or pressure vessels which are located in buildings of Use Group R-3 or Use Group R-2 having six dwelling units or less.

1 **ORDINANCE NO. 70800**

2
3 **BOARD BILL 59**

INTRODUCED BY ALDERMAN TERRY KENNEDY
 ALDERWOMAN CHRISTINE INGRASSIA

4

5 An Ordinance pertaining to the Mechanical Code of the City of Saint Louis; repealing
6 Ordinance 68639 and Ordinance 68847; adopting the 2018 International Mechanical Code
7 with amendments, including Appendix A; and containing a penalty clause, severability
8 clause, savings clause, and an emergency clause.

9 **BE IT ORDAINED BY THE CITY OF SAINT LOUIS AS FOLLOWS:**

10 **SECTION ONE. REPEAL.** Ordinance 68639, approved April 21, 2010;
11 Ordinance 68847, approved February 2, 2011, pertaining to the 2009 International
12 Mechanical Code; and Section 112 of the Plumbing Code as adopted under Ordinance
13 69255, pertaining to the licensing of sprinkler fitters, are hereby repealed.

14 **SECTION TWO. ADOPTION.** The 2018 International Mechanical Code as
15 published by the International Code Council, Inc., one copy of which is on file in the Office
16 of the Register of the City of Saint Louis, being marked and designated as the International
17 Mechanical Code, including Appendix A, is hereby adopted as the Mechanical Code of the
18 City of Saint Louis, in the State of Missouri, pursuant to this Ordinance and in conformity
19 with Section 71.943 RSMo, for the governing of the design, installation, construction, and
20 maintenance of mechanical systems by providing reasonable safeguards to protect the public
21 health and safety against the hazards of inadequate, defective, or unsafe mechanical systems

1 and installations as herein provided; and that each and all of the regulations, provisions,
2 penalties, conditions, and terms of said Mechanical Code are hereby referred to, adopted, and
3 made a part hereto as if fully set out in this Ordinance with the amendments prescribed in
4 Section Three of this Ordinance. If differences occur between a provision modified by this
5 Ordinance and a provision adopted without modification, then the modified provision shall
6 control.

7 **SECTION THREE. AMENDMENTS.** The 2018 International Mechanical
8 Code is amended and changed in the following respects:

9 **CHAPTER 1 IS AMENDED AS FOLLOWS:**

10 Delete Chapter 1 as published in its entirety.

11 Add new Chapter 1 to read as follows:

12 **CHAPTER 1**

13 **ADMINISTRATION**

14 **SECTION 101**

15 **GENERAL**

16 **101.1 Title.** These regulations shall be known as the Mechanical Code of the City of Saint
17 Louis, hereinafter referred to as “this code.”

18 **101.2 Scope.** This code shall regulate the design, installation, maintenance, alteration,

1 relocation, and inspection of mechanical systems that are installed and utilized to provide
2 control of environmental conditions and related processes within buildings. This code shall
3 also regulate those mechanical systems, system components, equipment, and appliances
4 specifically addressed herein. The installation of fuel gas distribution piping and equipment,
5 fuel gas-fired appliances, and fuel gas-fired appliance venting systems shall be regulated by
6 the Fuel Gas Code.

7 **101.2.1 Appendices.** Provisions in the appendices shall not apply unless specifically
8 adopted. Appendix A is hereby adopted for use by the City of Saint Louis.

9 **101.3 Intent.** The purpose of this code is to provide minimum standards to safeguard life
10 and limb, health, property, and public welfare by regulating and controlling the design,
11 construction, installation, quality of materials, location, operation, and maintenance or use of
12 mechanical systems. This code shall be construed to secure its expressed intent, which is to
13 insure public health, safety, and welfare insofar as they are affected by the installation and
14 maintenance of mechanical systems.

15 **101.4 Severability.** If a section, subsection, sentence, clause, or phrase of this code is for
16 any reason held to be unconstitutional, such decision shall not affect the validity of the
17 remaining portions of this code.

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SECTION 102

APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in a specific case, different sections of this code specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

102.2 Existing installations. Except as otherwise provided for in this chapter, a provision in this code shall not require the removal, alteration, or abandonment of nor prevent the continued utilization and maintenance of a mechanical system lawfully in existence at the time of the adoption of this code.

102.3 Maintenance. Mechanical systems, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards that are required by this code shall be maintained in compliance with the edition of the code under which they were installed. The owner or the owner’s authorized agent shall be responsible for maintenance of mechanical systems. To determine compliance with this provision, the code official shall have the authority to require a mechanical system to be reinspected.

The inspection for maintenance of HVAC systems shall be performed in accordance with ASHRAE/ACCA/ANSI Standard 180.

102.4 Additions, alterations, or repairs. Additions, alterations, renovations, or repairs to a

1 mechanical system shall conform to that required for a new mechanical system without
2 requiring the existing mechanical system to comply with all the requirements of this code.
3 Additions, alterations, or repairs shall not cause an existing mechanical system to become
4 unsafe, hazardous, or overloaded.

5 Minor additions, alterations, renovations, and repairs to existing mechanical systems
6 shall meet the provisions for new construction unless such work is done in the same manner
7 and arrangement as was in the existing system, is not hazardous, and is approved.

8 **102.5 Change in occupancy.** It shall be unlawful to make a change in the occupancy of any
9 structure which will subject the structure to any special provision of this code applicable to
10 the new occupancy without approval. The code official shall certify that such structure meets
11 the intent of the provisions of law governing building construction for the proposed new
12 occupancy and that such change of occupancy does not result in any hazard to public health,
13 safety, or welfare.

14 **102.6 Historic buildings.** The provisions of this code relating to the construction, alteration,
15 repair, enlargement, restoration, relocation, or moving of building or structures shall not be
16 mandatory for existing buildings or structures identified and classified by United States, the
17 state of Missouri, or the City of Saint Louis as historic buildings when such buildings or
18 structures are judged by the code official to be safe and in the public interest of health, safety,
19 and welfare regarding any proposed construction, alteration, repair, enlargement, restoration,
20 relocation, or moving of buildings.

21 **102.7 Moved buildings.** Except as determined by Section 102.2, mechanical systems that

are a part of buildings or structures moved into or within the City of Saint Louis shall comply with the provisions of this code for new installations.

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.8.1 and 108.2.2

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply.

102.8.1 Conflicts. Where conflicts occur between provisions of this code and referenced standards, the provisions of this code shall apply. Referenced standards shall be permitted to be updated by rule making authority of the building commissioner.

108.2 Provisions in referenced codes and standards. Where the extent of a reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.9 Requirements not covered by this code. Requirements necessary for the strength, stability, or proper operation of an existing or proposed mechanical system or for the public safety, health, and general welfare not specifically covered by this code shall be determined by the code official.

1 **102.10 Other laws.** The provisions of this code shall not be deemed to nullify any
2 provisions of local, state, or federal law.

3 **102.11 Application of references.** References to chapter section numbers or to provisions
4 not specifically identified by number shall be construed to refer to such chapter, section, or
5 provision of this code.

SECTION 103

SECTION OF MECHANICAL EQUIPMENT INSPECTION

8 **103.1 General.** There is hereby created the Section of Mechanical Equipment Inspection
9 within the Division of Building and Inspection which shall have control and enforce all
10 codes, regulations, and ordinances pertaining to mechanical installations and systems in
11 accordance with this code. The head of this section shall be known as the Mechanical
12 Equipment Inspection Supervisor, who shall be appointed by the Building Commissioner.
13 Throughout this code, the Mechanical Equipment Inspection Supervisor, the Chief
14 Mechanical Engineer, the Building Commissioner, and their authorized employees shall be
15 referred to as the code official.

16 **103.2 Mechanical equipment inspection supervisor.** There shall be appointed by the
17 Building Commissioner a Mechanical Equipment Inspection Supervisor. The Supervisor
18 shall have a minimum of five years experience as a Mechanical Inspector and possess the
19 qualifications established by the Department of Personnel.

1 **103.3 Deputies.** There shall be appointed by the code official a sufficient number of
2 Mechanical Equipment Inspectors to adequately perform all inspection duties and enforce all
3 ordinances pertaining to the Mechanical Equipment Inspection Section in accordance with
4 subsequent sections of this code and City of Saint Louis budgetary constraints. All
5 Mechanical Inspectors shall have had at least three years experience and possess the
6 qualifications set forth by the Department of Personnel.

7 **103.3.1 Assistant to the supervisor.** One such inspector shall assist the Mechanical
8 Equipment Inspection Supervisor. The assistant shall assume the responsibilities of the
9 Mechanical Equipment Inspection Supervisor in the Supervisor's absence or disability.

10 **103.3.2 Restriction of employees.** An official or employee connected with the
11 Mechanical Equipment Inspection Section, except one whose only connection is that of a
12 member of the Board of Stationary Engineers, shall not be engaged in or directly or
13 indirectly connected with the furnishing of labor, materials, or appliances for the
14 construction, alteration, or maintenance of a building in the City of Saint Louis or the
15 preparation of construction documents thereof unless that person is the owner of the
16 building; nor shall such code official or employee engage in any work that conflicts with
17 official duties or with the interests of the department.

18 **103.4 Liability.** The code official and employees charged with the enforcement of this code,
19 while acting for the City of Saint Louis, shall not thereby be rendered liable personally and
20 are hereby relieved from all personal liability for any damage accruing to persons or property
21 as a result of any act required or permitted in the discharge of official duties.

1 Any suit or criminal complaint instituted against any code official or employee because
2 of an act performed in the lawful discharge of duties and under the provisions of this code
3 shall be defended by the legal representative of the City of Saint Louis until the final
4 termination of the proceedings. The code official or any employees shall not be liable for
5 any cost in or arising from any action, suit, or proceeding that is instituted in pursuance of the
6 provisions of this code. Any code official or employee of the Division of Building and
7 Inspection, Department of Public Safety, acting in good faith and without malice shall be free
8 from liability for acts performed under any of its provisions or by reason of any act or
9 omission in the performance of official duties in connection therewith.

10 The above protection shall also extend to former employees for work performed
11 during their period of employment with the City of Saint Louis.

12 SECTION 104

13 DUTIES AND POWERS OF THE CODE OFFICIAL

14 **104.1 General.** The code official shall enforce all of the provisions of this code and shall act
15 on any question relative to the installation, alteration, repair, maintenance, or operation of all
16 mechanical systems, devices, and equipment except as otherwise specifically provided for by
17 statutory requirements or as provided for in Sections 104.1.1 through 104.8.

18 **104.1.1 Emergency condemnation.** Whenever the code official shall find any building,
19 structure, premises, or portion thereof no matter for what purpose used to be in an unsafe
20 or dangerous condition and that there is an actual and potential danger to the occupants or

1 those in the proximity of any building, structure, or premises which poses an immediate
2 danger to public safety or welfare, the code official shall order the immediate evacuation
3 of said building, structure, or premises. All of the occupants so notified shall
4 immediately vacate the building, structure, or premises and no person shall re-enter until
5 authorized to do so by the code official.

6 Any person who refuses to leave, interferes with the evacuation of other occupants, or
7 continues any operation after having been given an evacuation order by the code official
8 except such person(s) directed to perform work to remove a violation or unsafe condition
9 shall be deemed in violation of this section whereupon it shall be the duty of the Police
10 Department to immediately remove such person(s) from said building, structure, or
11 premises and prevent anyone from re-entering the building, structure, or premises until
12 such time that the Police Department shall have been notified by the Building Division
13 that the same is in a safe condition.

14 Any person who shall violate any provisions of this section shall, upon conviction
15 thereof, be penalized as set forth in Section Four of the adopting ordinance.

16 **104.1.2 Authority to placard.** The code official has the authority to post a placard in a
17 conspicuous place on a building or premises where the mechanical system has been
18 found to be unsafe or inadequate.

19 **104.1.3 Placarded building.** Placards shall remain on said building until the required
20 repairs, replacements, or improvements have been made and accepted by the code official
21 and it shall be unlawful to deface or willfully remove any such placard that has been

1 posted on a building without first obtaining consent of the code official. It shall be
2 unlawful for any person to reside in, use, rent, lease, or occupy such building for any
3 purpose while so placarded.

4 **104.1.4 Rule making authority.** The Building Commissioner shall have authority, as
5 necessary in the interest of public health, safety, and general welfare, to adopt and
6 promulgate rules and regulations; to interpret and implement the provisions of this code;
7 to secure the intent thereof; and to designate requirements applicable because of local
8 climatic or other conditions. Such rules shall not have the effect of waiving structural or
9 fire performance requirements specifically provided for in this code, or of violating
10 accepted engineering practice involving public safety.

11 **104.1.5 Accepted engineering practice.** In the absence of provisions not specifically
12 contained in this code or approved rules, the regulations, specifications, and standards
13 listed in Chapter 15 shall be deemed to represent accepted engineering practice in respect
14 to the material, equipment, system, or method of construction therein specified.

15 **104.2 Applications and permits.** The code official shall receive applications for and issue
16 permits for the installation, replacement, relocation, and alteration of mechanical systems and
17 equipment; inspect the premises for which such permits have been issued; and enforce
18 compliance with the provisions of this code. Such application shall describe in detail the
19 nature of the work and the location thereof by street and number. No person shall begin such
20 work unless and until they shall have submitted a proper application and received a permit.
21 In the case of an emergency, work may begin upon the condition that such application has

1 been submitted on line at *stlcitypermits.com* prior to commencement of job.

2 **Exception:** Buildings, structures, or premises owned and occupied by the United States
3 of America or the State of Missouri.

4 **104.3 Inspections.** The code official shall make all of the required inspections or the code
5 official may accept reports of inspection by authoritative and recognized services or
6 individuals. All reports of such inspections shall be in writing and certified by a responsible
7 officer of such authoritative service or by the responsible individual. The code official is
8 authorized to engage such expert opinion as deemed necessary to report upon unusual
9 technical issues that arise subject to the approval of the appointing authority.

10 **104.3.1 Dangerous, hazardous, unsanitary, or unapproved installations.** The code
11 official shall have the authority to seal out of service mechanical equipment, devices, and
12 appurtenances covered by the Building and Mechanical Codes when, in the code
13 official's opinion, any of these items are in an unsafe, hazardous, or unsanitary condition,
14 or if the installation was made without obtaining the necessary permit or permits, or if the
15 installation violates the provisions of these codes.

16 **104.3.2 Notice of sealing out of service.** Before sealing any device out of service, the
17 code official shall, except in cases of emergency, serve ten calendar days written notice
18 upon the building owner, occupant, or collector of rent either directly or by United States
19 mail stating intention to seal the equipment out of service and the reasons therefore.

20 **104.3.3 Unlawful to remove seal.** Any device sealed out of service by the code official

1 shall be plainly marked with a sign or tag indicating such sealing and any defacing or
2 removal of the sign or tag, any tampering with or removal of the seal without approval of
3 the code official, or operation of the sealed unit shall constitute a violation of this code.
4 The penalty for violation of this section shall be as set forth in Section Four of the
5 adopting ordinance.

6 **104.3.4 Utility disconnect.** Whenever the code official determines that there is an
7 imminent danger to public safety, the code official may request that the public utilities be
8 disconnected to that structure or premises.

9 **104.4 Right of entry.** Whenever it is necessary to make an inspection to enforce the
10 provisions of this code or whenever the code official has reasonable cause to believe that
11 there exists in a building or upon any premises any condition or violation of this code which
12 makes the building or premises unsafe, unsanitary, dangerous, or hazardous, the code official
13 shall have the authority to enter the building or premises at all reasonable times to inspect or
14 to perform the duties imposed upon the code official by this code. If such building or
15 premises is occupied, the code official shall present credentials to the occupant and request
16 entry. If such building is unoccupied, the code official shall first make a reasonable effort to
17 locate the owner or other person having charge or control of the building or premises and
18 request entry. If entry is refused, the code official has recourse to every remedy provided by
19 law to secure entry.

20 When the code official has first obtained a proper inspection warrant or other remedy
21 provided by law to secure entry, an owner, the owner's authorized agent, occupant, or person

1 having charge, care, or control of the building or premises shall not fail or neglect, after
2 proper request is made as herein provided, to promptly permit entry therein by the code
3 official for the purpose of inspection and examination pursuant to this code.

4 **104.5 Identification.** The code official shall carry proper identification when inspecting
5 structures or premises in the performance of duties under this code.

6 **104.6 Notices and orders.** The code official shall issue all necessary notices or orders to
7 assure compliance with this code.

8 **104.7 Suspensions and Cancellations.** The code official shall have the power and is
9 directed to suspend for a definite time or to cancel any license granted hereunder if, after
10 notice and opportunity to be heard, the party named therein is found guilty by the Board of
11 Examiners of violating rules and regulations established by the Section of Mechanical
12 Equipment Inspection, and do all other acts necessary to carry out these provisions.

13 **104.8 Department records.** The code official shall keep official records of mechanical
14 applications received, permits issued, fees collected, licenses and certificates issued, reports
15 of inspections, and notices and orders issued. Such records shall be retained in the official
16 records for three years except notices and orders which have been complied need not be kept.

17 **SECTION 105**

18 **APPROVAL**

19 **105.1 Modifications.** Whenever there are practical difficulties involved in carrying out the

1 provisions of this code, the code official shall have the authority to grant modifications for
2 individual cases upon application of the owner or owner's authorized agent, provided the
3 code official shall first find that the special individual reason makes the strict letter of this
4 code impractical and the modification is in compliance with the intent and purpose of this
5 code and does not lessen health, life, and fire safety requirements. The details of action
6 granting modifications shall be recorded and entered in the files of the mechanical inspection
7 section.

8 **105.2 Alternative materials, methods, equipment, and appliances.** The provisions of this
9 code are not intended to prevent the installation of any material or to prohibit any method of
10 construction not specifically prescribed by this code, provided that any such alternative has
11 been approved. An alternative material or method of construction shall be approved where
12 the code official finds that the proposed design is satisfactory and complies with the intent of
13 the provisions of this code and that the material, method, or work offered is, for the purpose
14 intended, not less than the equivalent of that prescribed in this code in quality, strength,
15 effectiveness, fire resistance, durability, and safety. Where the alternative material, design,
16 or method of construction is not approved, the code official shall respond in writing, stating
17 the reasons the alternative was not approved.

18 **105.2.1 Research reports.** Supporting data, where necessary to assist in the approval of
19 materials or assemblies not specifically provided for in this code, shall consist of valid
20 research reports from approved sources.

21 **105.3 Required testing.** Whenever there is insufficient evidence of compliance with the

1 provisions of this code or evidence that a material or method does not conform to the
2 requirements of this code or in order to substantiate claims for alternative materials or
3 methods, the code official shall have the authority to require tests as evidence of compliance
4 to be made at no expense to the City of Saint Louis.

5 **105.3.1 Test methods.** Test methods shall be as specified in this code or by other
6 recognized and accepted test standards. In the absence of recognized and accepted test
7 methods, the code official shall approve the testing procedures.

8 **105.3.2 Testing agency.** Tests shall be performed by an approved independent agency.

9 **105.3.3 Test reports.** Reports of tests shall be retained by the code official for the period
10 required for retention of public records.

11 **105.4 Approved materials and equipment.** Materials, equipment, and devices approved by
12 the code official shall be constructed and installed in accordance with such approval.

13 **105.5 Material and equipment reuse.** Materials, equipment, and devices shall not be
14 reused unless such elements have been reconditioned, tested, and placed in good and proper
15 working condition and approved by the code official.

16 SECTION 106

17 PERMITS

18 **106.1 When required.** No person shall commence any mechanical work until a permit for

1 such work has been issued by the code official. The fees for said permits shall be paid to the
2 City of Saint Louis for each permit herein required. All work shall be done by the person or
3 corporation in whose name the permit or permits required by this section are issued or any
4 other qualified person or corporation designated by the permit holder. Any person who shall
5 fail to comply with or who shall violate any of the provisions of this section shall be subject
6 to the penalty provisions of Section Four of the adopting ordinance.

7 **Exception:** When equipment replacements or repairs must be performed in an
8 emergency situation, the permit application shall be submitted on line at
9 *stlcitypermits.com* prior to commencing job.

10 **106.2 Permits not required.** Permits shall not be required for any of the following:

- 11 1. Portable heating or cooling appliances.
- 12 2. Portable ventilation equipment.
- 13 3. Portable cooking unit.
- 14 4. The replacement of any minor part that does not alter the approval of equipment or
15 make such equipment unsafe.
- 16 5. Portable evaporation cooler.
- 17 6. Self-contained refrigeration systems containing 3 pounds (1.36 kg) or less of
18 refrigerant or that are actuated by motors of less than 1 horsepower (0.75 kW).
- 19 7. Self-contained refrigeration systems that 3 pounds (1.36 kg) or less of refrigeration or
20 that are actuated by motors of less than 1 horsepower (0.75 kW).
- 21 8. Portable fuel cell appliances that are connected to a fixed piping system and are not
22 interconnected to a power grid.

1 Exemption from the permit requirements of this code shall not be deemed to grant
2 authorization for work to be done in violation of the provisions of this code or other laws or
3 ordinance of the City of Saint Louis.

4 **106.3 Application for permit.** Each application for a permit shall be submitted on line at
5 *stlcitypermits.com*.

6 **106.4 Permit issuance.** The application, construction documents, and other data filed by an
7 applicant for a permit shall be reviewed by the code official. If the code official finds that the
8 proposed work conforms to the requirements of this code and all laws and ordinances
9 applicable thereto and that the fees specified in Section 106.5 have been paid, a permit shall
10 be issued to the applicant. A mechanical permit submitted on line is not approved until the
11 Mechanical Section approves it. A mechanical permit shall not be transferable.

12 If the application or the construction documents do not conform to the requirements of all
13 pertinent ordinances of the City of Saint Louis, the code official shall reject such application
14 in writing stating the reasons therefore.

15 **106.4.1 Approved construction documents.** When the code official issues a permit
16 where construction documents are required, such approved construction documents shall
17 not be changed, modified, or altered without authorization from the design professional
18 and the code official. Work shall be done in accordance with the approved construction
19 documents.

20 The code official shall have the authority to issue a permit for the installation of part
21 of a mechanical system before the application for the whole system has been submitted or

1 approved provided adequate information and detailed statements have been filed
2 complying with all the pertinent requirements of this code. The holder of such permit
3 shall proceed at their own risk without assurance that the permit for the entire mechanical
4 system will be granted.

5 Except for unsafe mechanical systems or installations, this code shall not require
6 changes in the construction documents or mechanical work for which a lawful permit has
7 been heretofore issued or otherwise lawfully authorized and the installation of which
8 shall have been actively prosecuted within ninety days after the effective date of this code
9 and is completed with dispatch.

10 **106.4.2 Validity.** The issuance of a permit or approval of construction documents shall
11 not be construed to be a permit for or an approval of any violation of any of the
12 provisions of this code or of other ordinances of the City of Saint Louis. A permit
13 presuming to give authority to violate or cancel the provisions of this code shall be
14 invalid.

15 The issuance of a permit based upon construction documents and other data shall not
16 prevent the code official from thereafter requiring the correction of errors in said
17 construction documents and other data or from preventing building operations from being
18 carried on thereunder when in violation of this code or of other ordinances of the City of
19 Saint Louis.

20 **106.4.3 Expiration.** Every permit issued by the code official under the provisions of this
21 code shall expire by limitation and become null and void if the work authorized by such

1 permit is not commenced within 180 days from the date of such permit or if the work
2 authorized by such permit is suspended or abandoned at any time after the work is
3 commenced for a period of 180 days. The code official may grant one or more
4 extensions of time for an additional period the total not to exceed six months if there is
5 reasonable cause. Before such work recommences, a new permit shall be first obtained
6 and a new fee paid.

7 **106.4.4 Extensions.** A permittee holding an unexpired permit shall have the right to
8 apply for an extension of the time within which the permittee will commence work under
9 that permit when work is unable to be commenced within the time required by this
10 section for good and satisfactory reasons. The code official shall extend the time for
11 action by the permittee if there is reasonable cause.

12 **106.4.5 Suspension or revocation of permit.** The code official shall have the authority
13 to suspend or revoke a permit or approval issued under the provisions of this code in case
14 of any false statement or misrepresentation of fact in the application or on the
15 construction documents upon which the permit or approval was based. A permit shall
16 also be considered for revocation under the following provisions:

- 17 1. The owner of the property or the contractor shall request cancellation in writing
18 stating the reasons for the request for cancellation. No refund of fees shall be
19 made.
- 20 2. The code official may revoke the permit for fraud, for non-compliance with the
21 code, or for failure to pay the prescribed fees.

1 Should the mechanical contractor install work that is not in compliance with the
2 Mechanical, Fire, or Building Code, the contractor shall be directed by the code official
3 to make necessary corrections to assure code compliance and no other permits shall be
4 issued to said contractor until such work is corrected and approved by the code official.

5 **106.4.6 Retention of construction documents.** One set of construction documents shall
6 be retained by the code official until final approval of the work covered therein. One set
7 of construction documents shall be returned to the applicant and said set shall be kept at
8 the site of the building or job at all times during which the work authorized thereby is in
9 progress.

10 **106.4.7 Previous approvals.** This code shall not require changes in the construction
11 documents, construction, or designated occupancy of a structure for which a lawful
12 permit has been heretofore issued or otherwise lawfully authorized and the construction
13 of which has been pursued in good faith within 180 days after the effective date of this
14 code and has not been abandoned.

15 **106.4.8 Posting of permit.** A true copy of the permit shall be kept on the site of
16 operations, open to public inspection during the entire time of prosecution of the work
17 and until the completion of the project.

18 **106.4.9 Business License Requirement.** A permit shall not be issued to any person that
19 does not have a current and valid Business License from the City of St. Louis.

20 **Exception:** An owner-occupant of a single family dwelling that shows sufficient

1 knowledge for the installation of a mechanical system to the Mechanical Equipment
2 Inspection Section. The homeowner shall be permitted to be granted a “Homeowners
3 Permit”. If said system installation requires the handling of refrigerants, the
4 homeowner must also have a certification as a Universal Technician as required by
5 40 CFR part 82, Subpart F, a federal law.

6 **106.5 Fees.** A permit shall not be issued until the fees prescribed in Table 106.5.2 have been
7 paid nor shall an addendum to a permit necessitating an additional fee because of the
8 additional work involved be released until the additional fee has been paid. Fees for the
9 inspections herein prescribed shall be paid to and collected by the City of Saint Louis. A
10 permit may be revoked if payment is returned for insufficient funds.

11 **106.5.1 Work commencing before permit issuance surcharge.** In case any work for
12 which a permit required by this code is started or preceded with prior to the permit being
13 issued, the total normal fees applicable shall be doubled or \$500.00 plus the original
14 permit fee, whichever is greater. The payment of said surcharge shall not relieve any
15 persons from fully complying with the requirements of this code for performance or
16 execution of the work nor from other penalties prescribed by law.

17 **106.5.2 Fee schedule.** The fees for mechanical work shall be as indicated in Table
18 106.5.2. Mechanical permit fees shall not be waived for contractors working in facilities
19 owned and operated by the City of Saint Louis.

TABLE 106.5.2
FEES FOR MECHANICAL PERMITS

Item	Fee
Application Fee	\$ 25.00
Amusement Rides, each	\$ 10.00
Auto Lifts, each	\$ 80.00
Boilers (except residential), each	\$ 100.00
Unfired Pressure Vessels, each	\$ 40.00
Refrigeration/Air Conditioning (chillers, condensing units, self-contained walk-in coolers/freezers), each Up to 15 tons 15 tons and over	\$ 60.00 \$85.00 + \$1.00 per ton
Cooling Towers, each	\$ 200.00
Ventilation Systems, each Air handling units, packaged units, make-up air units, unit heaters, unit ventilators, etc. 200CFM to 2000CFM 2001CFM to 5000CFM 5001CFM and over Air Terminal Units	\$ 200.00 \$ 80.00 \$ 140.00 \$ 180.00 \$40.00 1 st plus \$10.00 each additional
Exhaust Fans, each 200CFM to 2000CFM 2001CFM to 5000CFM 5001CFM and over	\$ 80.00 \$ 140.00 \$ 180.00
Exhaust Hoods, each	\$ 40.00
Smoke Control Fans, each location	\$ 250.00
Process Piping (waived for Use Group R3)	\$20.00 plus \$2.00 per horsepower serving the pipe
Residential Fees Use Groups R1, R2, and R3 Furnaces, each Condensing units, each Combination furnace/condensing unit, each	\$ 40.00 \$ 40.00 \$ 40.00
Re-inspection, each (for faulty or incomplete work at time of requested inspection) Failure to request an inspection, each permit.	\$ 25.00 \$ 50.00

TABLE 106.5.2
FEEs FOR MECHANICAL PERMITS

Item	Fee
Special inspection, each	\$ 40.00

1 **106.5.3 Fees for abandoned work or revoked permit.** Fees shall not be waived or
2 refunded for any mechanical permit that has been abandoned, canceled, or revoked.

3 **SECTION 107**
4 **INSPECTIONS AND TESTING**

5 **107.1 General.** The code official is authorized to conduct such inspections as are deemed
6 necessary to determine compliance with the provisions of this code and to approve reports of
7 inspection by approved agencies or individuals. Construction or work for which a permit is
8 required shall be subject to inspection by the code official, and such construction or work
9 shall remain accessible and exposed for inspection purposes until approved. Approval as a
10 result of an inspection shall not be construed to be an approval of a violation of the
11 provisions of this code or of other ordinances of the City of Saint Louis. Inspections
12 presuming to give authority to violate or cancel the provisions of this code or of other
13 ordinances shall not be valid.

14 **107.2 Required inspections and testing.** The code official, upon notification from the
15 permit holder or the permit holder's agent, shall make the following inspections and other
16 such inspections as necessary and shall either release that portion of the construction or shall

1 notify the permit holder or the permit holder's agent of violations that must be corrected.

2 The holder of the permit shall be responsible for the scheduling of such inspections.

3 1. Underground inspection shall be made after trenches or ditches are excavated and

4 bedded, piping installed, and before backfill is put into place. Where excavated soil

5 contains rocks, broken concrete, frozen chunks and other rubble that would damage

6 or break the piping or cause corrosive action, clean backfill shall be on the job site.

7 2. Rough-in inspection shall be made after the roof, framing, fireblocking, and bracing

8 are in place and all ducting and other components to be concealed are complete and

9 prior to the installation of wall or ceiling membranes.

10 3. Final inspection shall be made upon completion of the mechanical system.

11 **Exception:** Ground-source heat pump loop systems tested in accordance with Section

12 1210.10 shall be permitted to be backfilled prior to inspection.

13 The requirements of this section shall not be considered to prohibit the operation of any

14 heating equipment or appliances installed to replace existing heating equipment or appliances

15 serving an occupied portion of a structure provided that a request for inspection of such

16 heating equipment or appliances has been filed with the department not more than 48 hours

17 after such replacement work is completed and before and portion of such equipment or

18 appliances is concealed by any permanent portion of the structure.

19 **107.2.1 Other inspections.** In addition to the inspections specified in Section 107.2, the

20 code official is authorized to make or require other inspections of any construction to

21 ascertain compliance with the provisions of this code and other laws that are enforced.

1 **107.2.2 Inspection requests.** It shall be the duty of the holder of the permit or their duly
2 authorized agent to notify the code official when work is ready for inspection. It shall be
3 the duty of the permit holder to provide access to and means for inspections of such work
4 that are required by this code.

5 **107.2.3 Approval required.** Work shall not be done beyond the point indicated in each
6 successive inspection without first obtaining the approval of the code official. The code
7 official, upon notification, shall make the requested inspections and shall either indicate
8 the portion of the construction that is satisfactory as completed or notify the permit
9 holder or his or her agent wherein the same fails to comply with this code. Any portions
10 that do not comply shall be corrected and such portion shall not be covered or concealed
11 until authorized by the code official.

12 **107.2.4 Approved inspection agencies.** The code official is authorized to accept reports
13 from approved agencies provided that such agencies satisfy the requirements as to
14 qualifications and reliability.

15 **107.2.5 Evaluation and follow-up services.** Prior to the approval of a prefabricated
16 construction assembly having concealed mechanical work and issuance of a mechanical
17 permit, the code official shall require the submittal of an evaluation report on each
18 prefabricated assembly indicating the complete details of the mechanical assembly,
19 including a description of the system and its components, the basis upon which the
20 assembly is being evaluated, test results and similar information, and other data as
21 necessary for the code official to determine conformance with this code. Acceptable

1 reports shall be permitted to come from the State of Missouri Public Service Commission
2 or ICC Evaluation Services.

3 **107.2.5.1 Evaluation service.** The code official shall designate the evaluation
4 service of an approved agency as the evaluation agency and review such agency's
5 evaluation report for adequacy and conformance to this code.

6 **107.2.5.2 Follow-up inspection.** Except where ready access is provided for
7 mechanical systems, service equipment and accessories for complete inspection at the
8 site without disassembly or dismantling, the code official shall conduct the in-plant
9 inspections as frequently as necessary to ensure conformance to the approved
10 evaluation report or shall designate an approved independent inspection agency to
11 conduct such inspections. The inspection agency shall furnish the code official with
12 the follow-up inspection manual and a report of inspections upon request, and the
13 mechanical system shall have an identifying label permanently affixed to the system
14 indicating that factory inspections have been performed.

15 **107.2.5.3 Test and inspection records.** Required tests and inspection records shall
16 be accessible to the code official at all times during the fabrication of the mechanical
17 system and the erection of the building; or such records as the code official
18 designates shall be filed.

19 **107.2.6 Coordination of inspections.** Whenever in the enforcement of this code or
20 another code or ordinance the responsibility of more than one code official is involved, it

1 shall be the duty of the code officials involved to coordinate their inspections and
2 administrative orders as fully as practicable. Whenever an inspector observes an
3 apparent or actual violation of some provision of some law, ordinance, or code not within
4 the inspector's authority to enforce, the inspector shall report the findings to the code
5 official having jurisdiction.

6 **107.3 Testing.** Mechanical systems shall be tested as required in this code and in accordance
7 with Sections 107.3.1 through 107.3.3. Tests shall be made by the permit holder and
8 observed by the code official.

9 **107.3.1 New, altered, extended, or repaired systems.** New mechanical systems and
10 parts of existing systems which have been altered, extended, renovated, or repaired shall
11 be tested as prescribed herein to disclose leaks and defects.

12 **107.3.2 Apparatus, material, and labor for tests.** Apparatus, material, and labor
13 required for testing a mechanical system or part thereof shall be furnished by the permit
14 holder.

15 **107.3.3 Reinspection and testing.** Where any work or installation does not pass an
16 initial test or inspection, the necessary corrections shall be made so as to achieve
17 compliance with this code. The work or installation shall then be resubmitted to the code
18 official for inspection and testing.

19 **107.4 Approval.** All equipment subject to an annual inspection shall be identified by a
20 metal tag bearing the city identification number. Stickers shall be applied to said equipment

1 upon annual inspections. Stickers shall also be applied to residential (R-3 occupancy)
2 equipment.

3 **107.4.1 Revocation.** The code official is authorized to, in writing, suspend or revoke a
4 notice of approval issued under the provisions of this code whenever the notice is issued
5 in error on the basis of incorrect information supplied or where it is determined that the
6 building, structure, premise, or portion thereof is in violation of any ordinance or
7 regulation or any of the provisions of this code.

8 **107.5 Temporary connection.** The code official shall have the authority to authorize the
9 temporary connection of a mechanical system to the sources of energy for the purpose of
10 testing mechanical systems or for use under a temporary certificate of occupancy.

11 **107.6 Connection of service utilities.** A person shall not make connection from a utility,
12 source of energy, fuel, or power to any building or system that is regulated by this code for
13 which a permit is required until authorized by the code official.

14 **107.7 Moved structures.** Before any structure that has been moved within or into the City
15 of Saint Louis is occupied, all mechanical equipment and devices shall be inspected and
16 tested for safe operation and compliance with the requirements of this code.

17 **Exception:** Mechanical systems within manufactured units bearing certification of the
18 Missouri Public Service Commission.

19 **107.8 Failure to comply.** In the event that these orders are not followed the code official
20 may prohibit occupancy.

1 **107.9 Legal compliance.** All legal assistance necessary to effect compliance of the
2 mechanical systems with this section shall be supplied to the code official by the City
3 Counselor and other City of St. Louis agencies. The Fire and Police Departments of the City
4 of St. Louis shall, upon request, assist the code official in the enforcement of this code.

5 **SECTION 108**

6 **VIOLATIONS**

7 **108.1 Unlawful acts.** It shall be unlawful for a person, firm or corporation to erect,
8 construct, alter, repair, remove, demolish, utilize a mechanical system, or cause same to be
9 done in conflict with or in violation of any of the provisions of this code or any decision.

10 **108.2 Notice of violation.** The code official is authorized to serve a notice of violation or
11 order on the owner as shown in the records of the City of Saint Louis Assessor's Office or
12 person responsible for the erection, installation, alteration, extension, repair, removal, or
13 demolition of mechanical work in violation of the provisions of this code, in violation of a
14 detail statement or the approved construction documents thereunder, or in violation of a
15 permit or certificate issued under the provisions of this code. Such order shall direct the
16 discontinuance of the illegal action or condition and the abatement of the violation. Such
17 notice shall be permitted to be served by the United States mail. Posting of the premises
18 shall also constitute notice. It shall be a violation of this code for any person to remove any
19 such notice lawfully posted pursuant to this code unless otherwise ordered by the building
20 official.

1 **108.3 Prosecution of violation.** If the notice of violation is not complied within the time
2 stated in the Notice of Violation, but no longer than thirty days, the code official shall request
3 the legal counsel of the City of Saint Louis to institute the appropriate proceedings at law or
4 in equity to restrain, correct, or abate such violation or to require the removal or termination
5 of the unlawful occupancy of the structure in violation of the provisions of this code or of the
6 order or direction made pursuant thereto. The time for compliance may be extended by the
7 code official upon written request if there are extenuating circumstances.

8 **108.4 Violation penalties.** Any person, partnership, or corporation who shall violate a
9 provision of this code or shall fail to comply with any of the requirements herein or who shall
10 erect, install, alter, or repair mechanical equipment or systems in violation of the approve
11 construction documents or directive of the code official or of a permit or license issued under
12 the provisions of this code shall, upon conviction thereof, be penalized as set forth in Section
13 Four of the adopting ordinance.

14 **108.5 Stop work orders.** Upon notice from the code official that mechanical work is being
15 performed contrary to the provision of this code, in a dangerous or unsafe manner, or without
16 permit, such work shall immediately cease. Such notice shall be in writing and shall be
17 given to the owner of the property involved, to the owner's authorized agent, or to the person
18 doing the work. The notice shall state the conditions under which the work is authorized to
19 resume. Where an emergency exists, the code official shall not be required to give a written
20 notice prior to stopping the work. Any person who shall continue any work on the system
21 after having been served with a stop work order, except such work as that person is directed

1 to perform to remove a violation or unsafe conditions, shall be subject to immediate arrest
2 and, upon convicted thereof, shall be penalized as set forth in Section Four of the adopting
3 ordinance.

4 **108.6 Abatement of violation.** The imposition of the penalties herein prescribed shall not
5 preclude the legal officer of the City of Saint Louis from instituting appropriate action to
6 prevent unlawful construction or to restrain, correct, or abate a violation, to prevent illegal
7 occupancy of a building, structure, or premises, or to stop an illegal act, conduct, business, or
8 utilization of the mechanical system on or about any premises.

9 **108.7 Unsafe mechanical systems.** A mechanical system that is unsafe, constitutes a fire
10 hazard, or is otherwise dangerous to human life as regulated by this code is hereby declared
11 as an unsafe mechanical system. Use of a mechanical system regulated by this code
12 constituting a hazard to health, safety, or welfare by reason of inadequate maintenance,
13 dilapidation, fire hazard, disaster, damage, or abandonment is hereby declared an unsafe use.
14 Such unsafe equipment is hereby declared to be a public nuisance and shall be abated by
15 repair, rehabilitation, demolition, or removal.

16 **108.7.1 Authority to condemn mechanical systems.** Whenever the code official
17 determines that any mechanical system or portion thereof regulated by this code has
18 become hazardous to life, health, property, or has become unsanitary, the code official
19 shall order in writing that such system either be removed or restored to a safe condition.
20 A time limit for compliance with such order shall be specified in the written notice. A
21 person shall not use or maintain a defective mechanical system after receiving such

1 notice.

2 When such mechanical system is to be disconnected, written notice as prescribed in
3 Section 108.2 shall be given. In cases of immediate danger to life or property, such
4 disconnection shall be made immediately without such notice.

5 **108.7.2 Authority to order disconnection of energy sources.** The code official shall
6 have the authority to order disconnection of energy sources supplied to a building,
7 structure, or mechanical system regulated by this code when it is determined that the
8 mechanical system or any portion thereof has become hazardous or unsafe. Written
9 notice of such order to disconnect service and the causes therefore shall be given within
10 twenty-four hours to the owner, the owner's authorized agent, and occupant of such
11 building, structure, or premises provided, however, that in cases of immediate danger to
12 life or property, such disconnection shall be made immediately without such notice.
13 Where energy sources are provided by a public utility, the code official shall immediately
14 notify the serving utility in writing of the issuance of such order to disconnect.

15 **108.7.3 Connection after order to disconnect.** A person shall not make energy source
16 connections to mechanical systems regulated by this code which have been disconnected
17 or ordered to be disconnected by the code official or the use of which has been ordered to
18 be discontinued by the code official until the code official authorizes the reconnection
19 and use of such mechanical systems.

20 Where a mechanical system is maintained in violation of this code and in violation of
21 a notice issued pursuant to the provisions of this section, the code official shall institute

1 appropriate action to prevent, restrain, correct, or abate the violation.

2 **SECTION 109**

3 **MEANS OF APPEAL**

4 **109.1 Appeals.** Any person or entity aggrieved by the decision of the code official or any
5 Board hereunder may appeal said decision to the Board of Building Appeals in the manner
6 prescribed in Section 113.0 of the Building Code. The fee for said appeal is as prescribed in
7 the Building Code.

8 **SECTION 110**

9 **TEMPORARY EQUIPMENT, SYSTEMS, AND USES**

10 **110.1 General.** The code official is authorized to issue a permit for temporary equipment,
11 systems, and uses. Such permits shall be limited as to time of service, but shall not be
12 permitted for more than 180 days. The code official is authorized to grant extension for
13 demonstrated cause.

14 **110.2 Conformance.** Temporary equipment, systems, and uses shall conform to the
15 structural strength, fire safety, means of egress, accessibility, light, ventilation, and sanitary
16 requirements of this code as necessary to ensure the public health, safety, and general
17 welfare.

18 **110.3 Temporary utilities.** The code official is authorized to give permission to temporarily

1 supply utilities before an installation has been fully completed and the final certification of
2 compliance has been issued. The part covered by the temporary certificate shall comply with
3 the requirements specified for temporary lighting, heat, or power in the code.

4 **110.4 Termination of approval.** The code official is authorized to terminate such permit
5 for temporary equipment, systems, or uses and to order the temporary equipment, systems, or
6 uses to be discontinued.

7 SECTION 111

8 BOARD OF STATIONARY ENGINEERS

9 **111.1 General.** There is hereby established a Board of Stationary Engineers. The Board
10 shall act in an advisory capacity to the code official in the preparation of rules and
11 regulations regarding installation, use, and operation of boilers, steam generators, and
12 pressure vessels consistent with the provisions of this code.

13 **111.1.1 Composition of board.** The Board of Stationary Engineers shall be composed
14 of three members, one member who shall be the code official or duly authorized
15 representative and two other members who shall be appointed by the Mayor.

16 The two members appointed by the Mayor shall be engineers licensed by the City of
17 Saint Louis under the provisions of this section as Class I Licensed Stationary Engineers
18 with a minimum of five years experience in the operation and maintenance of steam
19 engines, steam boilers, or steam turbines. The members of the existing Board of

1 Stationary Engineers shall be replaced only upon the appointment of new members by the
2 Mayor at which time (and thereafter) there shall not be two members of the Board of
3 Stationary Engineers who work for or are representatives of the same company, entity, or
4 international union organization or an affiliate thereof. The Board of Stationary
5 Engineers shall elect its own chairman.

6 **111.1.2 Duties of the board.** The Board of Stationary Engineers shall give oral
7 examinations to all applicants for Stationary Engineer's licenses, issue Boiler Operator
8 Certificates of Competency or Stationary Engineer's licenses to those who pass their
9 respective tests, suspend or revoke such certificate or license for failure to maintain the
10 standards imposed by this section of the code, and may order the reinspection of any
11 boiler, steam generator, or pressure vessel whenever deemed necessary for public safety.

12 **111.2 Board sessions.** The Board of Stationary Engineers shall provide for regular meetings
13 and the code official shall act as the secretary to the Board and shall keep the minutes of all
14 proceedings. The Board shall convene for business at least once a month and at such
15 additional times as the chairman shall designate to conduct the business of the Board. A
16 majority of the members of the Board of Stationary Engineers shall constitute a quorum. The
17 Secretary shall keep a register of the names and addresses of all successful applicants
18 designating those found to be qualified for the various classes provided herein.

19 **111.3 Rules and regulations.** The Board of Stationary Engineers shall have the power to
20 adopt such rules and regulations consistent with this section as it may deem necessary for the
21 application of the provisions of this section. Such rules and regulations shall become

effective upon approval by the majority of the Board, shall be on file in the office of the code official, and shall be available to the public upon request.

111.4 Boiler operator certificate of competency. The operation of boilers or steam generators which are generating saturated steam in a pressure range of fifteen psig minimum to one hundred and fifty psig maximum each of which boilers has not more than one hundred square feet of rated heating surface shall be at all times in the charge of a certified Boiler Operator. Application for a Boiler Operator's Certificate of Competency is to be made to the code official or duly authorized representative. The code official upon finding that the applicant is thoroughly familiar with the operational principles which concern the safety and care of the boiler or steam generator, shall issue to such applicant a Boiler Operator Certificate of Competency. The certificate is issued for work at a single specific location as designated on the application and is not transferable. The fee for the examination shall be as listed in Table 110.9.

111.5 Licensing of stationary engineers required. All Stationary Engineers shall be licensed as to the class as set forth in sections 111.5.1 through 111.5.4.

111.5.1 Licensing of operators of boilers or steam generators less than 1500 square foot of heating surface. Any boiler or steam generator which has not more than 1500 square feet of rated heating surface and which is rated to generate steam at pressures between 15 psig and 300 psig maximum, or which is rated to generate hot water above 160 psig and 250°F to 300 psig, and associated equipment shall be in the charge of an

1 attending Class II or a Class I licensed Stationary Engineer whenever in operation.
2 Square footage shall be determined by the total input to a single header.

3 **111.5.2 Licensing of operators of boilers or steam generators in excess of 1500**
4 **square feet of heating surface.** Any boiler or steam generator producing saturated or
5 superheated steam above 212°F in excess of 15 psig having a rated heating surface in
6 excess of 1,500 square feet of hot water or any other liquid as defined in this code, or any
7 boiler or steam generator producing saturated or superheated steam or any high
8 temperature liquid above 212°F in excess of 300 psig regardless of rated heating surface,
9 and any steam engine or steam turbine associated with either of the said boilers or steam
10 generators shall be in the charge of an attending Class I licensed Stationary Engineer
11 whenever in operation. Square footage shall be determined by the total input to a single
12 header.

13 **111.5.3 Licensing of operators of ammonia systems from 50 to 100 tons.** Any
14 ammonia system totaling between 50 tons and 100 tons rated capacity shall be in the
15 charge of an attending Class I or Class II licensed Stationary Engineer where located in
16 any and all buildings and whenever in operation.

17 **111.5.4 Licensing of operators of ammonia systems 100 tons and over.** Any ammonia
18 system totaling 100 tons or more rated capacity shall be in the charge of an attending
19 Class I licensed Stationary Engineer where located in any and all buildings and whenever
20 in operation.

1 **111.6 Stationary engineer's license applications.** The application for all classes of licenses
2 shall be filed with the Secretary of the Board on the form prescribed by the Board of
3 Stationary Engineers. Within a reasonable time, the Board shall examine all applicants who
4 meet qualifications under Sections 111.6.1 thru 111.6.3 for the various classes of licenses in
5 order to ascertain whether the applicants possess the knowledge, skill, ability, and
6 competency required for the class of license applied for and for the safe operation of various
7 equipment. The Board shall issue to such applicants a license upon the Board finding that
8 the applicant possesses the necessary qualifications and has successfully passed the required
9 examination for the type of license sought.

10 **111.6.1 Qualifications for stationary engineer, class I.** All applicants for a Class I
11 Stationary Engineer's license shall be a citizen of the United States, shall have made
12 application for such citizenship, or shall be authorized to hold employment by the
13 Immigration and Naturalization Service. The applicant shall be at least twenty-one years
14 of age and shall have had at least two years of training under a Class I licensed Stationary
15 Engineer or equivalent training, or shall be registered with the Missouri State Board of
16 Registration for Architects and Professional Engineers as an Engineer or as an Engineer
17 in Training, and shall have been actually employed in the engineering or research
18 division of a power generating plant in an engineering capacity for a minimum of twelve
19 months. The Board may accept twelve months of formal training by a nationally
20 recognized agency in lieu of experience. The applicant shall demonstrate their
21 knowledge, skill, ability, and competency to the Board to operate boilers or steam
22 generators of any size or capacity rating which are generating saturated or superheated

1 steam at any pressure in excess of fifteen psig, or hot water or any other liquid as defined
2 in this code, and ammonia systems in excess of one hundred tons capacity, and to operate
3 associated power plant components and auxiliaries such as steam turbines, engines, air
4 compressors, ammonia systems, pumps, and feed water heaters, electric generators, and
5 other equipment.

6 **111.6.2 Qualifications for stationary engineer, class II.** All applicants for a Class II
7 Stationary Engineer's license shall be a citizen of the United States, shall have made
8 application for such citizenship, or shall be authorized to hold employment by the
9 Immigration and Naturalization Service, and shall be at least nineteen years of age. The
10 applicant shall have had at least one year's experience in the operations of steam boilers
11 or steam generators under the supervision of a Class I or Class II Stationary Engineer or
12 equivalent training, or shall have had one year's experience in maintenance work on
13 steam boilers, steam generators, or steam engines or steam turbines or ammonia systems
14 in excess of fifty tons capacity, or shall be registered with the Missouri State Board of
15 Registration for Architects and Professional Engineers as an Engineer or as an Engineer
16 in Training. The Board may accept twelve months of formal training by a nationally
17 recognized agency in lieu of experience. The applicant shall demonstrate their
18 knowledge, skill, ability, and competency to the Board to operate boilers or steam
19 generators which have not more than 1,500 square feet of rated heating surface and which
20 are generating saturated or superheated steam in a pressure range of 15 psig minimum to
21 300 psig maximum, or hot water or any other liquid as defined in this code, and to
22 operate associated compressors, ammonia compressors, pumps, and feed water heaters,

1 electric generators, and other equipment.

2 **111.6.3 Qualifications for Stationary Engineer, Class II Restricted.** The Board of
3 Stationary Engineers shall be permitted to license applicants for a Stationary Engineer's
4 license as Class II Restricted Stationary Engineers upon finding that the applicant is
5 thoroughly familiar with the operating principals which concern the safety and care of the
6 boiler or steam generator. The Class II Restricted Stationary Engineer's license is issued
7 for work at a specific location as designated on the application and is not transferable.

8 **111.7 Examination (all classes) for stationary engineers.** The examination for a Class II
9 Stationary Engineer's license shall be oral. The examination for Class I Stationary
10 Engineer's license shall be both oral and written, provided that the applicant shall attain a
11 predetermined percentage as set by the Board of Stationary Engineers in the written
12 examination before the applicant becomes eligible for the oral examination. The written
13 examination must be completed within six months from the date of application. If the
14 applicant does not pass either the oral or written examination the applicant shall wait ninety
15 days before filing a new application. The written examination required by this Section 111
16 shall be given and administered by independent, third-party testing agencies approved by the
17 Board of Stationary Engineers.

18 **111.8 Temporary operation by unlicensed persons.** In cases of emergency and with the
19 approval of the code official, an owner or steam user may appoint a trustworthy experienced
20 person familiar with the operation of the plant as a temporary operator in plants where
21 licensed operators are required by this code.

1 **111.8.1 Permit to operate.** Before a designated person can operate the plant, the code
2 official or duly appointed representative shall be notified. An inspection of the plant
3 shall be made to determine the fitness of the appointed operator. If such person is found
4 to be fit, a permit shall be issued by the code official for such person to operate the plant
5 on a temporary basis; such permit shall be issued for no longer than thirty days. After
6 issuance of the permit, inspection of the plant thereafter shall be on a daily basis as long
7 as the operator remains in the temporary classification. An inspection fee shall be
8 charged per inspection to the owner or steam user payable upon receipt of bill; total cost
9 to be determined at the conclusion of the daily inspections. See Table 111.9 for fee
10 schedule.

11 **111.8.2 Application for license.** Within three working days after permission is granted,
12 the designated operator shall make application to the Board of Stationary Engineers for
13 examination for the class license required for the plant. Application and examination
14 shall be in accordance with the provisions of section 111.6. In the case of a Class I
15 examination the applicant shall complete the written portion of the examination within
16 fourteen days. Both written and oral parts of the examination shall be completed so that
17 the applicant's qualifications for licensing shall be determined within the thirty day
18 period of emergency operation. If the Board of Stationary Engineers determines that the
19 applicant has failed the examination, the applicant's permit to operate on a temporary
20 basis shall be revoked immediately and such person shall not be eligible for
21 reappointment as a temporary operator until the examination has been passed.

1 **111.9 Licenses and fees.** At the time of the filing of the application, each applicant for a
2 Boiler Operator Certificate of Competency or Stationary Engineer’s license shall pay to the
3 Secretary of the Board of Stationary Engineers a filing fee as set forth in Table 111.9 to cover
4 the cost of the examination given under the provisions of this section, provided further that
5 under no conditions shall said sum or any part thereof be refunded if the applicant fails to
6 pass the examination or if the applicant fails to complete the written examination within the
7 prescribed time limit as set by the Board of Stationary Engineers. All monies received by the
8 secretary shall be paid to the City Treasurer. All applicants passing the examination for a
9 Class I or Class II Stationary Engineer’s license shall be presented upon the passage of such
10 examination with a Stationary Engineer’s license for the class for which they have been
11 licensed. All licenses shall be issued for a period of one year from the date of issuance and
12 shall be renewed each year. The fee for licenses renewal shall be as specified in Table 111.9.

TABLE 111.9
LICENSE FEES - BOARD OF STATIONARY ENGINEERS

Item	Fee	Duration	Remarks & requirements
STATIONARY ENGINEER’S LICENSE Examination & Application Fee Class I Class II Renewal Fee Class I Class II	 \$ 25.00 \$ 25.00 \$ 25.00 \$ 25.00	 1 year 1 year 1 year 1 year	
BOILER OPERATOR’S CERTIFICATE OF COMPETENCY Examination Fee Renewal	 \$ 15.00 \$ 15.00	 1 year	 Includes initial certification Issued for one year from date
TEMPORARY BOILER PLANT OPERATOR Permit - per day	 \$100.00		 Issued for up to 30 days

1 **111.9.1 License to be displayed.** At all times when boilers, steam generators, or
2 associated equipment are in use and are operating, there shall be in charge and attendance
3 a licensed Stationary Engineer of the class designated in Sections 111.5.1 thru 111.5.4.
4 The license shall be displayed in some prominent place where the boilers, steam
5 generators, and associated equipment are in use and any licensed Stationary Engineer
6 shall be negligent in the performance of their duties should they fail to display the license
7 or have an invalid license on display while in attendance of boilers, steam generators, and
8 associated equipment in their charge and in operation.

9 **111.9.2 Renewal.** Boiler Operator Certificates of Competency and Stationary Engineer's
10 licenses shall be renewed annually by the Board of Stationary Engineers upon the timely
11 payment of an annual renewal fee, which payment shall be made not later than 30 days
12 after the expiration date of said license. In the event payment of the required renewal fee
13 is not made within 30 days after the applicable expiration date of the license, then the
14 license shall be deemed expired and the licensed holder shall not be permitted to perform
15 work requiring a valid license under this code until the license is reinstated. Licenses
16 that expire because of non-payment of the required renewal fee shall be reinstated
17 automatically upon payment of the fee provided the fee is paid within 120 days of the
18 expiration of the license. Thereafter, expired licenses can be reinstated by the Board of
19 Stationary Engineers for good cause, absent which the license holder must re-apply for
20 and satisfy the standards for issuance of a new license. The Board of Stationary
21 Engineers shall have the power to revoke such certificate or license for cause.

1 **111.9.3 Notice of change of employment.** Every Stationary Engineer or Boiler Operator
2 regulated under the provisions of this section is required to notify the Secretary of the
3 Board of Stationary Engineers within forty-eight hours thereafter when they accept or
4 leave employment as a Stationary Engineer or Boiler Operator and to submit the name of
5 their new employer.

6 **111.10 Penalty.** Any owner or steam user of a boiler, steam generator, or associated
7 equipment who shall neglect or refuse to employ a licensed Stationary Engineer of the class
8 designated in Section 110.5, or who allows any unlicensed person to be in charge and
9 attendance of boilers, steam generator, or associated equipment requiring a licensed
10 Stationary Engineer, except as provided for in section 111.8, shall, upon conviction thereof,
11 be penalized as set forth in Section Four of the adopting ordinance.

12 **111.10.1 Penalty for violation by operators.** Any licensed Class II Stationary Engineer
13 or certified Boiler Operator who shall be in charge of and attending the operation of a
14 boiler, steam generator, or associated equipment in excess of the legal size and capacity
15 shall, upon conviction thereof, be penalized as set forth in Section Four of the adopting
16 ordinance. In addition to such fine, the license of such Stationary Engineer or the
17 Certificate of Competency of the Boiler Operator shall be suspended for a period not to
18 exceed ninety days or revoked as determined by the Board of Stationary Engineers.

19 **111.10.2 Suspension of license.** The Board of Stationary Engineers shall order the
20 suspension for not exceeding ninety days or revocation of a Stationary Engineer license
21 or Boiler Operator Certificate of Competency of any person regulated under the

1 provisions of this section where the Board, after a public hearing, finds that the licensee
2 is addicted to drugs or alcohol, or was under the undue influence of drugs or alcohol
3 while in attendance and performing their duties as a licensed Stationary Engineer or
4 certified Boiler Operator, or has been negligent in the performance of their duties while
5 in attendance of the equipment for which they are licensed so as to endanger the lives and
6 property of persons in the immediate area of such equipment; provided further that such
7 person shall be given a ten day notice of the time and place of such hearing. Such person
8 may be represented by counsel at such hearing before such Board. The Board of
9 Stationary Engineers, at their discretion, may order a new examination for applicants for
10 reinstatement of a license or certificate suspended or revoked under the provisions of this
11 section.

12 The Board of Stationary Engineers shall also order the suspension, for a period not to
13 exceed thirty days, of the Stationary Engineer's license or Boiler Operator Certificate of
14 Competency of any person licensed under the provisions of this section where the Board,
15 after a public hearing, shall find that the licensee has failed to comply with the provisions
16 of this section. Such person shall be given a ten day notice of such hearing and may be
17 represented by counsel at such hearing.

18 **111.11 Failure to comply.** Any owner or steam user who fails to comply with the above
19 provisions of this code shall be in violation of this code and the code official shall and is
20 hereby directed to consider the plant unsafe and officially seal the plant out of service.

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SECTION 112
LICENSING OF MECHANICAL CONTRACTORS, SHEET METAL
CONTRACTORS, AND HVAC SERVICER-INSTALLER CONTRACTORS

112.1 License Required. Except as otherwise provided in this section, no individual or business entity shall engage in or perform HVAC Servicer-Installer Work, Process Piping System Work, or HVAC Duct System Work unless licensed under this section to perform such work. In addition, no person shall hold herself/himself out as being available to perform any work that requires a license under this section unless she/he shall be licensed as aforesaid, and no partnership, corporation, or other legal entity or person conducting business under a fictitious name shall hold out such entity as being available to perform any work that requires a license under this section in any advertising medium or publication unless a principal or employee of such entity shall be licensed as aforesaid. No person having obtained any license under this section shall allow his/her name or license to be used by another person either for the purpose of obtaining permits, doing business, or performing work that requires a license under this section.

112.2 Board of Examiners for Mechanical Licensing. There is hereby established a Board of Examiners for Mechanical Licensing (hereinafter referred to as “the Board”) which shall govern Contractors, Journeymen, and Apprentices who perform work under this section.

112.3 Composition of board. The Board shall be composed as follows: The Mayor shall appoint: (a) one employing contractor who performs HVAC System Work, HVAC Piping System Work, Process Piping Work, or HVAC Servicer-Installer Work within the City of St.

1 Louis, (b) one registered professional engineer, (c) two Journeymen as that term is defined
2 herein, and (d) one user of a mechanical system subject to this code which user shall be either
3 an owner, lessee, or keeper of any commercial structure with a mechanical system or the
4 agent of such a person. Each of the above shall be a United States Citizen.

5 The members of the Board shall replace the Board of Examiners of Mechanical
6 Contractors currently in existence within the City of St. Louis pursuant to Section 25.10.030
7 of the Revised Code of the City of Saint Louis. This replacement shall take place gradually
8 over time as follows and during the period of transition, the current Board of Examiners of
9 Mechanical Contractors shall serve and act as the Board of Examiners for Mechanical
10 Licensing in accordance with the provisions of this section. The “Contractor” member of the
11 Board (pursuant to Subsection (a) above) shall be appointed upon the determination of the
12 Mayor to replace the “Mechanical Contractor” now serving on the Board of Examiners for
13 Mechanical Contractors. The “Registered Professional Engineer” member of the Board
14 (pursuant to subsection (b) above) shall be appointed upon the determination of the Mayor to
15 replace the “Registered Professional Engineer” now serving on the Board of Examiners for
16 Mechanical Contractors. The two “Journeymen” members of the Board (pursuant to
17 subsection (c) above) shall be appointed upon the determination of the Mayor to replace the
18 respective two “Journeyman Pipefitters” now serving on the Board of Examiners for
19 Mechanical Contractors. The “User” member of the Board (pursuant to subsection (d)
20 above) shall be appointed upon the determination of the Mayor to replace the “User” member
21 now serving on the Board of Examiners for Mechanical Contractors.

22 Upon the re-constitution of the Board pursuant to this section as set forth above and

continuing thereafter: (i) there shall not be two members of the Board who work for or are representatives of the same company, entity, or international union organization or an affiliate thereof and the two Journeymen members of the Board shall be from different trades and (ii) no member appointed to the Board may serve more than two consecutive terms. The Board shall elect one of its members to serve as Chair and another to serve as Vice Chair.

112.4 Secretary of the Board, Duties. The duties of the Secretary of the Board of Examiners shall be as stated with respect to similar Boards. The Secretary of the Board shall be nonvoting. The secretary shall record all meeting notices, shall keep full and complete minutes of all acts and proceedings of said Board, and shall provide all applicants for a license under this section with proper application forms. The secretary shall maintain and secure all examinations, examination documents, and materials as directed by the Board; review all applications for licenses to determine their completeness within fifteen days of their filing; keep a file of the name and address of every person or firm licensed by the Board and the name and address of every person or firm whose application for a license has been denied; and return all incomplete applications to applicants within fifteen days of determination of incompleteness, specifying the respects in which the application is incomplete. The Secretary shall file with the City Clerk a copy of all rules and regulations adopted by the Board and make such rules and regulations available to all license holders and current applicants.

112.5 Term of Office, Compensation. The members of the Board shall hold office for a term of four years or until their successors are duly appointed and qualified by the Mayor.

1 **112.6 Powers and Duties of the Board of Examiners.** It shall be the duty of the Board to
2 meet once every month and more often if the Board deems necessary for the performance of
3 its duties and to hear and determine any charges or complaints made against licensed
4 contractors or journeymen; approve or disapprove all license applications; and transact any
5 other lawful business of the Board.

6 1. At every Board meeting, the Board shall consider and take action to grant or reject all
7 open and properly completed license applications that have been filed at least fifteen
8 days prior to the Board meeting. For any application that is rejected, the Secretary
9 shall notify the applicant in writing of the reasons for rejection within five days after
10 the Board's action. Notice of the date, time, and place of each Board meeting
11 together with an agenda of the meeting shall be made publicly available at least seven
12 days prior to the Board meeting.

13 2. Subject to the provisions of Section 109.1 above, the Board shall have the power to
14 suspend and revoke any license issued pursuant to this Section for violation of the
15 provisions of this code. All complaints by citizens concerning mechanical
16 installation procedures or rules shall be made to the Board in writing. After a
17 thorough investigation, the Board shall respond to the complaint in writing. The
18 Chair or acting Chair, with the approval of the Board, shall have power to administer
19 oaths, subpoena witnesses, and compel the production of books, papers, and tangible
20 things and the inspection of premises pertinent to any investigation or hearing
21 authorized by this Section.

22 3. The Board shall request from the code official to adopt policy memo changes in

- 1 accordance with Section 104.1.4 of this ordinance.
- 2 4. All applicant records which disclose the applicant's income or a portion thereof shall
- 3 be returned by the Board to the applicant upon completion of the licensing process.
- 4 Applicant records which disclose the names of past or present customers of the
- 5 applicant or his employer shall be retained only for the purpose of use in possible
- 6 litigation and license revocation hearings and shall not be deemed public records, and
- 7 no such information shall be available for public inspection.
- 8 5. All records, except those to be returned by the Board pursuant to subsection 4 above
- 9 or those that the Board is authorized to close to the general public under the
- 10 provisions of R.S.Mo. Ch. 610, shall be open to public inspection and copying during
- 11 normal working hours, unless otherwise provided by law. Fees for search and
- 12 duplication of public records shall not exceed the actual cost of document search and
- 13 duplication. Any documents may be furnished without charge or at a reduced charge
- 14 when the code official determines that waiver or reduction of the fee is in the public
- 15 interest because it is likely to contribute significantly to public understanding of the
- 16 operations or activities of the Board and is not primarily in the commercial interest of
- 17 the requester. Each request for access to a public record shall be acted upon as soon
- 18 as possible, but in no event later than the end of the third business day following the
- 19 date the request is received by the code official. If access to the public record is not
- 20 granted immediately, the code official shall give a determined explanation of the
- 21 cause for further delay and the place and earliest time and date that the record will be
- 22 available for inspection. This period for document production may exceed three days

1 for reasonable cause.

2 6. The Board shall order the inspection of any mechanical system whenever deemed
3 necessary for the public's safety.

4 7. The Board shall consider and approve any apprentice training program provided that
5 any such apprentice training program requires a minimum of 7,500 hours of
6 combined on-the-job and classroom training, if it provides an equivalent training
7 program to those certified by the Bureau of Apprenticeship and Training of the U.S.
8 Department of Labor "BAT" (now known as the Office of Apprenticeship Training,
9 Employer and Labor Services ("ATELS")) or to those approved, accredited or
10 certified, as applicable, by any of the other organizations listed in subsection 112.7.1
11 below. In addition, the Board shall consider and approve any educational or training
12 program or class covering any work that requires a license under this Section, if such
13 program or class is equivalent to one that is offered by a school or organization that is
14 approved, accredited, or certified, as applicable, by one of the organizations listed in
15 subsection 112.7.1 below.

16 8. The Board shall approve and designate those independent, third-party agencies
17 authorized to give and administer examinations for licensure pursuant to this code.

18 The written examination required by this Section 112 shall be given and administered
19 by independent, third-party testing agencies approved by the Board.

20 **112.7 Contractor, Journeyman, and Apprentice License Issuance.** The Board shall
21 instruct the Mechanical Equipment Inspection Section to issue a license as a contractor,
22 journeyman, or apprentice, as applicable (and within the categories of Mechanical

Contractor, Sheet Metal Contractor, HVAC Servicer-Installer Contractor, Pipefitter Journeyman, Sheet Metal Journeyman, HVAC Service-Installer Journeyman, Pipefitter Apprentice, Sheet Metal Apprentice, or HVAC Servicer-Installer Apprentice, as applicable), upon payment of the required license fees to any person or Entity who satisfies the following criteria for issuance of the applicable license.

112.7.1 Apprenticeship License. Applicants shall be issued an apprenticeship license promptly upon submission to the Board of a complete application together with:

1. Proof of enrollment in:

A. an applicable apprenticeship program certified by the Bureau of Apprenticeship and Training of the United States Department of Labor (BAT/ATELS); or

B. a Board approved equivalent apprenticeship program that includes classroom/laboratory training by Ranken Technical College, Vatterott Educational Center, Jefferson College, Southwest Illinois College, or by any other school or organization approved, accredited, or certified, as applicable, by:

I. the Higher Learning Commission, a Commission of the North Central Association of Colleges and Schools;

II. the Accrediting Commission of Career Schools and Colleges of Technology; or

III. the National Center for Construction Education and Research; or

C. an applicable, integrated 7,500 hour combined classroom and field training

1 apprenticeship program that is conducted by any school or organization
2 approved, accredited, or certified, as applicable, by:

3 I. the Higher Learning Commission, a Commission of the North
4 Central Association of Colleges and Schools; or

5 II. the Accrediting Commission of Career Schools and Colleges of
6 Technology; or

7 III. the National Center for Construction Education and Research;

8 NOTE: As used in this Section an HVAC Servicer-Installer Apprenticeship Program
9 includes but is not limited to:

10 1. Any program certified by BAT/ATELS as a Mechanical Servicer-Installer
11 Apprenticeship Program, or

12 2. Presentation by the applicant or any Entity or organization of a written, individual
13 training program providing a total of 7,500 combined hours of educational
14 training or classes and field work or on-the-job training obtained as follows:

15 A. at least 540 classroom hours of educational training or classes covering
16 work that requires a license under this Section (or certain exempt work as
17 allowed by the Note to this subsection below) that is conducted by any
18 combination of schools or other organizations approved, accredited, or
19 certified as applicable by:

20 I. the Higher Education Commission, a commission of the North
21 Central Association of Colleges and Schools; or

22 II. the Accrediting Commission of Career Schools and Colleges of

- 1 Technology; or
- 2 III. the National Center for Construction Education and Research; or
- 3 IV. the Board pursuant to subsection 112.6.7 above; and
- 4 B. the balance of the required hours needed to equal 7,500 through field work
- 5 or on-the-job training under the supervision and inspection of a journeyman
- 6 licensed under this Section to perform the work involved.

7 NOTE: Within the total 540 classroom hours presented as part of any individualized

8 training program pursuant to this subsection above, the individual program must contain

9 a minimum of 480 hours technical instruction in the installation, alteration,

10 reconstruction, repair, replacement, or servicing of HVAC Systems, HVAC Duct

11 Systems, HVAC Piping Systems, or Process Piping Systems, as applicable, based on the

12 Apprentice license sought by the applicant and within these 480 hours:

- 13 1. no more than 75 hours may be introductory level courses; and
- 14 2. with respect to individuals seeking a Pipefitter or Sheet Metal license, no more
- 15 than 75 hours may relate to technical training on work that is exempt from
- 16 licensure under this code. All technical training on work that is exempt from
- 17 licensure under this code shall be counted, without limitation, to the full extent
- 18 required by subsection 112.7.2 below. Individuals seeking an HVAC Servicer-
- 19 Installer license shall have no limitation on the number of course hours that
- 20 relates to work that is exempt from licensure under this code.

21 **112.7.1.1.** Upon determination by the Board that the applicant has satisfied the

22 requirements of this subsection, the Mechanical Equipment Inspection Section shall

1 issue an apprenticeship license to the applicant with “Pipefitting Apprentice, Sheet
2 Metal Apprentice or HVAC Service-Installer Apprentice” plainly marked on it
3 (which determination shall be based on the nature of the program or class in which
4 the applicant has enrolled or has completed), and the apprentice’s name and date of
5 issue.

6 **112.7.2 Journeyman License.** Applicants shall be issued a journeyman license promptly
7 upon submission of a complete application to the Board together with:

8 1. proof of:

9 A. a total of 7,500 hours of training or experience obtained through:

10 I. the successful completion of a Pipefitter, Sheet Metal, or HVAC
11 Servicer-Installer apprenticeship program conducted by any school
12 or organization approved, accredited, or certified, as applicable, as
13 required by Section 112; or

14 II. ompletion of at least 540 hours of educational or training classes,
15 plus 6,960 hours of field work or on-the-job training under the
16 supervision and inspection of a journeyman licensed under this
17 code to perform the work involved, pursuant to an individual
18 training program as allowed by Section 112; or

19 B. 7,500 hours of:

20 I. HVAC Servicer-Installer Work, which may include all work on
21 HVAC Systems that are exempt from license for an HVAC
22 Servicer-Installer Journeyman license,

- 1 II. Process Piping System Work for a Pipefitter Journeyman license, or
- 2 III. HVAC Duct System Work for a Sheet Metal Journeyman license.

3 **Notes:**

- 4 a. In determining whether an applicant has acquired sufficient experience to
- 5 qualify for a Pipefitter, Sheet Metal, or HVAC Servicer-Installer
- 6 Journeyman's license, the Board shall include all of the applicant's
- 7 experience, as applicable, based on the type of journeyman license sought by
- 8 the applicant, obtained while installing, constructing, altering, repairing,
- 9 replacing, or servicing Process Piping Systems, HVAC Duct Systems, HVAC
- 10 Piping Systems, or HVAC Systems, as applicable, except for work that is
- 11 exempt from licensure under this code. All work that is exempt from
- 12 licensure under this code shall be counted without limitation, provided the
- 13 work is of a similar nature and technical requirements as work that requires a
- 14 license under this Section. All experience shall be considered by the Board
- 15 regardless whether the work was performed in the City of Saint Louis or
- 16 elsewhere.
- 17 b. For the purposes of determining whether an applicant for a journeyman
- 18 license has completed 540 or more hours of educational or training classes
- 19 pursuant to an individual training program as described in this subsection, the
- 20 following shall apply: for each class successfully completed by the applicant,
- 21 pursuant to the grading system used by the school or organization conducting
- 22 the class, the applicant shall receive the total number of hours indicated by

1 the school or organization as applying to the work for which the applicant
2 seeks a license (a syllabus, a transcript or grade sheet, or a letter from any
3 dean or equivalent administrator at the school or organization will satisfy this
4 requirement).

5 **112.7.2.1.** Upon determination by the Board that the applicant has satisfied the above
6 requirements and falls within one of the exceptions set forth in this Section 112, the
7 Secretary shall issue the journeyman license. Upon determination by the Board that
8 the applicant has satisfied the above requirements and does not fall within one of the
9 exceptions set forth in this Section 112, the Secretary shall give the applicant a
10 written notice of the date and place of the examination. The cost of the
11 examination(s) shall be paid by the applicant. If the applicant fails to pass the
12 examination, the applicant shall not be permitted to re-take the examination for a
13 period of three months. If the applicant fails to pass the examination a second time,
14 the applicant shall not be permitted to re-take the examination for a period of one
15 year and the applicant shall resubmit a new application and a new application fee. If
16 the applicant passes the examination, a journeyman license shall be issued.

17 **112.7.2.2.** Effective 60 days after approval of this Ordinance by the Mayor, all
18 licensed journeyman seeking renewal shall furnish proof of twelve professional
19 education units (24 hours) received within the last three years on the then current
20 Mechanical Code or accepted practices in the performance of work covered by the
21 then current Mechanical Code or equivalent proof of maintaining and improving

1 Journeyman work skills as determined and approved by the Board. Said proof shall
2 be provided at the time of renewal. There may be a carryover of four professional
3 education units (8 hours) in excess of the required hours to the next license cycle.
4 Satisfactory completion of the professional education units administered pursuant to
5 the St. Louis County Mechanical Code shall constitute satisfactory completion under
6 this Section.

7 **112.7.2.3.** There shall be no limitation as to the type or number of journeyman
8 licenses that can be obtained by an individual.

9 **112.7.2.4.** Notwithstanding any language of this section to the contrary, any person
10 who possesses a current valid journeyman license issued by the City of Saint Louis
11 shall not be required to acquire any additional experience or training prior to being
12 allowed to take the examination for any other journeyman's license provided for
13 under this section. Upon submission to the Board of a completed application by a
14 person licensed under this section as journeyman (which application shall not require
15 any proof of the applicant's experience or training) and a \$45.00 registration fee, such
16 person shall be permitted to take the examination for an additional journeyman's
17 license and, upon passage of such examination, shall promptly be issued a
18 journeyman's license in the trade covered by the examination so passed.

19 **112.7.3 Mechanical Contractor, Sheet Metal Contractor, Contractor License.** Any
20 entity which has in its employ one or more individuals having any of the following
21 qualifications may submit an application for a Contractor's License:

- 1 1. a minimum of three years verifiable training or experience directing and
- 2 supervising at least one journeyman; or
- 3 2. a degree in civil or mechanical engineering from an accredited college and a
- 4 minimum of one year verifiable training or experience directing and supervising
- 5 at least one journeyman; or
- 6 3. a license for at least three years under the Plumbing Code or Saint Louis County
- 7 as a Master Plumber or Master Pipefitter and a minimum of one year verifiable
- 8 training or experience directing and supervising at least one journeyman.

9 **Exception:** An HVAC Servicer-Installer Journeyman who is the sole
10 proprietor of a company which employs no other journeyman labor that is
11 required to be licensed by the provisions of this section may obtain a HVAC
12 Servicer-Installer Contractor's License without employing an individual
13 experienced in directing and supervising journeyman.

14 The application shall be accompanied by proof of the qualifications of the individual
15 or individuals with the foregoing training or experience and proof of the journeyman's
16 license.

17 The Secretary will present the complete Contractor's application to the Board for
18 action in accordance with the provisions of this Section above. Upon determination that
19 the applicant has satisfied the requirements of this Section, a license shall be issued.

20 The Contractor's License shall be valid for three years form the date of issue. The
21 Secretary of the Board shall send a notice of renewal to the last-known address of the
22 contractor and a thirty day grace period after the expiration shall be given in which

1 renewal shall be given without re-qualification. Failure of the Secretary to provide
2 renewal notice shall not excuse the licensee from filing for the renewal license prior to
3 the expiration of the grace period.

4 The contractor shall notify the Mechanical Equipment Inspection Section within ten
5 days of it no longer employing a supervisor who possesses the qualifications set forth
6 herein.

7 There shall be no limitation as to the type or number of contractor's licenses that an
8 individual or entity can obtain so long as the applicant satisfies the requirements for each
9 license.

10 **112.7.4 Examination and Re-Examination.** Except as set forth in this Section below,
11 all individuals desiring to be licensed as a journeyman under this Section must
12 successfully pass an examination in order to qualify as same.

13 **Exception:** In determining whether a person qualifies to obtain a license without an
14 examination under the foregoing exceptions, the Board shall consider all of an
15 applicant's sheet metal experience, pipefitting experience, or HVAC system work
16 experience obtained while installing, constructing, altering, repairing, replacing, or
17 servicing HVAC Systems during the most recent 12 years, except for work that is
18 exempt from licensure under this code. All work that is exempt from licensure under
19 this code shall be counted without limitation provided the work is of similar nature
20 and technical requirements as work that requires a license under this Section.

21 **Note:** In determining the extent to which the work experience of an applicant for a
22 Journeyman License is exempt or non-exempt under the exceptions to testing, the Board

1 shall only consider the extent to which the nature of the work itself is exempt or non-
2 exempt work regardless of whether such work was performed while an employee of a
3 contractor, owner, lessee, or other entity.

4 **112.7.5 Temporary Project Licenses.** A temporary license shall be issued to a
5 journeyman for up to six months upon submittal to the Secretary of the Board of the
6 name and location of the project and the name of the licensed Mechanical Contractor,
7 Sheet Metal Contractor, or HVAC Servicer-Installer Contractor for such project provided
8 the Board first finds that issuance of said temporary license will not compromise the
9 public safety of residents of the City of Saint Louis. The temporary license may be
10 renewed upon application and proof of employment by a licensed contractor.

11 **112.7.6 Reciprocity.** The Mechanical Equipment Inspection Section shall issue a license
12 as a contractor, journeyman, or apprentice, as applicable (and within the categories of
13 Mechanical Contractor, Sheet Metal Contractor, HVAC Servicer-Installer Contractor,
14 Pipefitter Journeyman, Sheet Metal Journeyman, HVAC Servicer-Installer Journeyman,
15 Pipefitter Apprentice, Sheet Metal Apprentice, or HVAC Servicer-Installer Apprentice,
16 as applicable), upon payment of the required license fees (without any further action and
17 without the requirement of a Board meeting) to any person or Entity who can show proof
18 of a current and valid license issued by Saint Louis County pursuant to Saint Louis
19 County, Missouri Ordinance 22,313, provided that the reciprocal issuance of such
20 licenses shall cease if and when the criteria for issuance of a license under St. Louis
21 County Ordinance 22.313 are changed such that such criteria are less stringent than those

1 established in this section.

2 **Exception:** Any contractor that does not have a city licensed journeyman in their
3 employment shall not be issued a contractor license under reciprocity.

4 **112.8 License Applications and Fees.** Each request for a license under this code shall be on
5 an application form provided by the Mechanical Section. The license fees for each license
6 category shall be as set out in Table 112.8. Licenses shall be valid for the duration set forth
7 below, or in the case of an initial license issued to a person or entity holding a St. Louis
8 County license, for the then unexpired term of the St. Louis County license. The fee for any
9 such initial license shall not be prorated. Thereafter, licenses shall be renewed prior to the
10 expiration period noted below. In the event payment of the required renewal fee is not made
11 within 30 days after the application expiration date of the license, then the license shall be
12 deemed expired and the license holder shall not be permitted to perform work requiring a
13 valid license under this code until the license is reinstated. Licenses that expire because of
14 non-payment of the required renewal fee shall be reinstated automatically upon payment of
15 the fee provided the fee is paid within 120 days of the expiration of the license.

16 Thereafter, expired licenses can be reinstated by the Board for good cause, absent which
17 the license holder must re-apply for and satisfy the standards for issuance of a new license.
18 There shall be a notice of renewal sent to last known address of the contractor or
19 journeyman.

Table 112.8
MECHANICAL LICENSE FEES

Item	Fee
Contractor license	\$ 100.00 for a 3 year license
Journeyman license	\$ 45.00 for a 3 year license
Apprentice license	\$ 10.00

112.9 Manufacturer and Manufacturer's Representative Restricted License. A

restricted license shall be issued under this Section to any manufacturer or manufacturer's representative and their employees engaged in the supply of equipment and appliances covered by this Section or in the supply of parts or the performance of service work, repairs, maintenance, start-up, testing, or tuning of such equipment and appliances. Such license shall be issued by the Board upon submission by the applicant of evidence that the applicant is a manufacturer of, or has a representative relationship with one or more manufacturers of, equipment or appliances covered by this section and payment of a \$45.00 license fee.

Upon such submission, the Secretary shall issue a license in the name of the applicant, identifying the equipment or appliance manufacturers with respect to which the license is issued. Such license shall authorize the licensee and its employees to supply parts and perform service work, repairs, maintenance, start up, testing, or tuning of any equipment or appliances which are supplied by the manufacturers listed on the license. There shall be no restriction on the number of such licenses that are issued to anyone person or entity. Each such license shall be valid for as long as the licensee remains a manufacturer or a manufacturer's representative of the equipment or appliance manufacturers listed in the license. Notwithstanding the foregoing, however, no license shall be required for any manufacturer, manufacturer's representative, or their employees to perform work exempted

1 from the requirement for a license pursuant to Section 112.13 below or to perform
2 emergency repair work on any equipment or appliance supplied or represented by the
3 manufacturer or manufacturer's representative.

4 **112.10 Holder of Certificate of Authority from ASME or National Board of Boiler and**
5 **Pressure Vessel Inspectors.** Any entity which holds appropriate ASME Certificate of
6 Authority with extension to field work or an "R" Certificate of Authority issued by the
7 National board of Boiler and Pressure Vessel Inspectors shall be authorized to engage in the
8 repair and alteration of boilers, steam generators, and pressure vessels which are covered by
9 this code. Any such entity holding such Certificate of Authority shall be authorized to
10 perform the aforesaid work and shall be issued a license hereunder as a Contractor, provided
11 that such entity shall pay a registration fee of \$45.00 and file with the Secretary of the Board
12 a copy of its Certificate or Certificates of Authority and proof of insurance as specified in
13 Section 112.11.

14 **112.11 Certificate of Insurance.** Contractors shall submit a copy of a Certificate of
15 Insurance for combined \$1,000,000.00 minimum limits liability insurance for bodily injury
16 and property damage to the Mechanical Section on or before January 15th of each year. The
17 certificate shall state the insurance company's name, address, telephone number, kind of
18 insurance, coverage, and policy number. Permits will not be issued to contractors who fail to
19 file a Certificate of Insurance with the Mechanical Section annually or whose insurance has
20 lapsed.

21 **112.12 License Exemptions.** The following work shall not require a license under this

1 Section:

- 2 1. Work performed on an owner's own facility by personnel directly in the employment
3 of the owner of the facility or a business affiliate of such owner. For purposes of this
4 exemption, a "business affiliate" shall mean any parent, subsidiary, or sister
5 corporation of the owner and any other corporation, partnership, limited liability
6 company, or joint venture in which the owner or its parent, subsidiary, or sister
7 company has an ownership interest.
- 8 2. Installation, repair, and replacement of portable heating, cooling, and refrigeration
9 equipment. (Portable equipment is not permanently installed into or onto a structure
10 or premises; not directly wired or piped; not connected to duct work; and does not
11 require the venting of combustible products).
- 12 3. Installation, repair, and replacement of domestic stoves, ranges, dryers, and other
13 domestic appliances.
- 14 4. Work for a public utility regulated by the Missouri Public Service Commission.
- 15 5. System installation, start-up, warranty service, or warranty repair work that is
16 performed on specialty equipment or appliances by a factory trained technician and
17 certified by the manufacturer of that system to perform such work. Common HVAC
18 systems and common piping system installations do not apply for this license
19 exemption.
- 20 6. Work historically and traditionally performed by boiler makers except for repair and
21 alteration of boilers, steam generators, and pressure vessels with respect to which the
22 provisions of Section 112.10 shall apply.

- 1 7. Installation, repair, and replacement of elevators, escalators, dumbwaiters, moving
2 walks, hoists, automotive lifts, conveyors, freight lifts, and manlifts.
- 3 8. Work which does not require a permit under the provisions of this code.
- 4 9. Receiving, unloading, moving, and storing of machinery and related equipment.
- 5 10. Fabrication and installation of process ducts and process sheet metal blow pipe
6 systems.
- 7 11. Any refrigeration work involving less than 1 ~ ton of refrigeration including but not
8 limited to such work on reach-in coolers, walk-in coolers, water coolers, beverage
9 and beer dispensing machines and related equipment, beverage coolers, soda
10 carbonated systems, reach-in freezers, and walk-in freezers. In those cases where any
11 refrigeration system is composed of several individual but connected units or split
12 systems, each such individual unit or split system shall be considered a separate unit
13 or system for purposes of this exemption.
- 14 12. Minor repairs or replacements to any existing equipment or systems that are part of a
15 commercial, industrial, manufacturing, or process facility including but not limited to
16 ordinary repairs for the purpose of maintenance and service of equipment and
17 systems; the repair or replacement of any minor part of a piece of equipment
18 provided such repair does not alter the approval of the equipment or system; the
19 replacement of piping within the heating and cooling equipment; replacement of
20 leaking or defective valves, fittings, or connections of system components; changing
21 of belts, parts, filters, or similar items; lubrication of equipment; testing and
22 balancing of equipment and systems; and similar service work.

1 Add Section 113 to read as follows:

2 **SECTION 113**

3 **BOARD OF EXAMINERS FOR SPRINKLER SYSTEM CONTRACTORS**

4 **113.1 General.** There is hereby established a Board of Examiners for Sprinkler System
5 Contractors, hereinafter referred to as “the board.” The board shall act in an advisory
6 capacity to the code official in the preparation of rules and regulations regarding the
7 installation, inspection, and maintenance of fire suppression systems consistent with the
8 provisions of this code and the Building and Fire Codes.

9 **113.1.1 Composition of the board.** The Board of Examiners for Sprinkler System
10 Contractors shall consist of five members: the Building Commissioner or duly authorized
11 representative, the fire official or duly authorized representative, and three members
12 appointed by the Mayor.

13 The Mayor shall appoint one licensed employing sprinkler contractor, one registered
14 professional engineer with experience in fire suppression sprinkler system design, and
15 one licensed journeyman sprinkler fitter each of whom shall be a resident of the City of
16 Saint Louis and shall have been actively engaged at the trade or business of sprinkler
17 systems for five years in the Saint Louis metropolitan area. If no city resident is available
18 to sit on the Board, a St. Louis County resident may fill in with the approval of the
19 Mayor's Office. Once a qualified City resident is available the County resident may be
20 replaced.

1 **113.1.2 Term of office; compensation.** The appointed members of the board shall serve
2 a term of four years or until their successors are appointed. Appointed members shall be
3 compensated for services rendered on a per meeting basis as established by ordinance and
4 subject to budgeted funds availability.

5 **113.1.3 Meetings.** Three members of the board in attendance shall constitute a quorum.
6 An affirmative vote of three board members is necessary for the approval of any motion.
7 The board shall elect one of its members to be the chairman. Suitable quarters for the use
8 of the board shall be provided by the Building Division.

9 **113.2 Powers and duties of the board.** It shall be the duty of the board to meet as often as
10 necessary to hear and determine any charges or complaints which may be lawfully made
11 against any licensed sprinkler contractor or licensed journeyman sprinkler fitter, approve
12 applications, and transact any other lawful business of the board. Meetings may be held at
13 the request of the chairman of the board.

14 1. Administration. The board shall receive applications and after review they shall
15 approve or deny them based on Sections 113.4, 113.5, or 113.6.

16 2. Test. The board shall prescribe the administration, form, and content of tests for
17 journeyman sprinkler fitters and sprinkler fitter contractors and the form and content
18 of licenses as described herein. The passing grade for each test shall be 75% or
19 better.

20 3. Complaints. All complaints by citizens concerning sprinkler fitting procedures or
21 rules and regulations shall be made to the board in writing. After a thorough

- 1 investigation, the board shall respond in writing to each complaint.
- 2 4. Rule making authority. The board shall request from the code official to adopt policy
- 3 memo changes in accordance with Section 104.1.4 of this code.
- 4 5. Inspection. The board shall order the inspection of any sprinkler system whenever
- 5 deemed necessary for the public safety.
- 6 6. Revocation/Suspension of Licenses. After investigation and hearings in accordance
- 7 with Section 113.9, the board may revoke or suspend any license that it has issued.
- 8 7. Licensing and registration. The board shall, pursuant to the regulations and standards
- 9 herein set forth, determine the qualifications of and provide for the examining,
- 10 licensing, registration, or certification of applicants who meet the qualifications and
- 11 successfully pass the appropriate examinations, if required, under this code.
- 12 Evidence of license shall be provided to those who meet the qualifications and
- 13 successfully pass the appropriate examination or successfully meet all requirements
- 14 of renewal of the license. This evidence of license shall remain the property of the
- 15 City of Saint Louis and shall be surrendered immediately when demanded under
- 16 conditions listed elsewhere in this section.
- 17 **113.3 Secretary of the board; duties.** The code official shall appoint a Secretary to the
- 18 Board of Examiners for Sprinkler System Contractors. The secretary shall be non-voting. It
- 19 shall be the duty of the secretary to:
- 20 1. Keep full and complete records of the proceedings of the board;
- 21 2. Keep a file of the name, residence, and place of business of every licensed person
- 22 engaged in or working at the business of sprinkler fitting in the City of Saint Louis

1 (these records shall be updated within ninety days of the renewal period stated in
2 Section 113.8);

3 3. Give all applicants for examination a written notice of the date and place of
4 examination. The secretary shall give the applicant an informational letter on
5 examination procedures with an outline of suggested study for the examination
6 applied for;

7 4. Return all incomplete applications to the applicants.

8 All records shall be open to supervised public inspection during normal working hours,
9 subject to staff availability. Test questions and answers shall not be open to the public.

10 **113.4 License as a sprinkler contractor.** An applicant shall successfully complete all of the
11 following requirements in order to receive a license as a sprinkler contractor:

12 1. Applicant shall complete application provided by the Mechanical Section.

13 2. Applicant shall have served a five year apprenticeship and have five years of
14 experience as a certified sprinkler fitter or the applicant shall have ten years of
15 experience as a certified sprinkler fitter. (Five years of experience consists of a
16 minimum of 8,500 working hours with a maximum of 1,700 working hours
17 considered for any one year.) Equivalent training and experience shall also be
18 considered. Equivalent training and experience shall mean a degree in engineering
19 from an accredited university in which the applicant shall have received training in
20 the design of sprinkler systems, planning and installation of same, and has had three
21 years of experience in the design, planning, and installation of sprinkler systems and
22 must be a registered professional engineer licensed to practice in the State of

- 1 Missouri.
- 2 3. Applicant's credentials shall be reviewed by the board as to qualifications and
- 3 experience. The applicant shall provide proof of knowledge, training, and experience
- 4 through transcripts from educational institutions, apprenticeship agreements,
- 5 reference letters from employers, and other documents as requested by the board.
- 6 4. The secretary of the board shall arrange a testing date with the approved applicant.
- 7 The secretary shall also give the applicant an informational letter on the examination
- 8 procedures with an outline of suggested study for the examination. The applicant
- 9 shall schedule the test within ninety days of approval. The applicant is responsible
- 10 for all testing fees.
- 11 5. Applicants shall successfully complete the written examination and receive a passing
- 12 grade on all parts of the examination.
- 13 6. Applicant shall be notified in writing by the secretary of the board of the examination
- 14 results. Applicants who pass shall be notified to come to the Mechanical Section and
- 15 obtain their license. Applicants that have failed the examination for the first time
- 16 shall be notified that they may schedule a re-take of the examination after ninety
- 17 days. Applicants that have failed the examination for a second time shall be notified
- 18 that they may schedule a re-take of the examination after an additional 180 days.
- 19 Applicants that have failed the examination for a third time shall wait a minimum of
- 20 twelve months before re-application and re-testing. The applicant is responsible for
- 21 all application and testing fees.
- 22 7. Successful applicants shall bring a certificate of liability insurance for bodily injury

1 and property damage in the amount of at least one million dollars naming the
2 applicant as an additionally insured and the license fee required by Table 113.7 to the
3 Mechanical Section in order to be issued a license as a sprinkler contractor.

4 **113.5 License as a journeyman sprinkler fitter.** An applicant shall successfully complete
5 all of the following requirements in order to receive a license as a journeyman sprinkler
6 fitter:

- 7 1. Applicant shall complete application provided by the Mechanical Section.
- 8 2. Applicant shall have a minimum of five years of experience as an apprentice in the
9 installation of sprinkler systems under the direct personal and immediate supervision
10 of a licensed journeyman sprinkler fitter or licensed sprinkler contractor in the City of
11 Saint Louis, or have a license issued by another licensing authority in another
12 jurisdiction, or equivalent training and experience prior to the date of the
13 examination. (Five years of experience consists of a minimum of 8,500 hours with a
14 maximum of 2,000 working hours considered for any one year.) The applicant shall
15 receive a one year credit toward their five year apprenticeship training when
16 presenting a certificate of completion from a trade or technical school recognized by
17 the board.
- 18 3. The applicant shall provide proof of knowledge, training, and experience through
19 transcripts from educational institutions, apprenticeship agreements, letters of
20 reference from employers, and any other documents requested by the board.
- 21 4. Applicant's qualifications shall be reviewed by the board for approval to take the
22 written examination.

- 1 5. The secretary of the board shall arrange a testing date with the approved applicant.
2 The secretary shall also give the applicant an informational letter on the examination
3 procedures with an outline of suggested study for the examination. The applicant
4 shall schedule the test within ninety days of approval. The applicant is responsible
5 for all testing fees.
- 6 6. Applicant shall successfully complete the written examination and receive a passing
7 grade on all parts of the examination.
- 8 7. Applicant shall be notified in writing by the secretary of the board of the examination
9 results. Applicants who pass shall be notified to come to the Mechanical Section and
10 obtain their license. Applicants that have failed the examination for the first time
11 shall be notified that they may schedule a re-take of the examination after ninety
12 days. Applicants that have failed the examination for a second time shall be notified
13 that they may schedule a re-take of the examination after an additional 180 days.
14 Applicants that have failed the examination for a third time shall wait a minimum of
15 twelve months before re-application and re-testing. The applicant is responsible for
16 all application and testing fees.
- 17 8. Successful applicants shall bring the license fee required by Table 113.7 to the
18 Mechanical Section in order to be issued a license as a journeyman sprinkler fitter.

19 **113.6 Registration as an apprentice sprinkler fitter.** Every applicant learning the business
20 or trade of sprinkler fitting within the City of Saint Louis shall be registered by the board and
21 shall receive a registration from the board with “Apprentice” plainly marked on it, the name
22 of the applicant, and the date issued. The registration fee for an apprentice shall be as

1 prescribed in Table 113.7 and the registration will be issued for a five year period.

2 The apprentice's employer shall furnish a notarized letter to the board naming all
3 journeyman sprinkler fitters and all apprentice sprinkler fitters in their employ.

4 An apprentice who is undergoing an apprenticeship or course of training for the purpose
5 of learning the trade of sprinkler fitting shall perform no work regulated by this code or its
6 amendments except as an assistant under the direct personal and immediate supervision of a
7 journeyman sprinkler fitter or sprinkler contractor licensed under the terms and provisions of
8 this code.

9 The apprentice registration shall not be renewed. Upon written application, the
10 apprentice's registration shall be allowed to be extended for a maximum of six months if the
11 apprentice has been approved to take the journeyman sprinkler fitter examination as
12 prescribed in Section 113.5. It shall be mandatory for an apprentice sprinkler fitter on the
13 completion of their five-year training period to make application for the journeyman
14 sprinkler fitter's examination.

15 **113.7 Fees.** Fees for Sprinkler Contractor Licenses, Journeyman Sprinkler Fitter Licenses,
16 and Apprentice Sprinkler Fitter Registrations shall be as set forth in Table 113.7.
17 Application fees for Sprinkler Contractor and Journeyman Sprinkler Fitter Licenses and
18 Registration fees for Apprentice Sprinkler Fitters shall be due at time of application. License
19 Fees shall be due upon issuance of licenses. Application fees shall not be refunded in the
20 event that the applicant fails to complete the requirements for licensing as set forth in
21 Sections 113.4 and 113.5.

TABLE 113.7
LICENSE FEES – BOARD OF EXAMINERS FOR SPRINKLER SYSTEM CONTRACTORS

Item	Fee	Duration	Remarks
Sprinkler Contractor License	\$ 100.00	3 years	Section 113.4
Journeyman Sprinkler Fitter License	\$ 45.00	3 years	Section 113.8
Apprentice Sprinkler Fitter Registration	\$ 10.00	5 years	Section 113.6

1 **113.7.1 Licenses obtained between renewal dates.** Any new license issued more than
2 thirty days prior to the renewal date shall expire on the renewal date. Fees for licensees
3 shall be prorated as shown in Table 113.7.

4 **113.8 Renewal date of licenses.** The renewal of all licenses for Sprinkler Contractors and
5 Journeyman Sprinkler Fitters shall be due three years after the date issued. Licenses shall be
6 renewed up to sixty days prior to but not more than thirty days after the license, registration,
7 or certification expires. Following the grace period, any sprinkler contractor or journeyman
8 sprinkler fitter who has not renewed shall be required to re-apply and re-test in order to
9 obtain a new license at the discretion of the board.

10 **113.8.1 Failure of sprinkler contractor to renew.** The failure of any sprinkler
11 contractor to renew their license during the grace period shall terminate their license and
12 no permit for doing work under this code or any other ordinance of the City of Saint
13 Louis shall be issued to them until after they have obtained a new license following re-
14 application and re-testing (if necessary) and they shall be disqualified from carrying on
15 any work authorized to be done under any permit theretofore issued to them or any job
16 unfinished at the date of termination of their license.

17 **113.9 Suspension or revocation of licenses.** Upon receipt of a written complaint to the

board filed by the Building Commissioner or any aggrieved person, or upon the board's own motion, the board shall make an investigation when it may deem necessary and shall conduct a hearing upon such complaint.

113.9.1 Cause for suspension or revocation. The following offenses shall be cause for a hearing on a sprinkler contractor's or journeyman sprinkler fitter's license:

1. The license holder has obtained a license by fraud or misrepresentation;
2. The license holder has intentionally violated any of the provisions of this code or of the Building or Fire Codes;
3. The license holder is found to be negligent, unskilled, or unfaithful in their work or found to be unfit, incompetent, or untrustworthy in the work of sprinkler fitting;
4. The license holder has intentionally employed an unlicensed person to perform sprinkler fitting work covered by this code;
5. The license holder has directed apprentices to work without the supervision of a licensed journeyman sprinkler fitter;
6. The license holder has obtained permits for individuals who are not in their employ or under their supervision;
7. The license holder is the subject of disciplinary action by another jurisdiction upon grounds for which suspension or revocation is authorized in this code.

113.9.2 Notice of hearing. Within thirty calendar days after the filing of a written complaint at the board meeting, a notice of hearing shall be sent to the license holder.

1 The notice shall be served to the last known address by certified mail, return receipt
2 requested, at least ten days prior to any scheduled hearing and shall include:

- 3 1. A statement of the time, place, and nature of the hearing;
- 4 2. A reference to the particular section(s) of the code and rules involved;
- 5 3. A short, plain statement of the complaint and a statement of the issues before the
6 board;
- 7 4. A statement that the nature of the proceeding before the board will be a formal
8 inquiry into the complaint, at which time an opportunity will be afforded the
9 individual or contractor to respond to the allegations in the complaint by their
10 testimony, the testimony of witnesses, or by documentary evidence;
- 11 5. A statement that the journeyman sprinkler fitter or sprinkler contractor has a right
12 to be represented by legal counsel; and
- 13 6. A statement that based upon the evidence presented at the hearing, the board may
14 suspend or revoke the apprentice's, journeyman sprinkler fitter's, or sprinkler
15 contractor's license.

16 **113.9.3 Determining vote.** A decision to suspend or revoke an apprentice's, journeyman
17 sprinkler fitter's, or sprinkler contractor's license shall require the concurring vote of at
18 least three members of the board.

19 **113.9.4 Decision of the board.** All rulings or decisions of the board shall become final
20 and binding upon all parties thereto unless appealed to the Board of Building Appeals as
21 provided for in the Building Code. Upon suspension or revocation, a license holder shall

1 surrender the license at the close of the hearing.

2 **113.9.5 Enforcement stayed.** Upon an appeal of a decision of this board to the Board of
3 Building Appeals, enforcement of any ruling or decision by this board shall be stayed
4 until the Board of Building Appeals has rendered its decision.

5 **113.9.6 Reinstatement of license.** A revoked license or registration may be reinstated
6 by order of the board only upon application and examination, if required by the board,
7 and in the same manner as provided for hereunder for new applicants.

8 **113.10 Hardship clause.** In the event of a loss of a Master Licensee to a company
9 employing tradesmen licensed in the City of Saint Louis through no fault of that company, a
10 licensed Journeyman of the trade of the absent Master Licensee who shall be a full time
11 employee of that company shall be designated as an Interim Master after meeting all bonding
12 and insurance requirements. That company may operate under an Interim Master who shall
13 have the same rights, responsibilities, and standing of a Master in that trade for a period of
14 not more than one year from the date of the hardship. The code official shall determine
15 judgment of fault.

16 Disagreement of judgment may be appealed to the board, which shall hold an emergency
17 hearing no later than fourteen calendar days following the date the appeal is received by the
18 secretary of the board. The decision of the board involving a hardship clause may be
19 appealed in the same manner as other decisions of the board. Additional appeals may be
20 made pursuant to the procedures in Section 109 of this code.

1 **CHAPTER 2 IS AMENDED AS FOLLOWS:**

2 Change Section 201.3 to read as follows:

3 **201.3 Terms defined in other codes.** Where terms are not defined in this code and are
4 defined in the Building, Electrical, Fire, Fuel Gas, or Plumbing Code, such terms shall have
5 meanings ascribed to them as in those codes.

6 Add the following definitions to Section 202:

7 **APPRENTICE.** Anyone who has been licensed pursuant to this code to perform work that
8 requires a license under the supervision and inspection of a journeyman in the employ of a
9 contractor in one of the following categories:

- 10 1. A Pipefitter Apprentice is anyone who has been licensed under this code to perform
11 process piping system work under the supervision and inspection of a Pipefitter
12 Journeyman.
- 13 2. A Sheet Metal Apprentice is anyone who has been licensed under this code to
14 perform HVAC duct system work under the supervision and inspection of a Sheet
15 Metal Journeyman.
- 16 3. An HVAC Servicer-Installer Apprentice is anyone who has been licensed under this
17 code to perform HVAC servicer-installer work under the supervision and inspection
18 of an HVAC Servicer-Installer Journeyman, Pipefitter Journeyman or Sheet Metal
19 Journeyman.

20 **BASE FLOOD ELEVATION.** A reference point determined in accordance with the

- 1 Building Code based on the depth or peak elevation of flooding including wave height which
2 has a 1 percent (100-year flood) or greater chance of occurring in any given year.
- 3 **BOARD.** The Board of Examiners for Mechanical Licensing of the City of Saint Louis.
- 4 **CONTRACTOR.** An individual or entity who is licensed under this code to perform work
5 on any or all of the following: process piping systems, HVAC duct systems, HVAC piping
6 systems, or HVAC systems.
- 7 **ENTITY.** Any company, corporation, partnership, joint venture, or other business
8 establishment which performs work that requires a license under this code.
- 9 **GANGWAY.** Area between two close structures generally used as but not limited to
10 passage between two houses in an urban setting.
- 11 **HVAC DUCT SYSTEM.** All or any part of the duct system for a heating, ventilation, or air
12 conditioning system regardless of the materials used, including ducts, duct fittings, risers,
13 stacks, dampers, casings, recess boxes, roof top unit curbs, radiator enclosures, exhausts,
14 ventilators, frames, grilles, louvers, registers, cabinets, plenums, air filters, fans, motors and
15 accessory air handling equipment, and appliances.
- 16 **HVAC DUCT SYSTEM WORK.** All work related to the installation, alteration,
17 reconstruction, repair, replacement, and other servicing of an HVAC Duct System as well as
18 HVAC Servicer-Installer work as defined herein.
- 19 **HVAC PIPING SYSTEM.** All or any part of the piping system a for heating, ventilation, or

1 air conditioning system including pipes, valves, pipe fittings, pumps, and distribution lines
2 and accessory equipment including boilers and compressor assemblies.

3 **HVAC PIPING SYSTEM WORK.** All work related to the installation, alteration,
4 reconstruction, repair, replacement, and other servicing of HVAC Piping Systems as well as
5 HVAC Servicer-Installer work as defined herein.

6 **HVAC SERVICER-INSTALLER CONTRACTOR.** An individual or entity licensed to
7 perform work under this code who employs at least one HVAC Servicer-Installer
8 Journeyman.

9 **HVAC SERVICE-INSTALLER CONTRACTOR.** A person licensed under this code
10 who may only pull permits for HVAC Servicer-Installer work as defined by Section 112.

11 **HVAC SERVICER-INSTALLER WORK.** All work related to te installation, alteration,
12 reconstruction, repair, replacement, and servicing of equipment of HVAC Systems:

- 13 1. that provides no more than 14 tons of air conditioning;
- 14 2. that provides no more than 300,000 BTU's of heating;
- 15 3. that operates at a pressure of less than 15 psi of steam;
- 16 4. that provides of no more than 5000 CFM of ventilation; and
- 17 5. that provides of no more than 5000 CFM of exhaust.

18 **HVAC SYSTEM.** A heating, ventilation, or air conditioning system or any part thereof
19 including an HVAC Piping System or HVAC Duct System specifically addressed and
20 regulated in this code.

1 **Note:** If an HVAC System consists of multiple individual units or split systems, each
2 such individual unit or split system shall be considered a separate system for purposes of
3 this Section.

4 **JOURNEYMAN.** Anyone who is licensed under this code to perform work under one of the
5 following categories.

- 6 1. A Pipefitter Journeyman is anyone who has been licensed under this code to perform
7 Process Piping System Work.
- 8 2. A Sheet Metal Journeyman is anyone who has been licensed under this code to
9 perform HVAC Duct System Work.
- 10 3. An HVAC Servicer-Installer Journeyman is anyone who has been licensed under this
11 code to perform HVAC Servicer-installer Work.

12 **MECHANICAL CONTRACTOR.** An individual or entity licensed to perform work under
13 this code who employs at least one Pipefitter Journeyman.

14 **PLUMBING CODE.** The plumbing code adopted by the City of Saint Louis.

15 **PORTABLE COOKING APPLIANCE.** A single, non-permanent electrical cooking
16 appliance (not attached with screws, clamps, or other fastening devices). A portable cooking
17 appliance shall be counter- or tabletop-mounted; shall be less than 2 feet (610 mm) in any
18 dimension; and shall weigh less than 100 pounds (454 kg). The owner or operator of a
19 portable cooking appliance shall be able to provide the Mechanical Inspection Section with
20 manufacturer's information documenting the above information. Fryers and cook tops that

1 may be used for frying shall not be used. Each occupancy shall be limited to the use of 2
2 such portable appliances. Microwave ovens shall not be included in this count.

3 **PORTABLE HVAC EQUIPMENT.** HVAC equipment that is not permanently installed
4 into or onto a structure or premises, not directly wired or piped, not connected to duct work,
5 and does not require the venting of combustion products.

6 **PROCESS PIPING SYSTEM.** All or any part of a piping system (excluding fire
7 suppression systems), which falls within one of the following categories:

- 8 1. A medical gas system.
- 9 2. An HVAC Piping System.
- 10 3. A pneumatic system.
- 11 4. A pressurized or vacuum piping system.
- 12 5. A fuel gas system.
- 13 6. An oxygen system.
- 14 7. A gasoline system not for public sale.

15 **PROCESS PIPING SYSTEM WORK.** All work related to the installation, alteration,
16 reconstruction, repair, replacement, and other servicing of process piping systems and shall
17 be installed by pipefitters or HVAC Servicer-Installers as defined in Section 112.

18 **SHEET METAL CONTRACTOR.** An individual or entity licensed to perform work
19 under this code who employs at least one Sheet Metal Journeyman.

20 **WORKMANLIKE.** Executed in a skilled manner, e.g., generally plumb, level, square, in

1 line, undamaged, and without marring adjacent work.

2 **CHAPTER 3 IS AMENDED AS FOLLOWS:**

3 Change Section 301.10 to read as follows:

4 **301.10 Electrical.** Electrical wiring controls and connections to equipment and appliances
5 regulated by this code shall be in accordance with the electrical code.

6 Add Section 301.10.1 to read as follows:

7 **301.10.1 Service disconnects.** Service disconnects shall not be mounted on equipment
8 or appliances, shall be located within 25' of such equipment or appliances, and shall be
9 in the sight line of same.

10 **Exception:** Factory installed disconnects.

11 Add Sections 301.19 and 301.19.1 to read as follows:

12 **301.19 Annual Inspections.** Annual inspections shall be performed by the code official or
13 approved third party testing agency on the following mechanical equipment: auto lifts,
14 boilers, unfired pressure vessels, refrigeration systems for which monitoring equipment is
15 required, and equipment used for smoke control.

16 **Exceptions:** Boilers serving 6 or fewer residential dwelling units.

17 **301.19.1 Independent inspector.** Any boiler that is required to be operated by a
18 Stationary Engineer per Section 111 of this code shall be inspected annually by an
19 independent inspector that is certified with "The National Board of Boiler and Pressure

1 Vessel Inspectors.” Copies of these independent inspection reports shall be provided to
2 the Section of Mechanical Equipment Inspection.

3 Add Section 301.20 to read as follows:

4 **301.20 Motor vehicles.** Motor vehicles used for mechanical, sheet metal, and HVAC work
5 shall be permanently and prominently labeled with company name and phone number.
6 Letters and numbers shall not be less than four inches in height.

7 Add Section to read as follows:

8 **302.6 Stud Guards.** When the edge of bored holes is less than one inch (25mm) from the
9 edge of a stud or joist and when notched studs or joists are covered, stud guards shall be
10 installed to protect service lines from fastener damage.

11 Add Section 303.10 to read as follows:

12 **303.10 Exterior walls.** Equipment and appliances shall not be installed on exterior walls.

13 **Exceptions:**

- 14 1. One- and two-family dwellings where equipment and appliances are not located
15 above seven feet from grade, not above walkways, and not installed in gangways.
16 2. When installed in conjunction with a working platform and access. Working
17 platforms and access shall comply with Sections 306.5 and 306.5.1 of this code.

18 Add Section 303.11 to read as follows:

19 **303.11 Property line.** Equipment or appliances shall not be located within 3 feet of

1 property lines, “set back”.

2 Add Section 304.1.1 to read as follows:

3 **304.1.1 Heating Equipment.** All heating equipment shall be permanently installed.

4 Add Section 304.13 to read as follows:

5 **304.13 Equipment Guards.** Pulleys, belts, gears, and similar equipment shall be protected
6 by an approved guard.

7 Change Section 307.2.4 to read as follows:

8 **307.2.4 Traps.** Condensate drains shall be trapped as required by the equipment or
9 appliance manufacturer. An air gap shall be provided between the drain line and sewer.

10 Change Section 307.2.4.1 to read as follows:

11 **307.2.4.1 Ductless mini-split systems.** Ductless mini-split systems that produce
12 condensate shall be trapped in accordance with manufacturers’ installation
13 instructions.

14 **CHAPTER 5 IS AMENDED AS FOLLOWS:**

15 Add Section 504.5.1 to read as follows:

16 **504.5.1 Interlock.** An interlock system shall be used to prevent the dryer from operating
17 in the event that the dryer exhaust duct power ventilator (booster fan) fails to operate.

1 Add Section 504.5.2 to read as follows:

2 **504.5.2 Location.** The dryer exhaust duct power ventilator (booster fan) shall be located
3 in the same room as the dryer.

4 Change Section 506.3.8 # 2 to read as follows:

5 2. Sections of grease ducts that are inaccessible from the hood or discharge
6 openings shall be provided with cleanout openings spaced not more than 20 feet
7 apart and not more than 10 feet from changes in direction that are 45 degrees or
8 greater.

9 Add Section 506.6 to read as follows:

10 **506.6 Cleaning.** Hoods, grease-removal devices, fans, ducts, and other appurtenances shall
11 be cleaned at intervals to prevent the accumulation of grease. Cleaning schedule and dates of
12 previous cleanings shall be recorded and records shall be maintained on the premises.

13 Change Sections 507.1 to read as follows:

14 **507.1 General.** Commercial kitchen exhaust hoods shall comply with the requirements of
15 this section. Hoods shall be Type I or II and shall be designed to capture and confine
16 cooking vapors and residues. A Type I or Type II hood shall be installed at or above all
17 commercial cooking appliances in accordance with Section 507.2 and 507.3. Where any
18 cooking appliance under a single hood requires a Type I hood, a Type I hood shall be
19 installed. Where a Type II hood is required, a Type I or Type II hood shall be installed.
20 Where a Type I hood is installed, the installation of the entire system, including the hood,

ducts, exhaust equipment, and makeup air system shall comply with the requirements of Sections 506, 507, 508, and 509.

Exceptions:

1. Factory-built commercial exhaust hoods that are listed and labeled in accordance with UL 710 and installed in accordance with Section 304.1 shall not be required to comply with Sections 507.1.5, 507.2.3, 507.2.5, 507.2.8, 507.3.1, 507.3.3, 507.4 and 507.5.
2. Factory-built commercial cooking recirculating systems that are listed and labeled in accordance with UL 710B and installed in accordance with Section 304.1 shall not be required to comply with Sections 507.1.5, 507.2.3, 507.2.5, 507.2.8, 507.3.1, 507.3.3, 507.4 and 507.5. Spaces in which such systems are located shall be considered to be kitchens and shall be ventilated in accordance with Table 403.3.1.1. For the purpose of determining the floor area required to be ventilated, each individual appliance shall be considered as occupying not less than 100 square feet.
3. Where cooking appliances are equipped with integral down-draft exhaust systems and such appliances and exhaust systems are listed and labeled for the application in accordance with NFPA 96, a hood shall not be required at or above them.
4. Portable cooking appliances shall not exceed two per occupancy. Any portable cooking appliance for which the manufacturer recommends venting shall be vented.

1 Change Section 507.2 to read as follows:

2 **507.2 Type I hoods.** Type I hoods shall be installed when cooking appliances produce
3 grease or smoke as a result of the cooking process. Type I hoods shall be installed over
4 medium-duty, heavy-duty, and extra-heavy-duty cooking appliances.

5 **Exception:** A Type I hood shall not be required for an electric cooking appliance where
6 an approved testing agency provides documentation that the appliance effluent contains
7 5mg/m³ or less of grease when tested at an exhaust flow rate of 500 cfm in accordance
8 with UL 710B. A Type II hood shall be installed above the electrical cooking appliance
9 and the hood shall be sized for the one electrical appliance only.

10 **CHAPTER 6 IS AMENDED AS FOLLOWS:**

11 Change Section 603.4 Exception to read as follows:

12 **603.4 Metallic ducts.**

13 **Exception:** Ducts installed within single dwelling units shall have a minimum thickness
14 of 28 gage.

15 Change Section 603.6.1.1 to read as follows:

16 **603.6.1.1 Duct length.** Flexible air ducts shall be limited in length to 14 feet.

17 **CHAPTER 10 IS AMENDED AS FOLLOWS:**

18 Change Section 1001 to read as follows:

19 **1001.1 Scope.** In addition to the other provisions of this code, this chapter shall govern the

1 installation, alteration, and repair of water heaters, boilers, and pressure vessels. The
2 provisions of the ASME Code for Boilers and Pressure Vessels as listed in Chapter 15 shall
3 apply.

4 **Exceptions:**

- 5 1 Pressure vessels used for unheated water supply.
- 6 2. Portable pressure vessels and Interstate Commerce Commission containers.
- 7 3. Containers for liquefied petroleum gases, bulk oxygen, and medical gas installed
8 per the Medical Gas and Vacuum Systems Installation Handbook.
- 9 4. Pressure vessels having a volume of 5 cubic feet (0.14 m³) or less operating at
10 pressures not exceeding 250 psi (1724 kPa) and located within occupancies of
11 Use Groups B, F, H, R, S, and U.
- 12 5 Pressure vessels used in refrigeration systems that are regulated by Chapter 11 of
13 this code.
- 14 6. Pressure tanks used in connection with coaxial cables, telephone cables, power
15 cables, and other similar humidity control systems.
- 16 7. Any boiler or pressure vessel installed in a federal or state owned and operated
17 property.

18 **1001.2 Periodic inspections.** All boilers, steam generators, and pressure vessels subject to
19 the provisions of this code shall be inspected annually by an approved independent third
20 party testing agency. Inspection reports shall be filed with the Mechanical Section of the
21 Building Division.

22 **Exception:** Heating boilers or pressure vessels which are located in buildings of Use

1 Group R-3 or Use Group R-2 having six dwelling units or less.

2 **1001.3 Certificate of inspection.** A boiler, steam generator, or pressure vessel subject to the
3 provisions of this code shall not be placed in operation until a sticker denoting inspection and
4 approval has been applied to the vessel.

5 **1001.4 Major repairs.** Welded repairs to boilers, steam generators, and pressure vessels
6 subject to the provisions of this code shall be performed only by those organizations which
7 possess the appropriate ASME Certificate of Authority with extension to field work or an
8 “R” Certificate of Authority issued by the National Board of Boiler and Pressure Vessel
9 Inspectors. A permit shall be required for such work. The fee shall be the same as the fee for
10 installation of the vessel as set forth in Table 106.5.2. A hydrostatic test shall be performed
11 on the vessel before it is returned to service.

12 **1001.5 Condemnation.** Any boiler or pressure vessel which, in the opinion of the code
13 official, constitutes a hazard shall be deemed unsafe and sealed out of service.

14 Change Sections 1002.1 thru 1002.3 to read as follows:

15 **1002.1 General.** Potable water heaters and hot water storage tanks shall be listed and
16 labeled and installed in accordance with the manufacturer’s installation instructions, the
17 Plumbing Code, and this code. All water heaters shall be capable of being removed without
18 first removing a permanent portion of the building structure. The potable water connections
19 and relief valves for all water heaters shall conform to the requirements of the Plumbing
20 Code. Domestic electric water heaters shall comply with UL 174 or UL 1453. Commercial

1 electric water heaters shall comply with UL 1453. Oil-fired water heaters shall comply with
2 UL 732.

3 **1002.2 Water heaters utilized for space heating.** Water heaters utilized both to supply
4 potable hot water and provide hot water for space-heating applications shall be listed and
5 labeled for such applications by the manufacturer and shall be installed in accordance with
6 the manufacturer's installation instructions and the Plumbing Code.

7 **1002.3 Supplemental water-heating devices.** Potable water-heating devices that utilize
8 refrigerant-to-water heat exchangers shall be approved and installed in accordance with the
9 Plumbing Code and the manufacturer's installation instructions.

10 Change Section 1004.6 to read as follows:

11 **1004.6 Boiler rooms and enclosures.** Boiler rooms and enclosures and access thereto shall
12 comply with the Building Code and Chapter 3 of this code. Boiler rooms shall be equipped
13 with a floor drain or other approved means for disposing of liquid waste. In addition, except
14 for one-and two-family dwellings or when the boiler is entirely within a dwelling unit, all
15 other boilers or combination boilers shall be installed in a room protected by an enclosure
16 designed to prevent unauthorized entry. Storage or living quarters shall not be permitted in
17 any boiler or similar heating equipment room.

18 Change Sections 1005.1 and 1005.2 to read as follows:

19 **1005.1 Valves.** Every boiler or modular boiler shall have shutoff valve in the supply and
20 return piping. For multiple boiler or multiple modular boiler installations, every boiler or

1 modular boiler shall have individual shutoff valves in the supply and return piping.

2 **1005.2 Potable water supply.** The water supply to all boilers shall be connected in
3 accordance with the Plumbing Code.

4 Change Section 1006.1 to read as follows:

5 **1006.1 Safety valves for steam boilers.** All steam boilers shall be protected by safety
6 valves as required by the ASME Code for Boiler and Pressure Vessels listed in Chapter 15.

7 Change Section 1006.6 to read as follows:

8 **1006.6 Safety and relief valve discharge.** Safety and relief valve discharge pipes shall be of
9 rigid pipe that is approved for the temperature of the system. The discharge pipe shall be the
10 same diameter as the safety or relief valve outlet. Safety and relief valves shall not discharge
11 so as to be a hazard, a potential cause of damage, or otherwise a nuisance. High-pressure-
12 steam safety valves shall be vented to the outside of the structure. Where a low-pressure
13 safety valve or a relief valve discharges to the drainage system, the installation shall conform
14 to the Plumbing Code.

15 Change Sections 1008.1 and 1008.2 to read as follows:

16 **1008.1 General.** Every steam boiler shall be equipped with one gate valve and one quick-
17 opening blow-off valve in series in each blow-down line. The valves shall be installed in the
18 opening provided on the boiler. The minimum size of the valve shall be the size specified by
19 the boiler manufacturer or the size of the boiler blow-off-valve opening.

1 **1008.2 Discharge.** Blow-off valves shall discharge to a safe place of disposal. Where
2 discharging to the drainage system, the installation shall conform to the Plumbing Code.

3 Change Section 1009.3 to read as follows:

4 **1009.3 Open-type expansion tanks.** Open-type expansion tanks shall be located a
5 minimum of 4 feet (1219 mm) above the highest heating element. The tank shall be
6 adequately sized for the hot water system. An overflow with a minimum diameter of 1 inch
7 (25.4 mm) shall be installed at the top of the tank. The overflow shall discharge to the
8 drainage system in accordance with the Plumbing Code.

9 Add Section 1011.1.1 to read as follows:

10 **1011.1.1 Test of existing vessels.** The pressure for vessels previously in service shall be
11 as specified in the National Board Inspection Code listed in Chapter 15.

12 Add Section 1012 to read as follows:

13 SECTION 1012

14 **BLOWOFF TANKS**

15 **1012.1 General.** Blowoff tanks shall be designed and fabricated in accordance with Section
16 VIII of the ASME Boiler Code as listed in Chapter 15 and shall be so stamped.

17 **1012.1.1 Boilers less than 100 psi.** For boilers carrying one hundred psi steam pressure
18 or less, the heads and shell shall be constructed of not less than one-fourth inch steel or
19 equivalent strength material.

1 **1012.1.2 Boilers greater than 100 psi.** For boilers carrying in excess of one hundred psi
2 pressure, tanks shall be fabricated of materials designed for the pressures carried.

3 **1012.2 Size.** The size of the tank shall be indicated by the blow down requirements, and the
4 tank installed shall be large enough to blow down one gauge glass of water from one boiler
5 or from any one of a battery of boilers interconnected. The size of the tank shall be of
6 sufficient capacity so the blow down water from the boiler will only fill one-half the capacity
7 of tank, and the remaining volume of the tank will be available for the vapor displacement.

8 **1012.3 Discharge.** The discharge from the boiler or boilers shall enter the tank above the
9 high water level or surface of the water in such tank. A baffle plate shall be installed in the
10 tank in line with the inlet pipe from the boiler and shall be at least twelve inches from the
11 discharge opening from the boiler into the tank. The outlet opening or discharge from the
12 tank shall be at least two times the area of the inlet pipe, and such outlet pipe shall have an
13 internal pipe built into the tank, extending downward to within four inches of the bottom of
14 the tank. The discharge pipe shall be connected to a sewer through a running trap or to an
15 approved leaching well.

16 **1012.4 Venting.**

17 **1012.4.1 Vent pipe size.** All blow-off tanks shall be properly vented to the outside
18 atmosphere. Such vent pipes shall be at least four times the area of the inlet pipe from
19 the boiler, and such pipe shall not be less than two inch iron pipe size.

20 **1012.4.2 Pipe discharge.** The vent pipe shall be run as directly as possible to the outside

1 atmosphere and in a suitable location so that any steam or water discharged by the blow
2 down of the boiler would not be dangerous or injurious to life.

3 **1012.4.3 Vent obstructions.** The vent shall be free of any pockets or sags that might
4 collect or hold water or cause an obstruction of the pipe and pressure buildup in the tank.
5 The end of the vent pipe shall be protected from the possibility of any obstruction.

6 **1012.5 Manhole.** Each blow down tank shall be provided with a suitable manhole for the
7 inspection and cleaning of the tank.

8 Add Section 1013 to read as follows:

9 **SECTION 1013**
10 **RETURN CONDENSATE**

11 **1013.1 Maximum temperature.** The return condensate from a building heated by a central
12 steam supply shall be permitted to be discharged either into a condensate return system or
13 wasted into a sewer drain connection or approved leaching well. This condensate when
14 discharging into a sanitary sewer system shall not be in excess of 140°F and shall discharge
15 into an open floor drain or a special drain connection or approved receptor. If the floor drain
16 or drain connection to the sewer is above the level of the return piping so that it cannot flow
17 by gravity, an automatic sump pump shall be installed to pump the condensate from the sump
18 to the sewer drain.

19 Add Section 1014 to read as follows:

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SECTION 1014

FIELD ASSEMBLY

1014.1 Welding. Any welding required during assembly shall be performed by welders employed and qualified by companies in possession of the appropriate ASME Certificate of Authorization.

CHAPTER 11 IS AMENDED AS FOLLOWS:

Change Section 1101.4 to read as follows:

1101.4 Water connection. Water supply and discharge connections associated with refrigeration systems shall be made in accordance with this code and the Plumbing Code.

Add Section 1110 to read as follows:

SECTION 1110

RESIDENTIAL AIR CONDITIONERS

1110.1 Permits. Mechanical permits shall be required for residential air conditioning units.

1110.2 Residential split systems. Condensing units, heat pumps, or any other mechanical equipment or appliances shall not be located in front of buildings, in gangways or within three feet of lot lines.

1110.3 Condenser foundations. All condensing units mounted on grade must be located on a level, two inch thick concrete pad or a level, two inch thick plastic pad or other foundation

1 approved by the code official prior to installation.

2 **1110.4 Protection of refrigerant lines.** All piping installed above grade, or underground,
3 shall be protected from damage and corrosion in keeping with recognized standard practice
4 and the recommendations of the manufacturer.

5 **1110.5 Units in areaways.** Where gangways less than four feet in width exist between
6 buildings, all window units shall be installed not less than seven feet above grade.

7 **CHAPTER 12 IS AMENDED AS FOLLOWS:**

8 Change Section 1201.1 to read as follows:

9 **1201.1 Scope.** The provisions of this chapter shall govern the construction, installation,
10 alteration, and repair of hydronic piping systems. This chapter shall apply to hydronic piping
11 systems that are parts of heating, ventilation, and air-conditioning systems. Such piping
12 systems shall include steam, hot water, chilled water, steam condensate, and ground source
13 heat pump loop systems. Potable cold and hot water distribution systems shall be installed in
14 accordance with the Plumbing Code.

15 Add Section 1201.3 to read as follows:

16 **1201.4 Ground source heat pump loop systems.** Ground source heat pump loop systems
17 shall be installed a minimum of 10 feet (3048 mm) from the property line

18 Delete Section 1204.2.

1 Change Section 1206.2 to read as follows:

2 **1206.2 System drain down.** Hydronic piping systems shall be designed and installed to
3 permit the system to be drained. Where the system drains to the plumbing drainage system,
4 the installation shall conform to the requirements of the Plumbing Code.

5 Change Sections 1206.3 and 1206.4 to read as follows:

6 **1206.3 Protection of potable water.** The potable water system shall be protected from
7 backflow in accordance with the Plumbing Code.

8 **1206.4 Pipe penetrations.** Openings for pipe penetrations in walls, floors, or ceilings shall
9 be larger than the penetrating pipe. Openings through concrete or masonry building elements
10 shall be sleeved. The annular space surrounding pipe penetrations shall be protected in
11 accordance with the Building Code.

12 **CHAPTER 14 IS AMENDED AS FOLLOWS:**

13 Change Section 1401.2 to read as follows:

14 **1401.2 Potable water supply.** Potable water systems shall be protected against
15 contamination in accordance with the Plumbing Code.

16 **CHAPTER 15 IS AMENDED AS FOLLOWS:**

17 Modify Chapter 15 by adding the following:

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ANSI

NB-23-National Board Inspection Code, 2013 Edition
1011.1.1

American National Standards Institute
30 West University Drive
Arlington Heights, IL 60004

IAPMO

International Association of Plumbing and Mechanical Officials
5001 E. Philadelphia Street
Ontario, CA 91761-2816

UPC-09- Uniform Plumbing Code

SECTION FOUR. PENALTY CLAUSE. 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, construct, alter, extend, repair, remove, demolish, use, or occupy any building, structure, premises, or equipment regulated by this code in violation of an approved construction document or directive of the building official or the Board of Building Appeals, or of a permit or certificate issued under the provisions of this code, and shall, upon conviction thereof, be punished by a fine of not more than \$500, or by imprisonment not exceeding 90 days, or both such fine and imprisonment. Each day that a violation continues shall constitute a separate and distinct offense.

1 **SECTION FIVE. SEVERABILITY.** If a section, subsection, sentence, clause,
2 or phrase of this code is for any reason held to be unconstitutional, such decision shall not
3 affect the validity of the remaining portions of this code.

4 **SECTION SIX. SAVINGS CLAUSE.** That nothing in this Ordinance or in the
5 Mechanical Code hereby adopted shall be construed to affect any suit or proceeding
6 impending in any court, or any rights acquired, or liability incurred, or any cause or causes of
7 action acquired or existing under any act or ordinance hereby repealed as cited in Section
8 Two of this Ordinance; nor shall any just or legal right or remedy of any character be lost,
9 impaired, or affected by this ordinance.

10 **SECTION SEVEN. EMERGENCY CLAUSE.** This being an ordinance
11 necessary for the immediate preservation of the public safety, it is hereby declared to be an
12 emergency measure and shall become effective immediately upon its approval by the Mayor.

13 **SECTION EIGHT. CODIFIED.** It is the intent of the Board of Aldermen that
14 Sections Two, Three, and Four of this ordinance be codified in the Revised Code of the City
15 of Saint Louis.

Summary
Board Bill Number 70
Introduced by Alderman Rasheen Aldridge
September 19, 2025

Pursuant to Ordinance Number 70333, and as amended by Ordinance Number 71394, the Director of Streets is hereby directed to install speed humps to calm the flow of traffic on certain blocks in the Fourteenth Ward.

BOARD BILL NUMBER 70 INTRODUCED BY ALDERMAN RASHEEN ALDRIDGE

Pursuant to Ordinance Number 70333, and as amended by Ordinance Number 71394, the Director of Streets is hereby directed to install speed humps to calm the flow of traffic on certain blocks in the 14th Ward.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Compelling the Director of Streets to Install Speed Humps.

Pursuant to Ordinance Number 70333, and as amended by Ordinance Number 71394, the Director of Streets is hereby directed to install speed humps to calm the flow of traffic on certain blocks in the Fourteenth Ward as follows:

SUBSECTION ONE. Speed Humps in Hyde Park.

- a. 1400 block of Angelrodt Street
- b. 3300 block of Blair Avenue

SUBSECTION TWO. Speed Humps in St. Louis Place.

- a. 1600 block of N 17th Street
- b. 1600 block of N 18th Street
- c. 1800 block of N 18th Street
- d. 1800 block of Hogan Street
- e. 19th Street between Angelrodt Street and Agnes Street
- f. 19th Street between Angelrodt Street and Branch Street
- g. Branch Street between 19th Street and Blair Avenue
- h. Branch Street between Blair Avenue and N 14th Street

Board Bill Number 70

Map of Proposed Speed Humps Referenced in the Board Bill



Map of the speed bumps for the following locations:

- 1400 block of Angelrodt Street
- 3300 block of Blair Avenue
- 1600 block of N 17th Street
- 1600 block of N 18th Street
- 1800 block of N 18th Street
- 1800 block of Hogan Street
- 19th Street between Angelrodt Street and Agnes Street
- 19th Street between Angelrodt Street and Branch Street
- Branch Street between 19th Street and Blair Avenue
- Branch Street between Blair Avenue and N 14th Street

An electronic version of this map can be [found by clicking this link](#).

Summary
Board Bill Number 71
Introduced by Alderman Thomas Oldenburg
September 19, 2025

This Board Bill directs the Director of Streets to install speed humps to calm the flow of traffic on various blocks in the 2nd ward.

BOARD BILL NUMBER 71 INTRODUCED BY ALDERMAN THOMAS OLDENBURG

Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394**, an ordinance directing the Director of Streets to install speed humps to calm the flow of traffic on various blocks in the 2nd ward.

BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:

SECTION ONE. Pursuant to **Ordinance Number 70333** as amended by **Ordinance Number 71394** the Director of Streets is hereby directed to install speed humps to calm the flow of traffic on various blocks in the 2nd ward as follows:

1. Speed Humps shall be installed on the 5249 Block of Robert Avenue.
2. Speed Humps shall be installed on the 6710 Block of Parkwood Place.
3. Speed Humps shall be installed on the 4600 Block of Delor Avenue.
4. Speed Humps shall be installed on the 5400-5500 Block of Goethe Avenue.
5. Speed Humps shall be installed on the 5228 Block of Gersham Avenue.
6. Speed Humps shall be installed on the 6258 Block of Walsh Street.
7. Speed Humps shall be installed on the 6400 Block of Devonshire Avenue.
8. Speed Humps shall be installed on the 5600 Block of Rhodes Avenue.
9. Speed Humps shall be installed on the 4400 Block of Itaska Street.
10. Speed Humps shall be installed on/near the intersection of Tamm & Winona Avenue.
11. Speed Humps shall be installed on the 4216 Block of Neosho Street.
12. Speed Humps shall be installed on/near the intersection of Rhodes & Macklind Avenue.
13. Speed Humps shall be installed on the 5200 Block of Gersham Avenue.



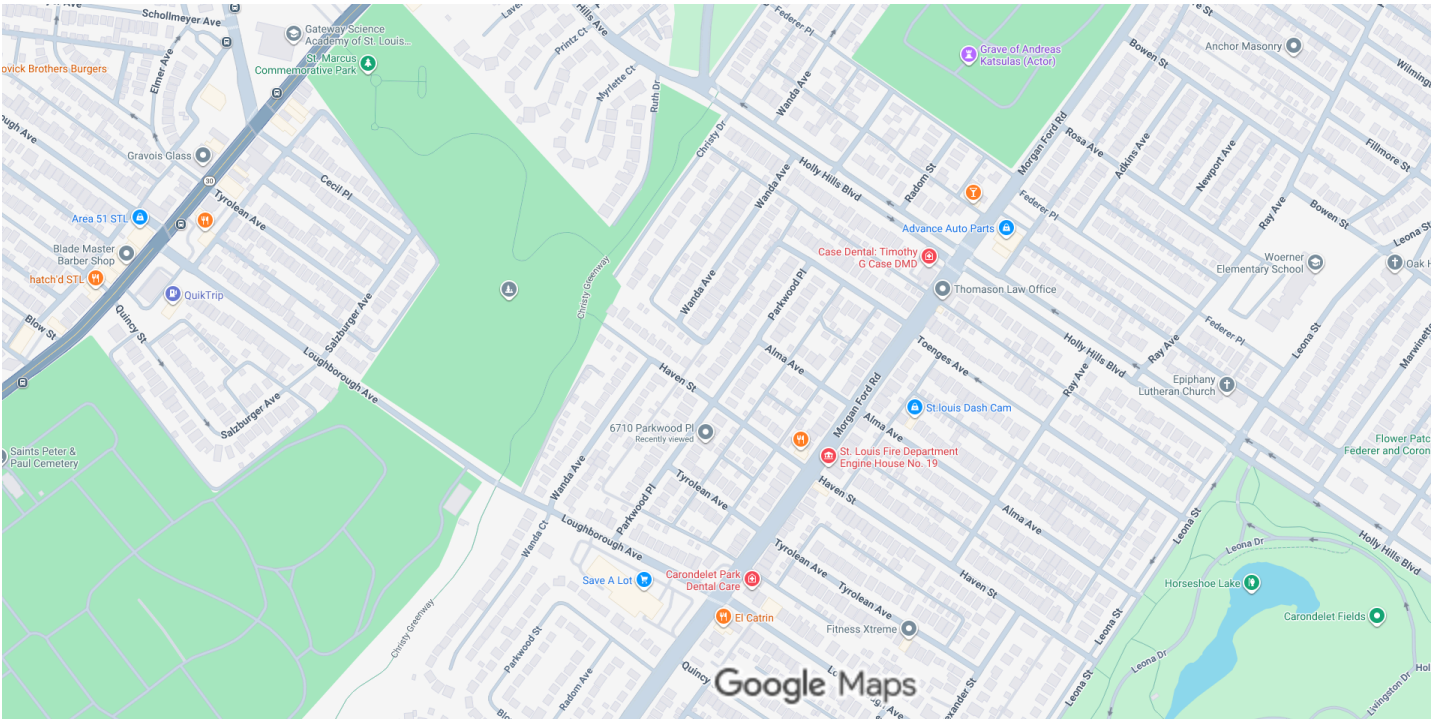
Board Bill Number 71
Map: 5200 Block of Robert Avenue



Map data ©2025 Google 200 ft



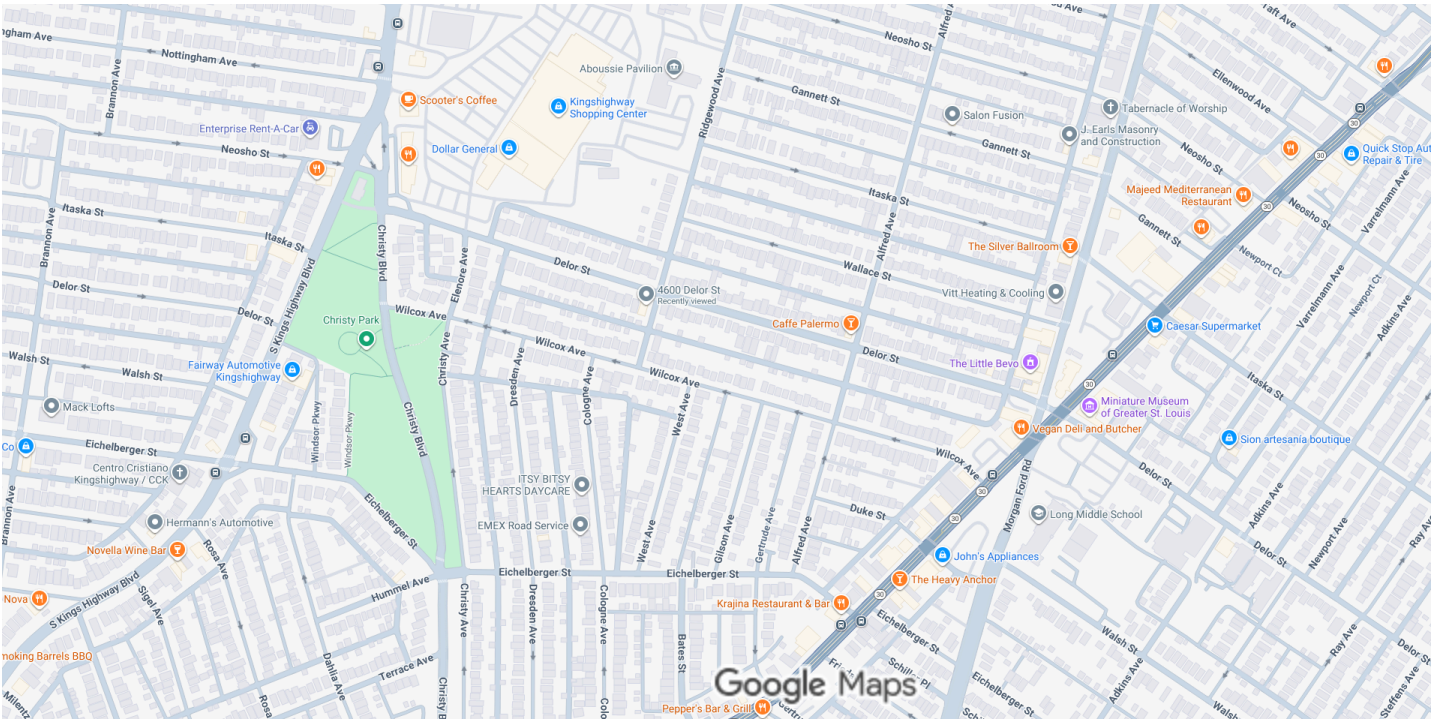
Board Bill Number 71
Map: 6700 Block of Parkwood Place



Map data ©2025 Google 200 ft



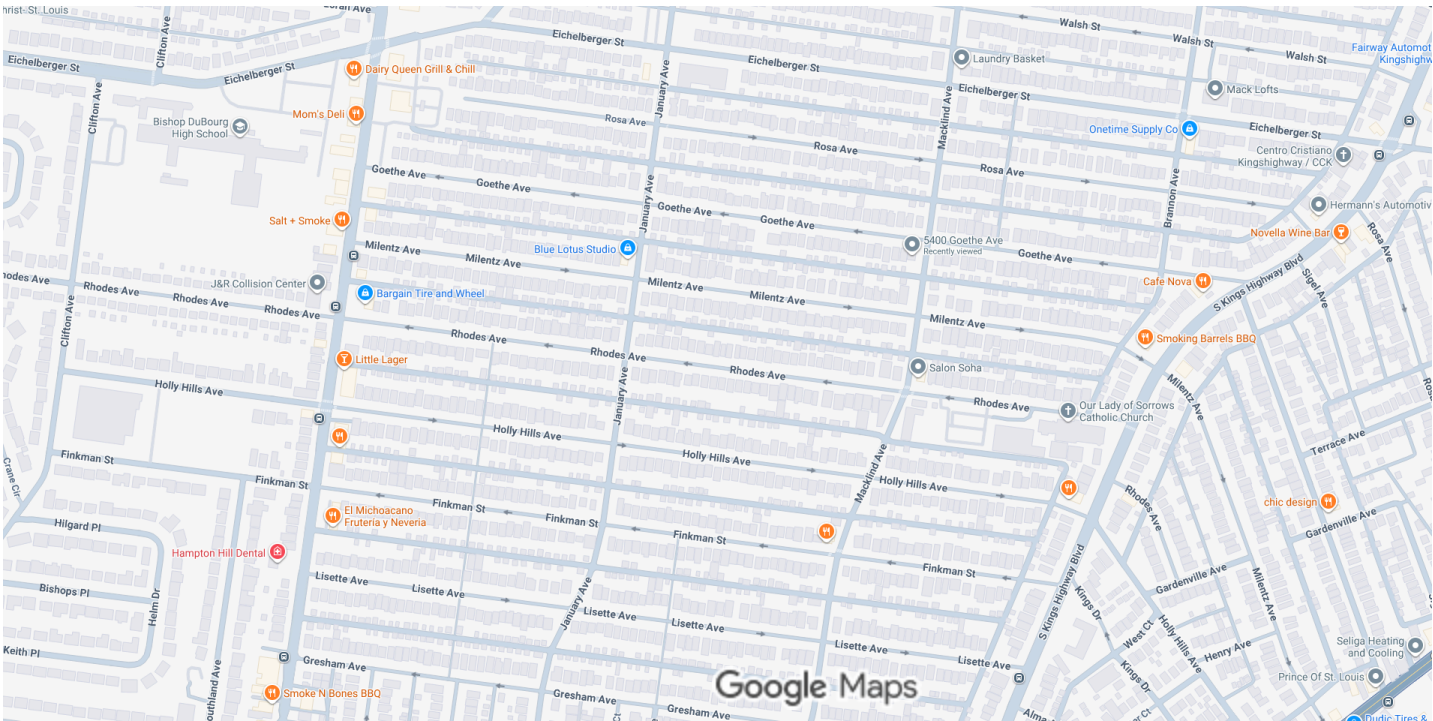
Board Bill Number 71
Map: 4600 Block of Delor Avenue



Map data ©2025 Google 200 ft



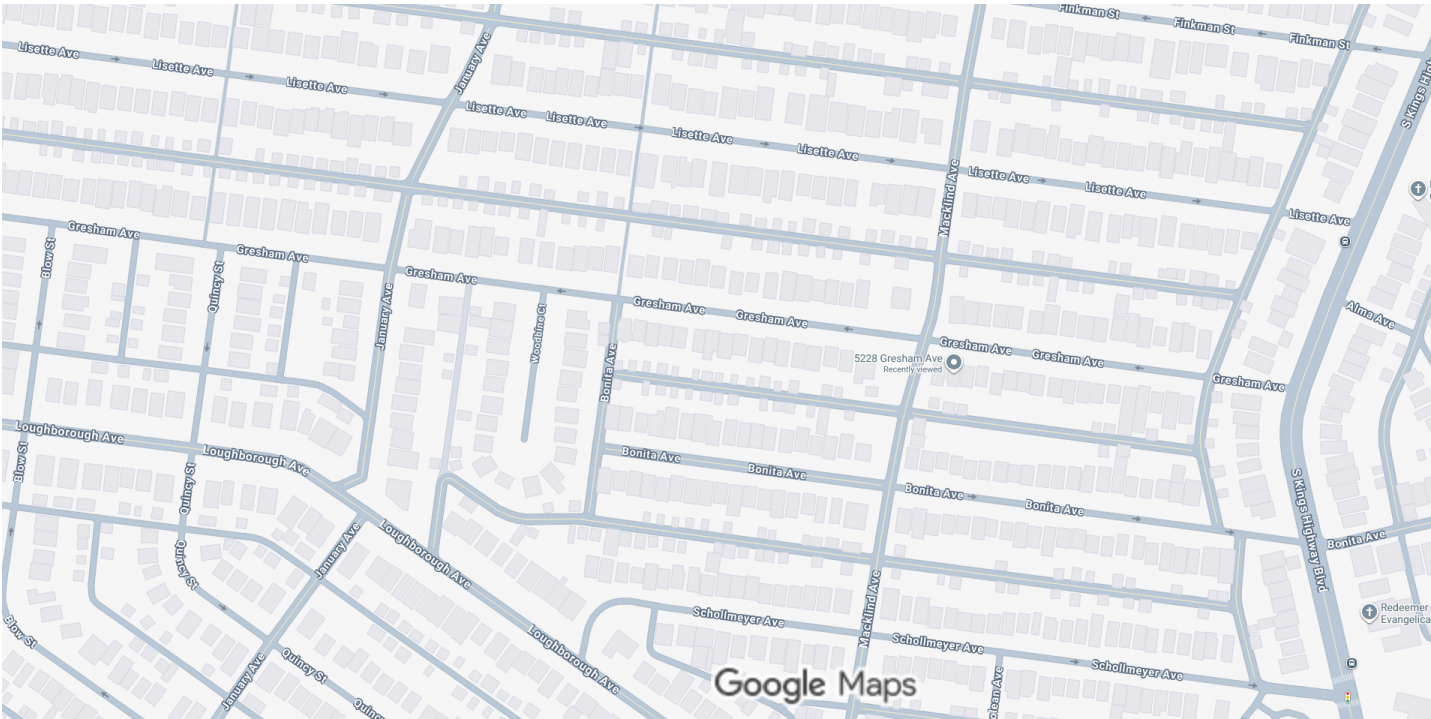
Board Bill Number 71
Map: 5400-5500 Block of Goethe Avenue



Map data ©2025 Google 200 ft



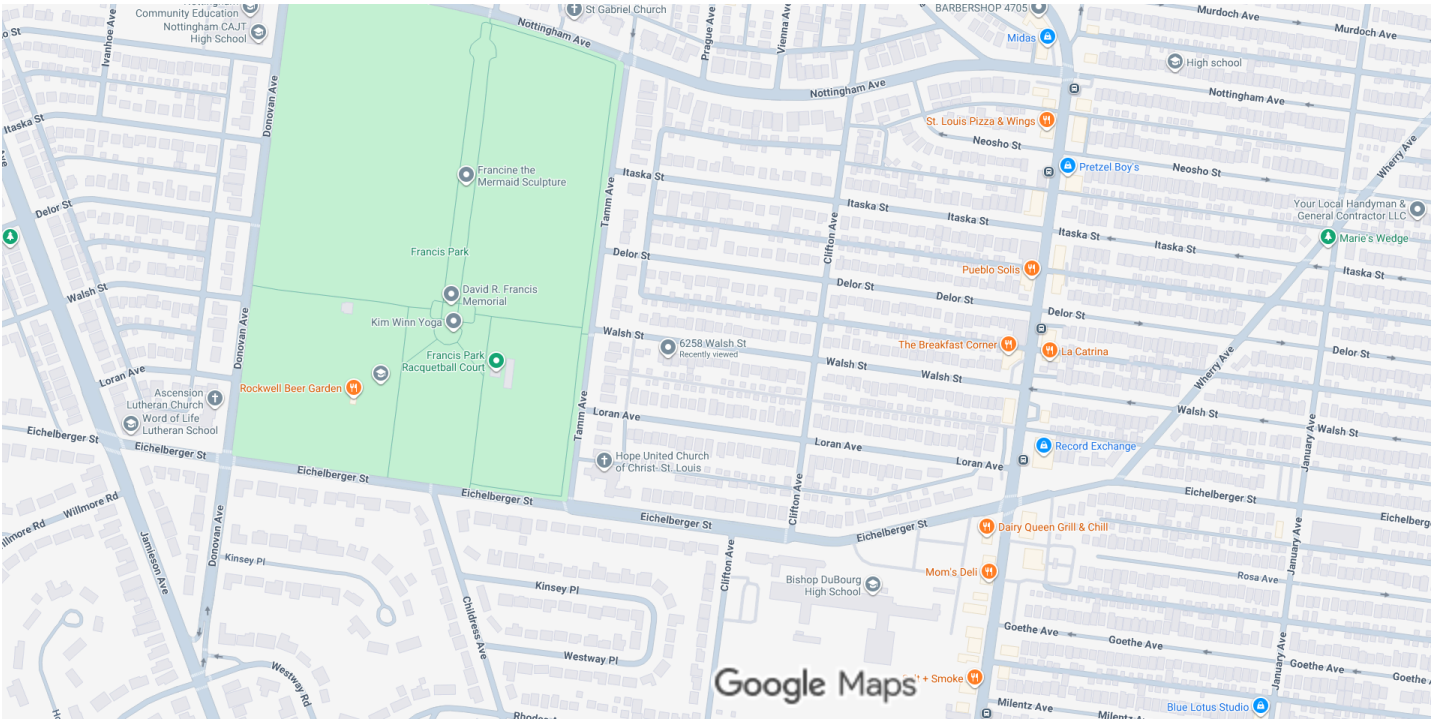
Board Bill Number 71
Map: 5228 Block of Gresham Avenue



Map data ©2025 100 ft



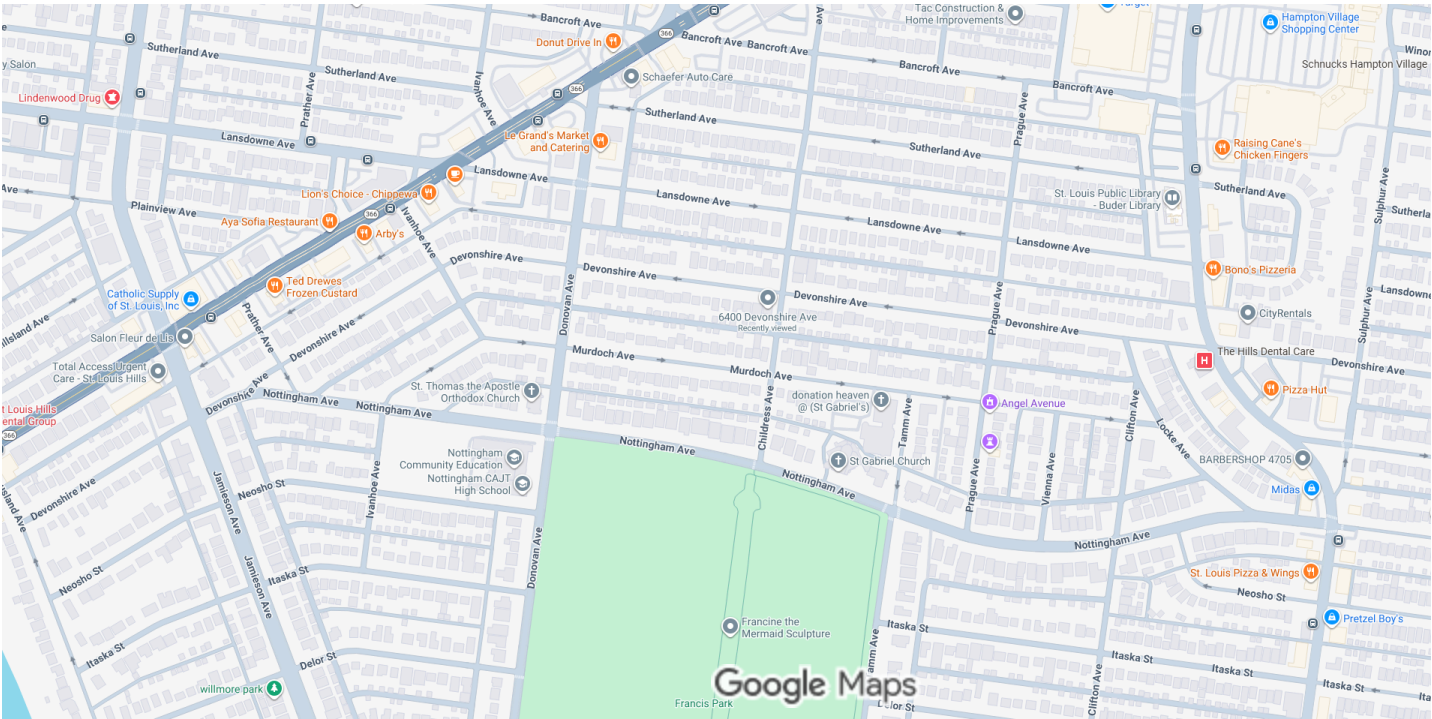
Board Bill Number 71
Map: 6258 Block of Walsh Street



Map data ©2025 Google 200 ft



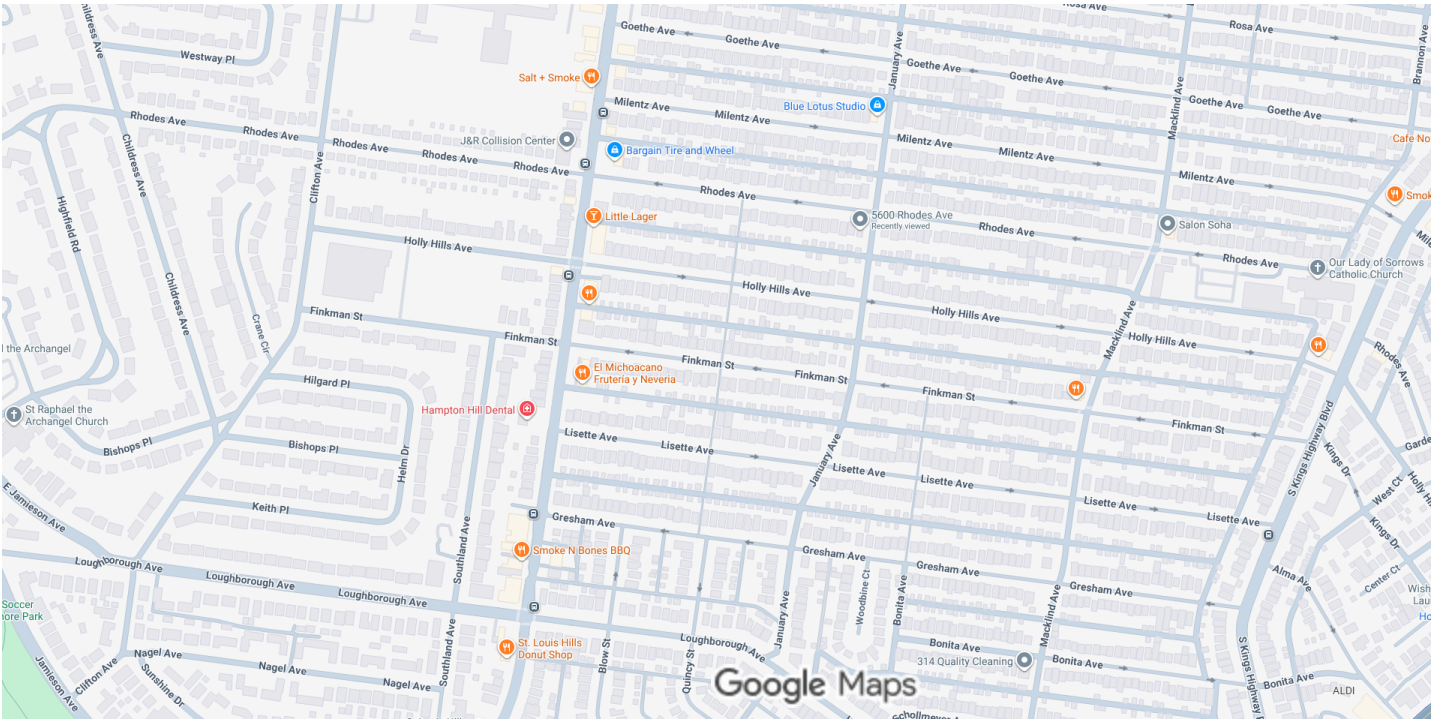
Board Bill Number 71
Map: 6400 Block of Devonshire Avenue



Map data ©2025 Google 200 ft



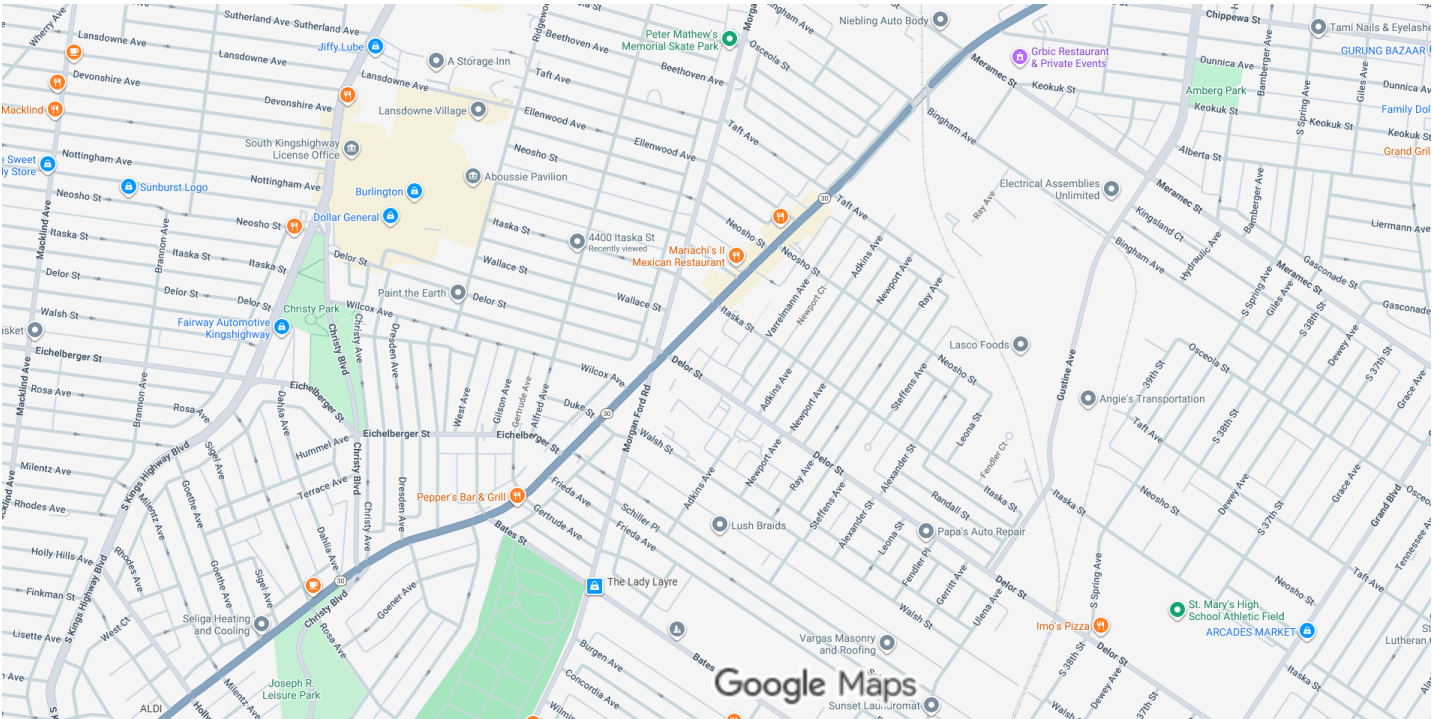
Board Bill Number 71
Map: 5600 Block of Rhodes Avenue



Map data ©2025 Google 200 ft



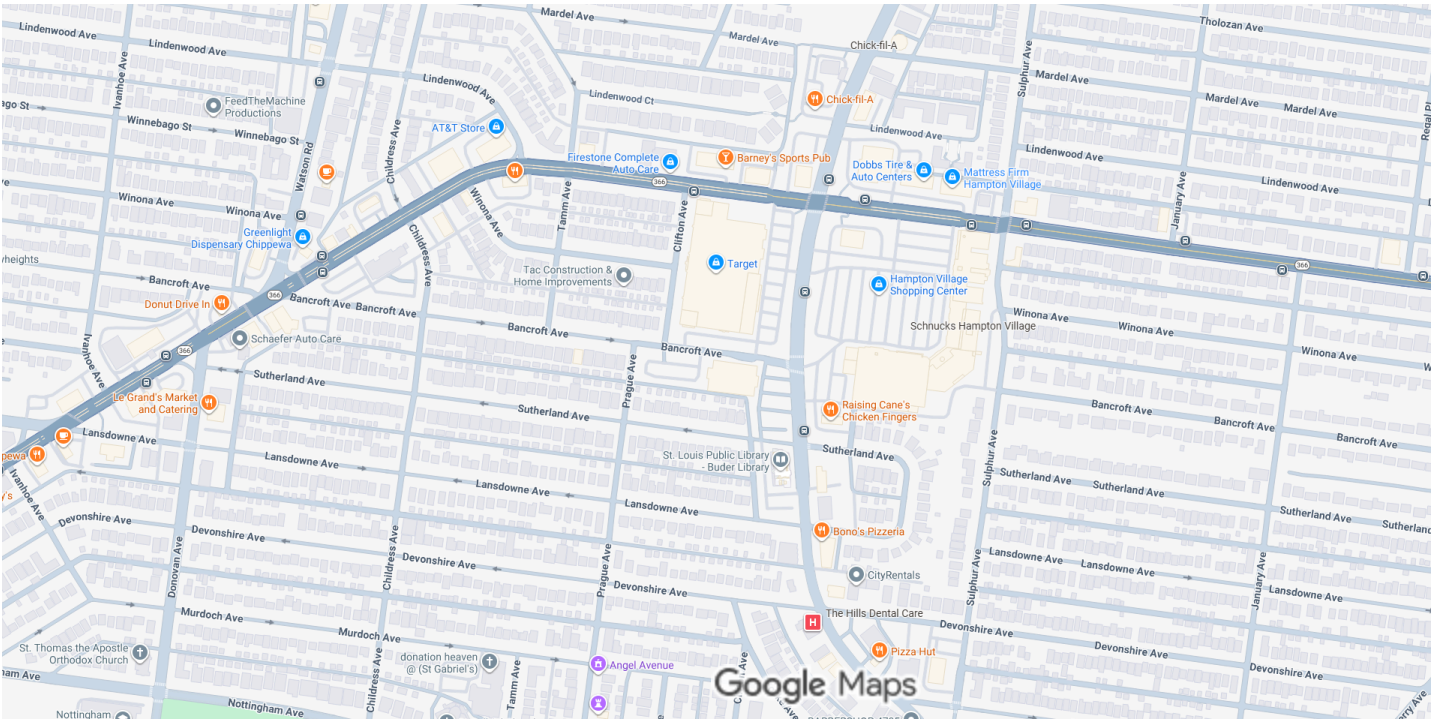
Board Bill Number 71
Map: 4400 Block of Itaska Street



Map data ©2025 Google 500 ft



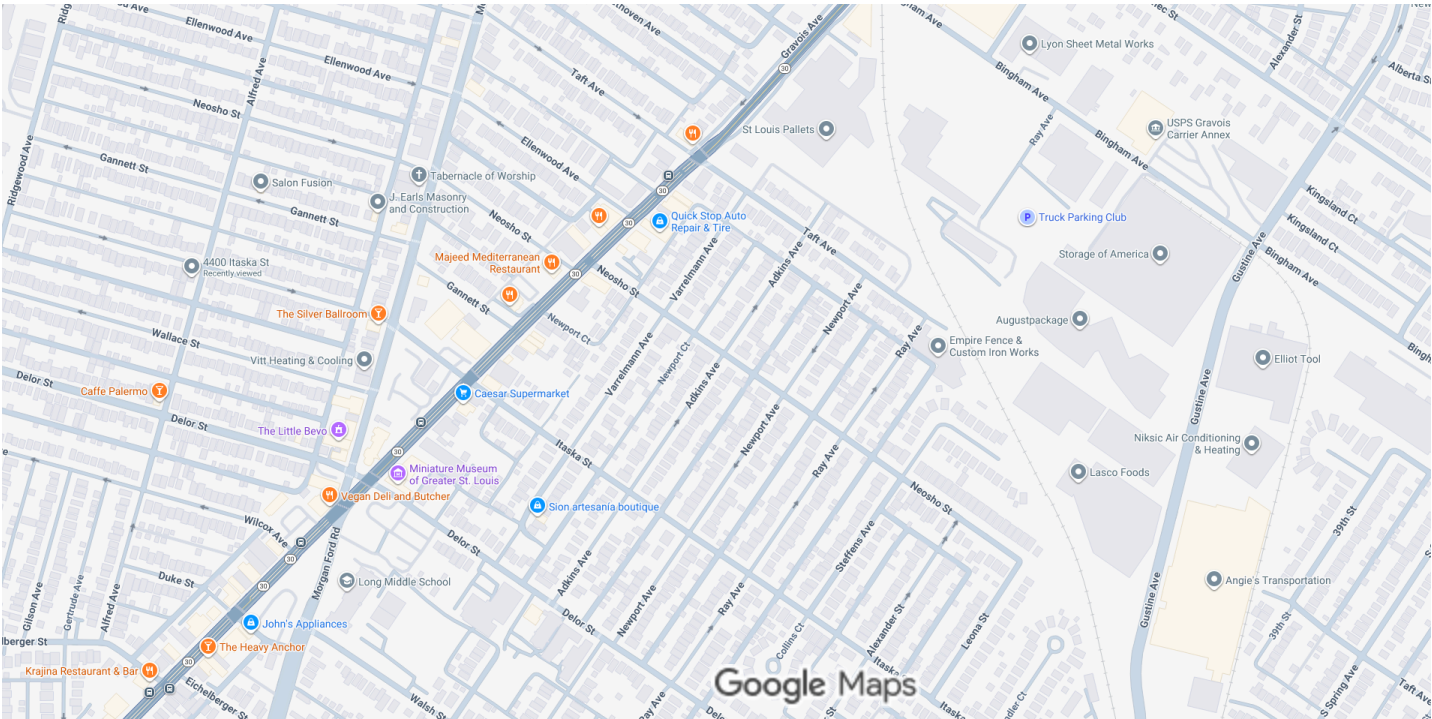
Board Bill Number 71
Map: Tamm & Winona Avenue



Map data ©2025 Google 200 ft



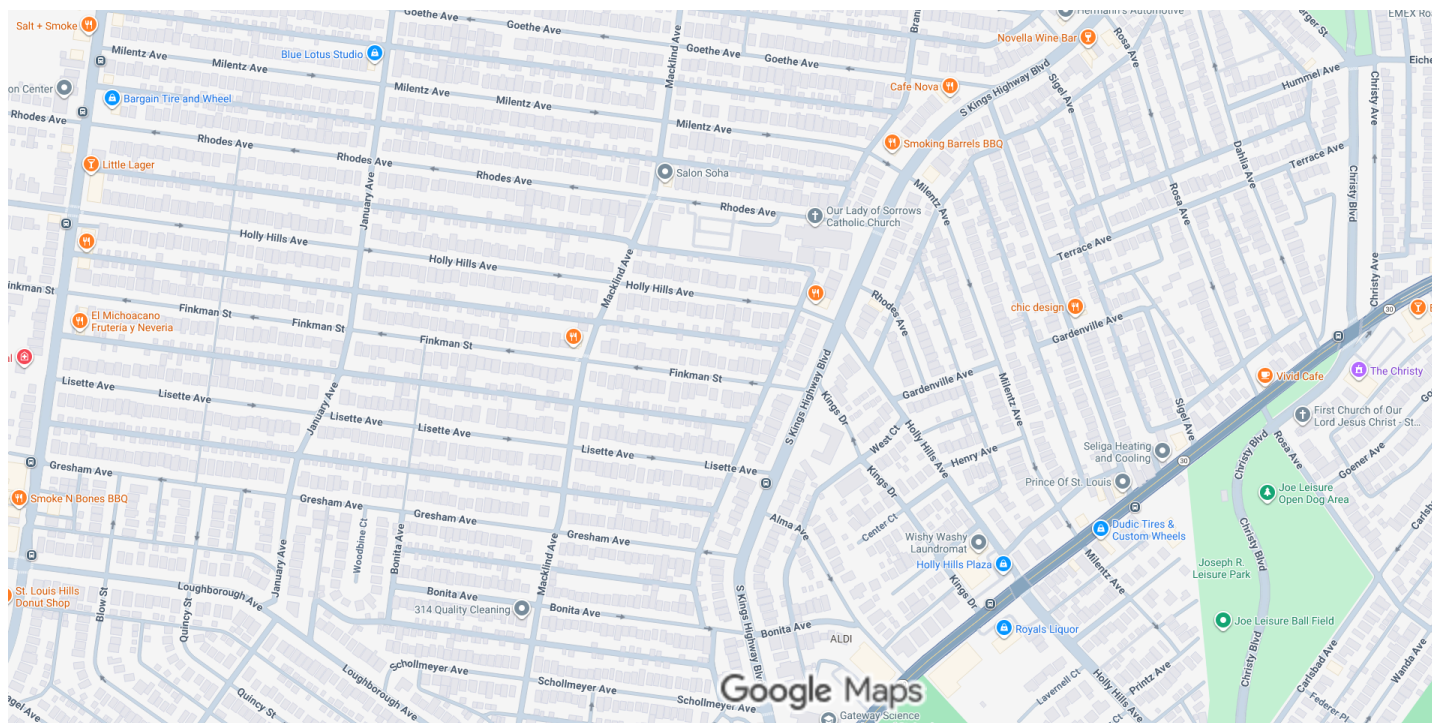
Board Bill Number 71
Map: 4200 Block of Neosho Street



Map data ©2025 Google 200 ft

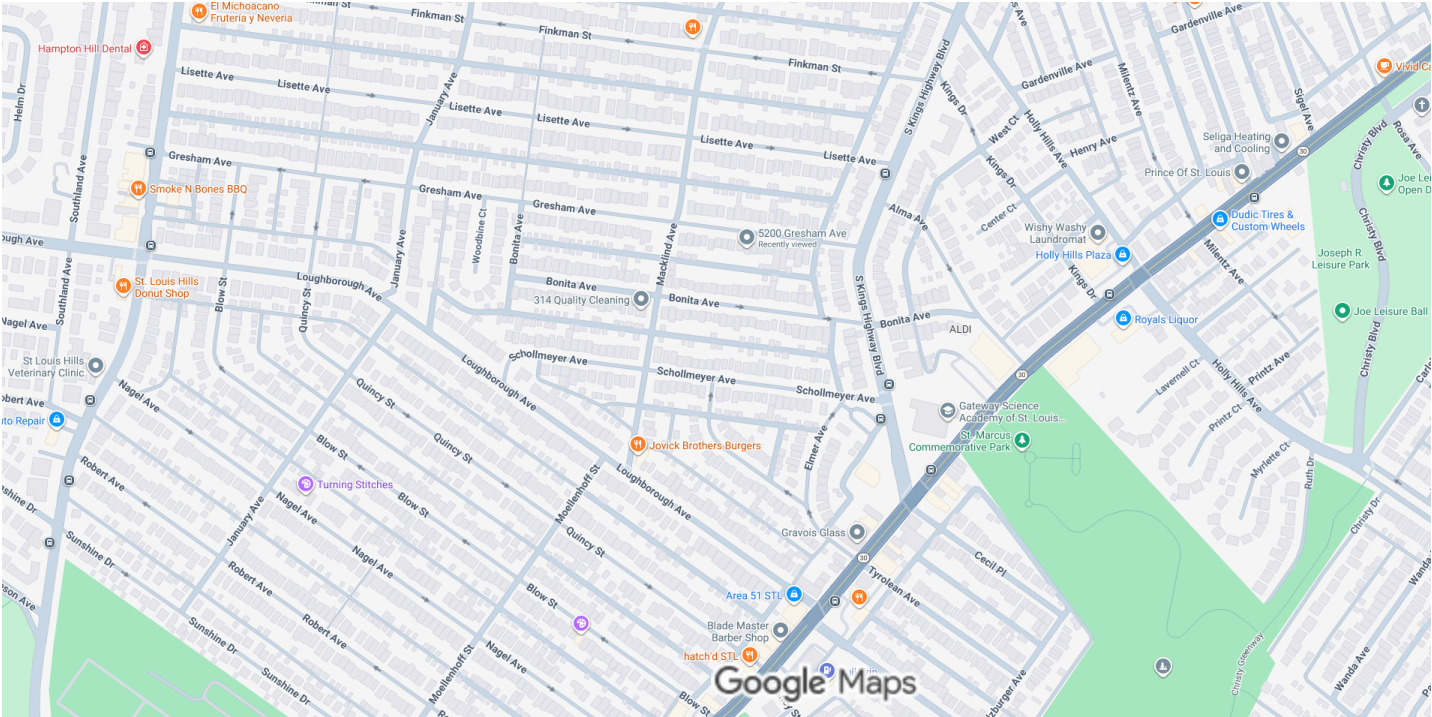


Board Bill Number 71
Map: Rhodes & Macklind Avenue

Map data ©2025 Google 200 ft 



Board Bill Number 71
Map: 5200 Block of Gresham Avenue



Map data ©2025 Google 200 ft

Summary
Board Bill Number 72
Introduced by Alderman Thomas Oldenburg
September 19, 2025

Pursuant to **Ordinance Number 68937** the proposed bill authorizes the honorary street name Brian McKenna Way, which shall begin at the intersection of Childress and Nottingham Street and runs East on Nottingham Street to the intersection of Nottingham and Tamm Street.

BOARD BILL NUMBER 72 INTRODUCED BY ALDERMAN THOMAS OLDENBURG

1 An Ordinance authorizing the honorary street name Brian McKenna Way pursuant to **Ordinance**
2 **Number 68937**, which shall begin at the intersection of Childress and Nottingham Street and run
3 East on Nottingham Street to the intersection of Tamm Ave and Nottingham Street.

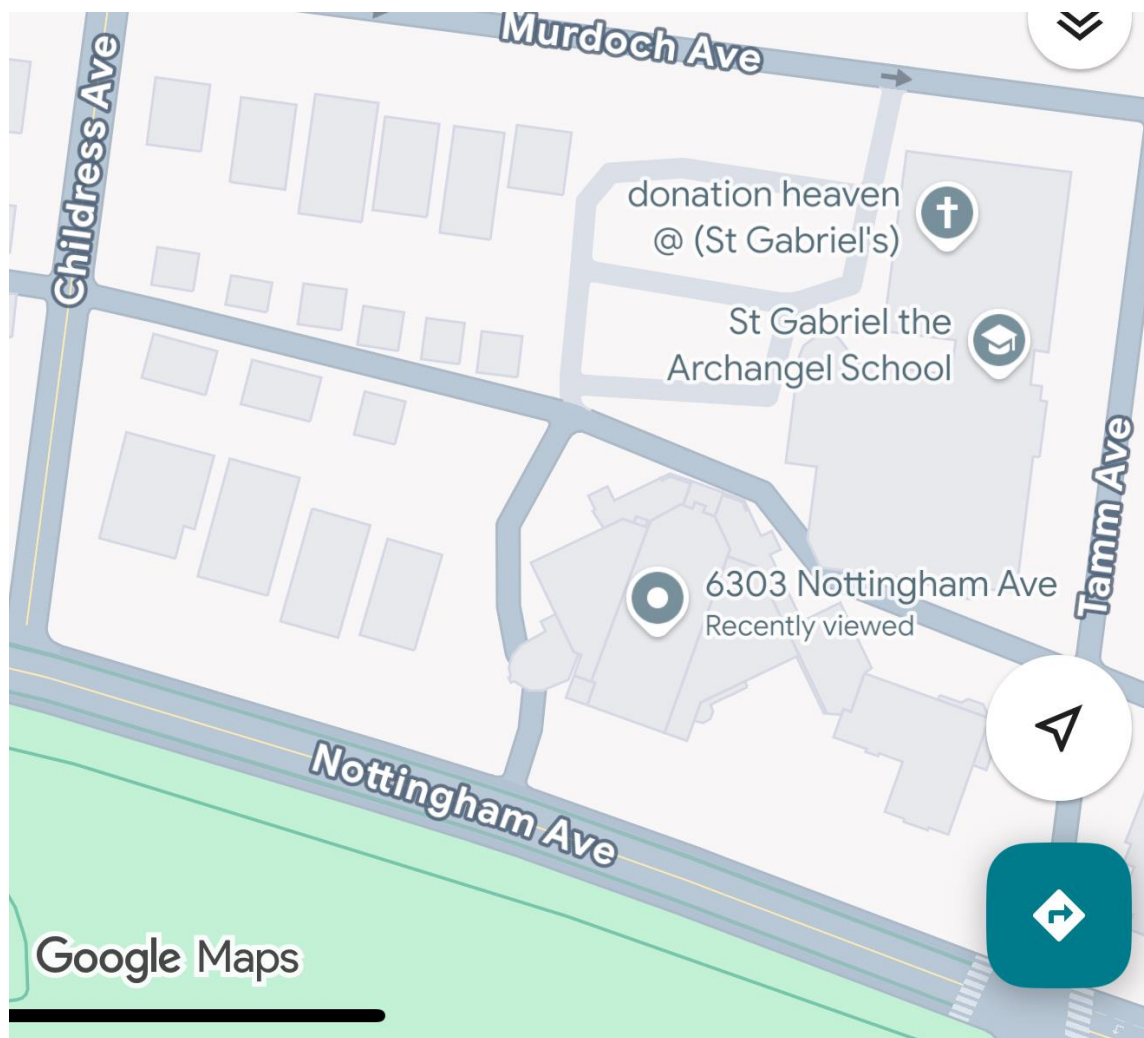
4 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

5 **SECTION ONE.** The honorary street name Brian McKenna Way shall begin at the intersection
6 of Childress Street Name and run East on Nottingham Street to the intersection of Tamm Street
7 and Nottingham Street.

8 **SECTION TWO.** Pursuant to **Ordinance Number 68937**, at least sixty percent of all registered
9 voters and / or persons owning a business on Nottingham Street between the intersections of
10 Childress Street and Tamm Street have signed a petition in support of this honorary street name.

11 **SECTION THREE.** Upon receipt of payment for manufacturing and installing the honorary
12 street signs, the Director of Streets shall install the honorary the street signs, “Brian McKenna
13 Way” at the intersections of Childress Street and Tamm Street.

Board Bill Number 72
Map: Brian Mckenna Way



Summary
Board Bill Number 39
Committee Substitute
Introduced by Alderman Rasheen Aldridge
June 13, 2025

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 200 South 4th St. Redevelopment Area. The proposed Bill also allows for use of eminent domain within the area for all properties.

**BOARD BILL NUMBER 39 COMMITTEE SUBSTITUTE INTRODUCED BY
ALDERMAN RASHEEN ALDRIDGE
COSPONSORS: PRESIDENT MEGAN GREEN**

1 An ordinance approving a Redevelopment Plan dated June 9, 2025 and Blighting Study ("Plan")
2 for the 200 South 4th St. Area ("Area") in the City of St. Louis ("City") after finding that the Area
3 is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended,
4 (the "Statute" being Sections 99.300 to 99.715 inclusive), and is blighted as defined in Section
5 353.020 RSMo.; and pledging cooperation of the Board of Aldermen.

6 **WHEREAS**, it has been found that, insanitary or unsafe conditions, deterioration of site
7 improvements, conditions which endanger life or property by fire or other causes, or any
8 combination of such factors, constitute an economic or social liability or a menace to the public
9 health, safety, morals or welfare in the Area in its present condition and use, said Area being more
10 fully described in **Attachment "A"**; and

11 **WHEREAS**, such conditions are beyond remedy and control solely by regulatory process
12 in the exercise of the police power and cannot be dealt with effectively by ordinary private
13 enterprise without the aids provided in the Statute; and

14 **WHEREAS**, there is a need for the Land Clearance for Redevelopment Authority of the
15 City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, to
16 undertake the development of the above described Area as a land clearance project ("Project")
17 under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

18 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
19 City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"),

1 titled "Blighting Study and Plan for the 200 South 4th St.," dated June 9, 2025 and, and **Exhibits**
2 **A-G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

3 **WHEREAS**, under the provisions of the Statute it is required that this Board take such
4 actions as may be required to approve the Plan; and

5 **WHEREAS**, it is desirable and in the public interest that a public body, the LCRA,
6 undertake and administer the Plan in the Area; and

7 **WHEREAS**, the LCRA and the Planning Commission have made and presented to this
8 Board the studies and statements required to be made and submitted by Section 99.430 and this
9 Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully
10 aware of the conditions in the Area; and

11 **WHEREAS**, the Plan has been presented and recommended by LCRA to this Board for
12 review and approval; and

13 **WHEREAS**, a general plan has been prepared and is recognized and used as a guide for
14 the general development of the City and the Planning Commission has advised this Board that the
15 Plan conforms to said general plan; and

16 **WHEREAS**, this Board has duly considered the reports, recommendations and
17 certifications of the LCRA and the Planning Commission; and

18 **WHEREAS**, the Plan does prescribe land use and street and traffic patterns which may
19 require, among other things, the vacation of public rights-of-way, the establishment of new street
20 and sidewalk patterns or other public actions; and

21 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
22 undertaking and carrying out of the Project, including those relating to prohibitions against

1 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,
2 age, sexual orientation, gender identity or expression, religion or disability; and

3 **WHEREAS**, in accordance with the requirements of Section 99.430 of the Statute, this
4 Board advertised that a public hearing would be held by this Board on the Plan, and said hearing
5 was held at the time and place designated in said advertising and all those who were interested in
6 being heard were given a reasonable opportunity to express their views; and

7 **WHEREAS**, it is necessary that this Board take appropriate official action respecting the
8 approval of the Plan.

9 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

10 **SECTION ONE.** There exists within the City a blighted area, as defined by Section 99.320 of the
11 Revised Statutes of Missouri, 2016, as amended (the "Statute" being Sections 99.300 to 99.715
12 inclusive, as amended) and is blighted as defined in Section 353.020 RSMo: and described in
13 **Attachment "A"**, attached hereto and incorporated herein, known as the 200 South 4th St. Area.

14 **SECTION TWO.** The redevelopment of the above described Area, as provided by the
15 Statute, is necessary and in the public interest, and is in the interest of the public health, safety,
16 morals and general welfare of the people of the City.

17 **SECTION THREE.** The Area qualifies as a redevelopment area in need of
18 redevelopment under the provision of the Statute and the Area is blighted as defined in Section
19 99.320 of the Statute and is blighted as defined in Section 353.020 RSMo.

20 **SECTION FOUR.** The Blighting Study and Plan for the Area, June 9, 2025 and, having
21 been duly reviewed and considered, is hereby approved and incorporated herein by reference, and

1 the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes
2 of this meeting.

3 **SECTION FIVE.** The Plan for the Area is feasible and conforms to the general plan for
4 the City.

5 **SECTION SIX.** The financial aid provided and to be provided for financial assistance
6 pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in
7 accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

8 **SECTION SEVEN.** The Plan for the Area will afford maximum opportunity, consistent
9 with the sound needs of the City as a whole, for the redevelopment of the Area by private
10 enterprise, and private developments to be sought pursuant to the requirements of the Statute.

11 **SECTION EIGHT.** The Plan for the Area provides that the LCRA may acquire any
12 property in the Area by the exercise of eminent domain.

13 **SECTION NINE.** The property within the Area is currently unoccupied and occupied.
14 All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section
15 Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in
16 accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

17 **SECTION TEN.** The Plan for the Area gives due consideration to the provision of
18 adequate public facilities.

19 **SECTION ELEVEN.** In order to implement and facilitate the effectuation of the Plan
20 hereby approved it is found and determined that certain official actions must be taken by this Board
21 and accordingly this Board hereby:

22 (a) Pledges its cooperation in helping to carry out the Plan;

1 (b) Requests the various officials, departments, boards and agencies of the City, which
2 have administrative responsibilities, likewise to cooperate to such end and to execute their
3 respective functions and powers in a manner consistent with the Plan; and

4 (c) Stands ready to consider and take appropriate action upon proposals and measures
5 designed to effectuate the Plan.

6 **SECTION TWELVE.** All parties participating as owners or purchasers of property in the
7 Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and
8 assigns that they shall not discriminate on the basis of race, color, familial status, national origin or
9 ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or
10 disability in the sale, lease, or rental of any property or improvements erected or to be erected in
11 the Area or any part thereof and those covenants shall run with the land, shall remain in effect
12 without limitation of time, shall be made part of every contract for sale, lease, or rental of property
13 to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United
14 States of America.

15 **SECTION THIRTEEN.** In all contracts with private and public parties for
16 redevelopment of any portion of the Area, all Redevelopers shall agree:

17 (a) To use the property in accordance with the provisions of the Plan, and be bound by
18 the conditions and procedures set forth therein and in this Ordinance;

19 (b) That in undertaking construction under the agreement with the LCRA and the Plan,
20 bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's")
21 will be solicited and fairly considered for contracts, subcontracts and purchase orders;

1 (c) To be bound by the conditions and procedures regarding the utilization of MBE's
2 and WBE's established by the City;

3 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may
4 be amended or supplemented, pertaining to minority-owned and women-owned business
5 participation, workforce development, and prevailing wage compliance, to the extent the
6 provisions of those ordinances apply to the Project

7 (e) To comply with the requirements of Ordinance 60275 of the City;

8 (f) To cooperate with those programs and methods supplied by the City with the
9 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
10 material supplier participation in the construction under this Agreement. The Redeveloper will
11 report semi-annually during the construction period the results of its endeavors under this
12 paragraph, to the Office of the Mayor and the President of this Board; and

13 (g) That the language of this Section Thirteen shall be included in its general
14 construction contract and other construction contracts let directly by Redeveloper.

15 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
16 profit organization owned, operated and controlled by minority group members who have at least
17 fifty-one (51) percent ownership. The minority group member(s) must have operational and
18 management control, interest in capital and earnings commensurate with their percentage of
19 ownership. The term Minority Group Member(s) shall mean persons legally residing in the United
20 States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native
21 Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines,
22 Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or

1 Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The
2 term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit
3 organization owned, operated and controlled by a woman or women who have at least fifty-one
4 (51) percent ownership. The woman or women must have operational and managerial control,
5 interest in capital and earnings commensurate with their percentage of ownership.

6 The term "Redeveloper" as used in this Section shall include its successors in interest and
7 assigns.

8 **SECTION FOURTEEN.** Any proposed modification which will substantially change the
9 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was
10 first approved. Modifications which will substantially change the Plan include, but are not
11 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,
12 or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule)
13 by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be
14 amended.

15 **SECTION FIFTEEN.** The sections of this Ordinance shall be severable. In the event that
16 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
17 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the
18 Ordinance are so essential and inseparably connected with and dependent upon the void section
19 that it cannot be presumed that this Board would have enacted the valid sections without the void
20 ones, or unless the court finds that the valid sections standing alone are incomplete and are
21 incapable of being executed in accordance with the legislative intent.

**200 South 4th St.
Redevelopment Area**

Legal Description:

200 South 4th St.
C.B. 6468 Fourth St
4.209 ACS
Civic Center Subdn
PT Tract 2
Parcel ID: 646800011

Starting at the intersection of the northern right-of-way line of Spruce Street and the eastern right-of-way line of S 4th Street and traveling north along said right-of-way line to a point at which the boundary line of parcel 64689011000 breaks eastward from the aforesaid right-of-way line, then following the boundary line of the aforesaid parcel entirely around the property bearing parcel identification number 6468901100 to the point of beginning.

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

200 SOUTH 4TH STREET REDEVELOPMENT AREA

**Project #2475
May 30, 2025**

**Land Clearance for Redevelopment
Authority of the City of St. Louis**

Mayor Cara Spencer

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR
200 SOUTH 4TH ST. REDEVELOPMENT AREA

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SECTION A – EXISTING CONDITIONS AND FINDINGS OF BLIGHT

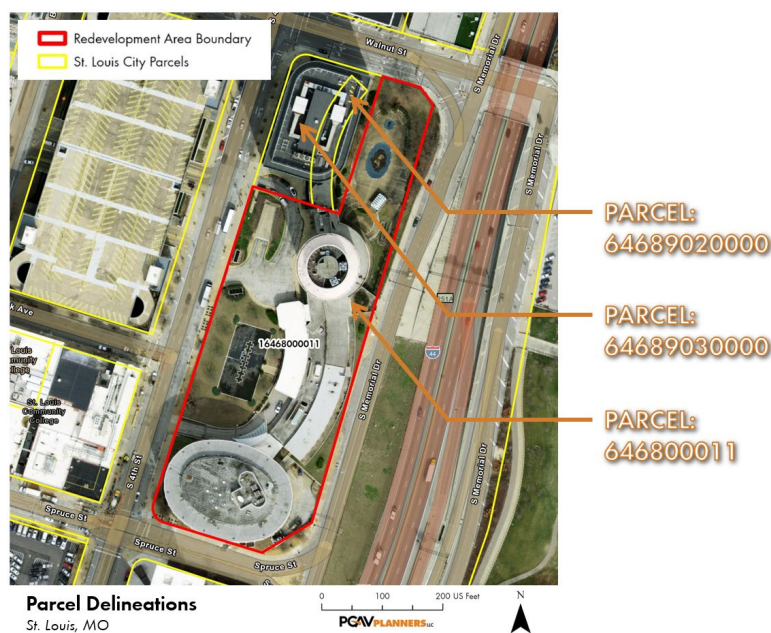
Delineation of Boundaries

The 200 South 4th St. Redevelopment Area (the “Area”) encompasses three connected commercial buildings (the “Buildings”) in the Downtown neighborhood of the City of St. Louis (the “City”) and is located on the north side of Spruce St. between South 3rd St. and South 4th St., and on the south side of Walnut St. between South 3rd St. and South 4th St.

The legal description of the 4.2-acre Area is attached and labeled Exhibit “A”. The boundaries of the Area are delineated on Exhibits “B”, “C” and “D” (“Project Area Plan”).

The Deloitte building at 100 South 4th Street is Parcel 64689030000 and is not included within the Area. A section of the Buildings constructed in 1968 (the majority of which is located within the boundaries of Parcel 646800011) is now located below 100 South 4th Street. This portion of the Buildings is included within Parcel 64689020000. Parcels 64689030000 and 64689020000 are currently owned by the same entity, which is a separate entity from the current owner of the Area. The building on Parcel 64689030000 is structurally independent from the Buildings on Parcel 64689020000. This Blighting Study and Redevelopment Plan does not address Parcel 64689020000. That being said, future redevelopment of the Area should contemplate, after coordination with the owner of Parcel 64689020000, the best path forward for the building on Parcel 64689020000.

Figure 1 – Parcel Delineations



General Condition of the Area

The Area comprises a portion of City Block 6468. The Area includes three connected buildings. The parcel-by-parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Qualifications Study".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 3.8% unemployment rate for the City for the month of June 2024. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

Throughout history, the Area has seen its fair share of conversions. From a small trading post in 1764, to the fourth-largest city in the United States in 1904, to present day, Downtown St. Louis and the riverfront have been at the center of it all. As the riverfront transformed throughout the mid-20th century, large-scale redevelopments were also proposed further into the Downtown. The 50s and 60s were not comfortable periods to look back in time with nostalgia. This relatively short moment in St. Louis's history was about putting away the messiness of the past and looking toward a brighter future. The Area was cleared in the early 1960s, and the suburban-style development, the Stouffer's Riverfront Inn, was opened in 1968. The following images show the historic context of the Area and its immediate surroundings. These images demonstrate an innovative, vibrant, and resilient St. Louis with pedestrian-oriented sidewalks and a human-scale to how the buildings relate to the street.

Figure 2

View of Fourth Street looking south from Market Street, 1866.
Source: Missouri Historical Society Photographic Archives, N36839



The following images show the skyline of St. Louis and how the riverfront has transformed over time. These images demonstrate the approximately 200 years of St. Louis's history where the skyline of St. Louis did not include the current development within the Area and the significantly shorter amount of time (60 years) the current development has existed.

Figure 3

Saint Louis, Missouri, 1848.

Source: Missouri Historical Society Photographic Archives, N33949

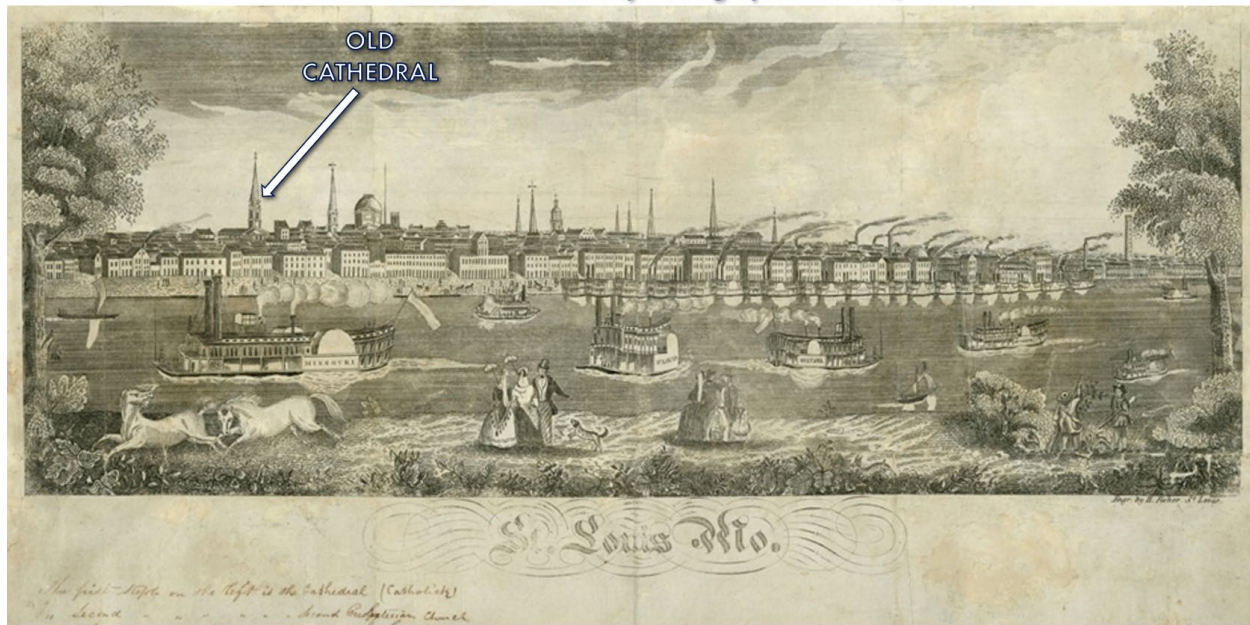


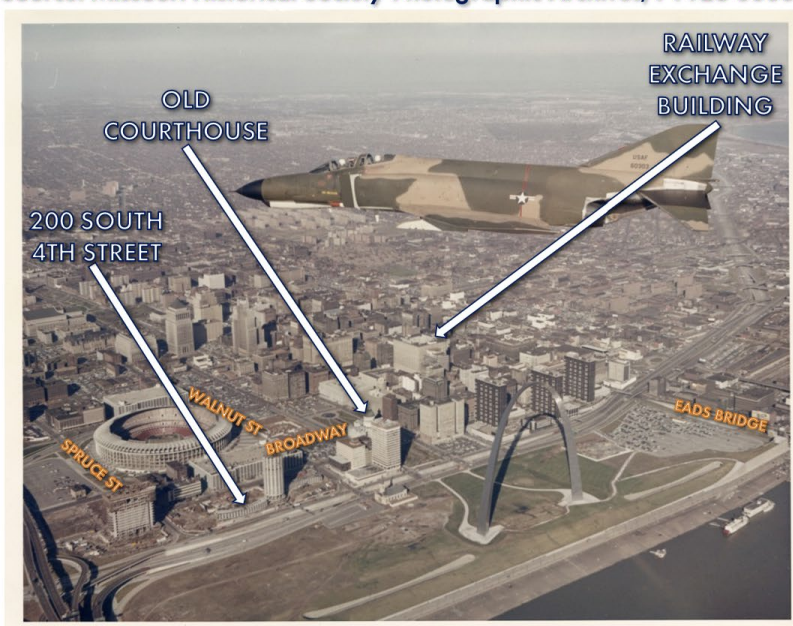
Figure 4

Aerial view of St. Louis Riverfront before clearance, 1932.
Source: Missouri Historical Society Photographic Archives, N22145



Figure 5

Aerial view of military airplane flying over downtown Saint Louis, 1969.
Source: Missouri Historical Society Photographic Archives, P1123-00007



Present Land Use of the Area

Existing improvements within the Area include three connected commercial buildings that previously housed a hotel and are currently vacant and disused.

The land uses within the Area, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

The Area is an incredibly prominent site in Downtown St. Louis. It can be seen from bridges when crossing the Mississippi River from Illinois to Missouri as well as from Downtown looking toward the river. The Area is located along 4th Street which is an important artery for automobiles entering and leaving Downtown, and it is located directly between two of the most visited destinations in St. Louis, the Arch and Busch Stadium.

Figure 6 – Aerial Looking Northwest



The Area includes key site characteristics which shall inform the future potential of this site whether the existing improvements are demolished or not. These characteristics are outlined based on prominence, location, size, and adjacencies of the site. The City and the Metro have a once-in-a-generation opportunity to re-envision what the Downtown community can feel like while continuing to strengthen our enduring connections with the riverfront. Building on the key site characteristics of the Area, we can work toward righting the suburban misconceptions of the past and restoring the urban fabric of Downtown. A fabric that, when coming together in partnership and as a Metro, absolutely has the potential to again be innovative, aspirational, and welcoming.

Figure 7 – Entry to Downtown from Northeast



Figure 8 – Entry to Downtown from Southeast



Figure 9 – Entry to Downtown from South



Figure 10 – Entry to Downtown from West

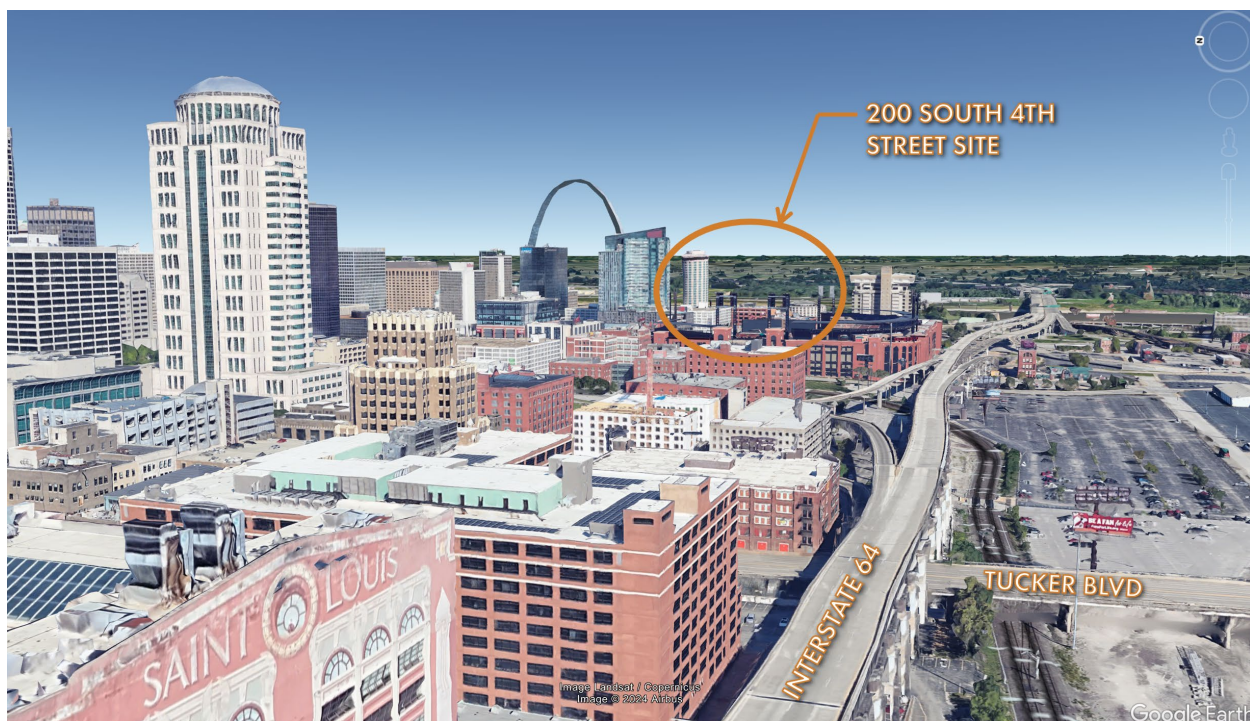


Figure 11 – Potential for a Strong Connection



Figure 12 – Potential for Complementary Uses to the Arch Grounds



Figure 13 – Scope Potential Connections to Gateway South



Figure 14 – Potential Clark Ave Connection



Figure 15 – View from Existing Building Roof to Arch (Source Krispy Adventures)



Figure 16 – View of Existing Building Top Floor to Arch (Source: Krispy Adventures)



Figure 17 – View from Existing Building to Ballpark (Source: Krispy Adventures)



Figure 18 – View from Ballpark to Arch – Lower Level



Figure 19 – View from Ballpark to Arch – Upper Level Behind Home Plate



Figure 20 – View from Ballpark to Arch – Upper Level Third Base

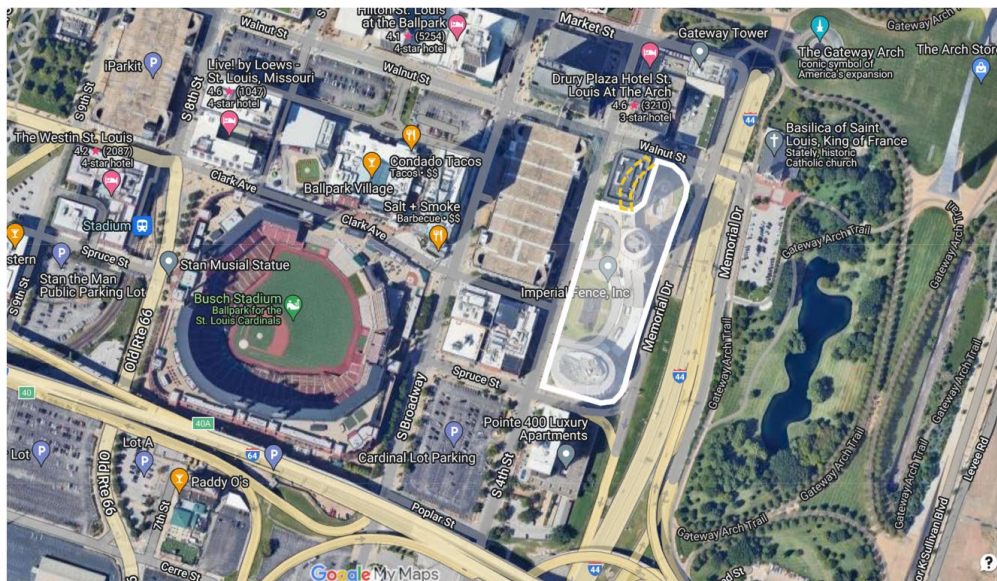


Present Land Use and Density of Surrounding Properties

The properties surrounding the Area are used primarily for commercial and residential purposes, as well as surface parking and structured parking. The Gateway Arch National Park is located to the east. The Old Cathedral is located to the northeast. Busch Stadium is located to the west.

The population density for the surrounding area; between Washington Avenue to the north, Interstate 64 to the south, Tucker Boulevard to the west, and Interstate 44 to the east; is approximately 14.3 persons per acre.

Figure 21 – Surrounding Properties



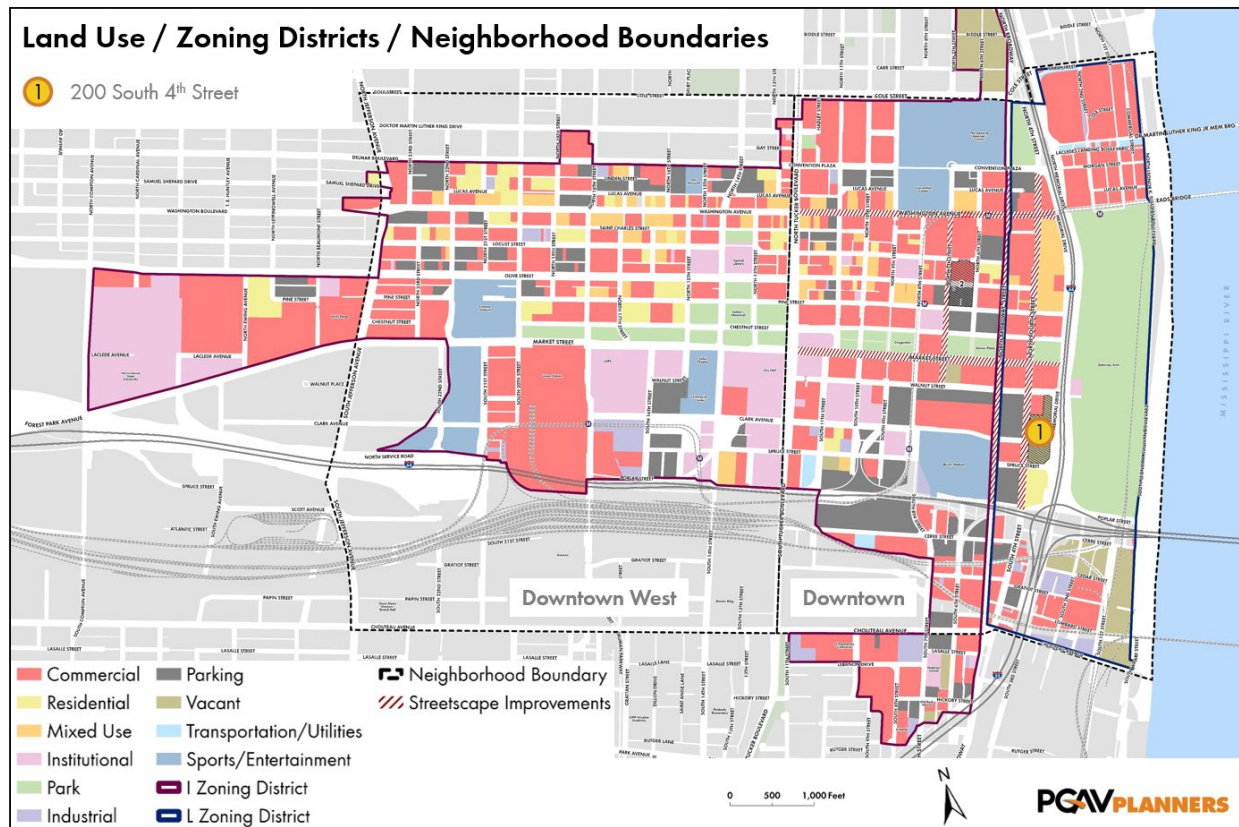
Current Zoning

The Area is currently zoned “L” Jefferson Memorial District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Qualifications Study and Redevelopment Plan (“Plan”) by reference. Figure 22 shows the applicable zoning designations for the Area and the surrounding neighborhood.

Current Local Historic Preservation Designation

The area is in a City of St. Louis Preservation Review District and subject to 24.40.120 of the City Code. This Redevelopment Plan, pursuant to that code provision, and as created by LCRA and adopted by the Planning Commission or approved by ordinance hereby instructs demolition approval to be allowed for any facilities or structures in the Redevelopment Area. Furthermore, compliance by the designated developer or developers with the Redevelopment Plan's “Urban Design Regulations” shall be sufficient and intended to mitigate any unusual circumstances.

Figure 22 – Zoning Designations



Finding of Blight

The property within the Area is unoccupied and the Area's condition and use are described in Exhibit "F". Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as "Blighted Areas" as defined within Section 99.805 of the Revised Statutes of Missouri ("Chapter 99" or "Land Clearance for Redevelopment Authority Law").

As evidenced in the Blighting Qualifications Study attached hereto, labeled Exhibit F and incorporated herein by this reference, the Area meets the definition of a "Blighted Area" set forth in Chapter 99 because of the predominance and combination of unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes present in the Area. The predominance of these conditions constitutes an economic liability, a social liability, and a menace to the public health, safety, or welfare in its present condition.

This analysis in Exhibit F is based upon on-site investigations of the Area conducted by PGAV Planners staff in February 2024 and by staff of the St. Louis Development Corporation in July 2024. Photographs illustrating representative blighting conditions were taken during the site visit and are displayed in Appendix A of Exhibit F. As of the date of this Plan, the conditions noted in the Blighting Qualifications

Study (Exhibit F) are currently present in the Area. The property within the Area is currently unoccupied, and the Area's present condition currently meets the definition of a "Blighted Area".

SECTION B – PROPOSED DEVELOPMENT AND REGULATIONS

Development Objectives

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate transformational redevelopment of the Area into productive mixed uses.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. This Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (Exhibit "G").

A number of Midwestern cities have attempted transformative revitalization over the past 25 years. Detroit, Michigan and Cincinnati, Ohio emerge as prominent examples. Both cities faced substantial challenges including disinvestment and declining visitation. In response, both cities embarked on transformative urban redevelopment initiatives with community leaders in each city crafting strategic plans aimed at boosting private investment, attracting visitors, increasing residential populations, and stimulating economic growth.

In both cities, substantial efforts were made to revitalize their downtowns, and both cities tackled the impacts of interstate highways on urban connectivity. In Detroit, the revitalization effort was driven by private sector initiatives and individual projects which sought public support and funding retroactively. Cincinnati utilized a coordinated public-private partnership model, a coalition of local businesses and developers in Cincinnati, which resulted in comprehensive strategic transformation. Successful examples of transformative revitalization should be referenced when analyzing the redevelopment potential of the Area.

Proposed Land Use of the Area

The proposed land use for the Area is mixed-use including only uses permitted in zones designated "L" Jefferson Memorial District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use the property within the Area for the above proposed uses after remediation and/or demolition of some or all of the existing improvements.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

Proposed Zoning

The proposed zoning for the Area is "L" Jefferson Memorial District. All land coverage and building intensities shall be governed thereby.

Relationship to Local Objectives

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2024) and the Design Downtown STL Neighborhood Plan (2020). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

Additionally, several key reports have outlined strategies to revitalize Downtown St. Louis over the past decade, focusing on boosting economic vitality, enhancing livability, and fostering inclusive growth. These plans offer diverse approaches but share a common goal of transforming Downtown into a more vibrant and dynamic area. Each report emphasizes the need for a shift from single-use spaces to multifunctional districts that integrate residential, commercial, and cultural elements to rejuvenate the area. Redevelopment of 200 South 4th Street is part of a much larger effort to reinvigorate Downtown St. Louis and the region.

The 2020 Vision: An Equitable Economic Development Framework for St. Louis targeted economic growth and equity by addressing employment, wage gaps, and poverty reduction. It emphasized expanding middle-wage job opportunities, supporting diverse workplaces, and revitalizing commercial corridors. The report encouraged focusing on industry clusters, aligning with broader strategies for Downtown's growth.

The 2020 Design Downtown STL Master Plan addressed opportunities and challenges faced by Downtown, Downtown's critical role as an economic anchor, and recommendations for specific vacant structures. The plan sought to ensure that Downtown St. Louis evolves into a vibrant, equitable, and thriving community by reinforcing recent investments, supporting local businesses, counteracting the narrative of downtown decline, creating a welcoming environment, improving the perception of safety, and reducing crime through increased activity and occupancy.

The 2022 Economic Justice Action Plan focused on economic empowerment, equitable development, and neighborhood transformation. It recommended prioritizing workforce development, supporting small businesses, and enhancing affordable housing to attract private investment. The plan also proposed stabilization of vacant buildings, further aligning with efforts to rejuvenate Downtown through strategic investment and increased commercial activity.

The 2024 ULI Advisory Services Panel Report recommended transforming the Gateway Mall into a Central Social District, focusing on culture, creativity, and diversity. It highlighted the Gateway Mall's potential to become a vibrant, people-centric hub through public and private initiatives. The plan suggests reimagining the Gateway Mall with strong amenities, creative activations, and strategic real estate acquisitions to boost the vibrancy of Downtown. A dedicated district manager and varied funding sources are proposed to oversee these efforts and ensure effective implementation. With its proximity

to the Gateway Mall, 200 South 4th Street should complement and not compete with the activation efforts at the Gateway Mall.

Overall, the redevelopment strategies across these reports converge on the need to integrate residential, commercial, and cultural uses to revitalize Downtown St. Louis. By focusing on mixed-use developments, supporting local entrepreneurs, and enhancing community amenities, these plans aim to transform Downtown into a thriving and inclusive urban core. The emphasis on strategic investments, safety improvements, and cultural investments reflects a unified vision for Downtown's future growth and vibrancy.

Proposed Employment for this Area

At least fifty (50) jobs are expected to be created in this Area as a result of the proposed redevelopment.

Circulation

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged. They are not required to remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by City ordinance.

Building and Site Regulations

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

The Redeveloper(s) shall provide an active street frontage that encourages pedestrian movement along South 4th St., Walnut Street, Memorial Drive and Spruce Street, and any additional public or private proposed streets. The Design Downtown STL Neighborhood Plan proposes form-based measures including regulation of curb cuts and urban setbacks.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement(s) (if any) ("Agreement"), and shall maintain at all times (predevelopment, construction, operations) all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

Urban Design

Urban Design Objectives

The property in the Area shall be redeveloped such that it is a catalyst for future Downtown development, reinforces the Downtown street grid and includes high rise structures that create an iconic skyline overlooking the Gateway Arch National Park and Busch Stadium. The Area shall include a variety of uses that are an attractive asset to the rest of Downtown. The innovative, aspirational, and world-class redevelopment should be attractive to both local residents and tourists throughout the daytime and evening and be both economically and environmentally sustainable.

The redevelopment should be as much a civic endeavor as it is a real estate investment. Private, public, and philanthropic funding sources should be explored to increase the feasibility of the redevelopment. The Redeveloper(s) should provide an active street frontage that encourages pedestrian movement along South 4th St., Walnut Street, Memorial Drive and Spruce Street, and any additional public or private proposed streets. Consideration should be given to reopening Clark Avenue, a major connector to Busch Stadium and Ballpark Village as well as the Enterprise Center and Union Station to the west, and Memorial Drive to the east. This reopening should be a mostly pedestrian street similar to the function of Clark Avenue between South Broadway and 8th Street.

The Design Downtown STL Neighborhood Plan proposes form-based measures including regulation of curb cuts and urban setbacks. Environmental hazards are required to be remediated to the standard required for the proposed use. Partnerships should be explored with federal -lands oriented entities such as the Arch Park Foundation, which may have an interest in activating this Area due to its proximity to the Gateway Arch National Park.

Urban Design Regulations

1) Rehabilitation

- a. If redevelopment of the Area includes the rehabilitation of any or all of the existing buildings, rehabilitation shall respect the original exterior of the structures in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design.

2) New Construction

- a. Orientation
 - i. Any building façade adjacent to a street should be built to the property line and reinforce the density of the urban block form created by the boundaries of the property.

- ii. Orientate buildings so balconies, windows, and rooftop terraces provide the majority of residents and users with visual connections to the River, Gateway Arch, and/or Busch Stadium.
 - iii. The street level of a building should be designed with active uses and architecture that engages the street/sidewalk in a contextually appropriate manner and integrates the building architecture and the landscape architecture.
 - iv. Buildings should be oriented to preserve and enhance the existing views of the River and Gateway Arch from the surrounding properties.
 - v. Buildings at the intersection of streets should have a strong corner presence.
 - vi. The buildings in the Area should operate from all directions as there is no rear façade on this site. Each façade shall provide an active street frontage.
- b. Massing
- i. The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity and appropriate urban density.
 - ii. All buildings should be designed to ensure a pedestrian-friendly quality. Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects.
 - iii. The mass of a building should not negatively impact existing views of the River or Gateway Arch from the surrounding properties. All buildings in the Area shall adhere to the “L” Jefferson Memorial District Zoning regulations, including the height limitations.
- c. Building Components
- i. The lower levels of street facing facades should generally incorporate a higher level of visual interest and richer architectural detailing. One way to achieve this is to locate active use areas on lower-level street side spaces within a building, which could be reflected in the exterior architecture of the corresponding facades.
 - ii. Roof forms should be used to integrate rooftop equipment, telecommunications equipment, and other devices so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the building architecture and be appropriately-scaled to serve as architectural features

and avoid the appearance of being “plopped” on top. The roofs of buildings in the Area may be visible from taller nearby buildings and from the Gateway Arch.

- iii. The Area should facilitate a strong connection to the southern grounds of Gateway Arch National Park with the intention of enabling passive activation of and passive recreation on the southern grounds of Gateway Arch National Park. This connection should provide a link between the southern park grounds and Busch Stadium through the Area.
 - iv. The buildings in the Area shall facilitate and encourage accessibility for visitors of all abilities.
 - v. An appropriate number of parking spaces shall be provided for the proposed use or uses. These parking spaces shall be considered from a district approach and are not required to be located within the Area. Consideration should be given to maintaining the underground connection between the Area and the Stadium East Garage across 4th Street or providing an equally safe option for pedestrians crossing 4th Street.
- d. Visual Interest
- i. Buildings should have an overall design composition with a secondary and tertiary composition within it. All sides should have complementary design composition and quality of materials that make a positive contribution to the built urban environment.
 - ii. Buildings in the Area should have an overall design composition which complements the Arch and does not compete with the Arch. It should be noted that buildings in the Area will be visible from the top of the Arch and potentially numerous other locations in and around Downtown.
 - iii. Buildings in the Area should have an overall design composition which complements and is completely distinct from Busch Stadium and Ballpark Village.
 - iv. The Buildings in the Area should have an overall design composition which redefines the City skyline with an iconic landmark that will function as a beacon for the region.
 - v. The Buildings in the Area should welcome the public both at grade as well as in an elevated position to experience views of the Arch and Busch Stadium.
- e. Building Materials
- i. Approval by be LCRA of all building materials and Permit Drawings shall be required prior to building permit approval.

- ii. A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex or overly bland.
 - iii. All sides of a structure should exhibit design continuity and be finished with high quality materials. Materials should be those typically found in urban settings.
 - iv. If there are material changes on the facade of a building, they should generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.
- f. Highly-Visible Corners
- i. Corner buildings should define the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
 - ii. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location.
- g. Lighting
- i. Exterior lighting to accentuate the building architecture and landscaping should not be excessive in either amount or intensity.
 - ii. Building entrances and entryways and other walkways should be lit sufficiently to create inviting and safe building access.
 - iii. Building-mounted fixtures should be compatible with the building facades.
 - iv. Exterior lighting is to be provided to create positive pedestrian oriented space along the building façade and throughout the Area at all times when natural lighting is not sufficient.

3) Landscaping and Sidewalk Maintenance

- a. The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets -preferably in tree lawns along the curb. Where perimeter street trees are used, site design should provide sufficiently sized tree wells (or suspended pavement), planting beds, and appropriate planting medium to provide for healthy tree growth to maturity. If necessary, sidewalks shall be notched to accommodate the trees.

- b. The design emphasis should be on creating an “urban” landscape, incorporating site amenities such as linear planting beds or seat walls, street furniture, public art, lighting, and landscape materials. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.
- c. The Area shall be well-landscaped at grade and at multiple elevations vertically along the building facades and/or on the roofs. The site design shall complement the quality vegetation present on the grounds of the Gateway Arch National Park.
- d. Context appropriate landscaping should be provided along all façades. Appropriate landscaping will depend on factors such as the setbacks, shape, size, and orientation of the building.
- e. Plant species should be selected based on their compatibility with an urban environment. Planting environments should be designed to provide plants the greatest potential to grow to maturity in a healthy state, such as use of planting beds, structural soils to promote root growth, and considering salt tolerance. Ease of maintenance should also be considered.
- f. Public art should be encouraged where it is an integral part of the design approach to these spaces.
- g. The Area shall integrate arts and culture that reflects the diversity of the local and regional community.
- h. Outdoor seating areas (including for cafes) and bicycle racks are encouraged provided they do not interfere with pedestrian flow and circulation along the sidewalks and building entries or amenities.
- i. Shading through vegetation, awnings, or other methods shall be encouraged to increase the comfort of pedestrians.
- j. All exterior surfaces and spaces shall be cleaned regularly so as to provide a positive, comfortable, and safe space for occupants of the Area.
- k. Canopy trees should be encouraged and planted to imply human-scale spaces and mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree wells or planting beds and appropriate planting medium to provide for healthy tree growth.

Parking Regulations

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Sign Regulations

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper(s).

Building, Conditional Use, and Sign Permits

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation of the LCRA.

Public Improvements

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper(s). The Area is currently connected to the steam loop. Any future development to the Area should maintain the use of the steam loop.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan and of the Design Downtown STL Neighborhood Plan. As part of a larger project to improve streetscapes throughout Downtown, 4th Street, Broadway, and Washington are all receiving significant overhauls in the next 24 months. Fourth Street will be improved from Chouteau to Convention Plaza, creating a two-way cycle track on the west side of the street, connecting to the bicycle improvements being installed on Chouteau at the south, and creating a north-south bicycle connection through Downtown St. Louis. The cycle track will be buffered by a concrete median, with additional bump-outs installed at intersections to create additional pedestrian amenities. Signal timing and new crosswalks will also be installed as part of the streetscape project. The project will begin construction in 2025.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

Strategic Principles

Redevelopment of this Area presents a once in a generation opportunity to create catalytic, community-centric transformation. To provide a guiding light for this transformation, whether demolition is proposed or not, strategic principles have been developed. These strategic principles provide the

intention of what these Sites need to accomplish for the community as opposed to suggesting specific uses and designs. These strategic principles are not about the specific architectural forms, materials, or styles shown in the images. They are instead about the feeling and the emotional response the image conveys as well as the type of space and interaction created.

Integration of Arts and Culture that Reflect the Diversity of our Community

Transformation becomes possible when the community it serves is the priority. St. Louis is a diverse City with a number of inspirational considerations. The Area should encompass redevelopment that prioritizes the integration of arts and culture which reflects the diversity of our community.

Figure 23 – Kinetic Sculpture Signifying Hope Reborn Every Day



Figure 24 – Larger than Life Reflection of the Community



Create Space that Attracts Locals and Tourists

When you create a space that is frequented by locals and tourists, you extend the times of the year that the space is activated as well as the times of the day. Everyone needs to take a break, get some food and fresh air, and plan the rest of their day. There are also many other activity-based and resource-based uses that have been successful at attracting both locals and tourists.

Figure 25 – Food and Fresh Air



Encourage Repeated Visits and Extended Length of Stay Downtown

Visiting the Missouri Botanical Gardens in the heart of winter may not seem like it would be the hottest ticket in town. Yet, with the right programming, engagement, and marketing the Missouri Botanical Gardens has found a way to embrace community, encourage repeat visits, and extend the lengths of stay.

Figure 26 – Garden Glow



Lively and Vibrant Throughout the Day and Evening

St. Louis is not known for perfect weather, but its residents do enjoy getting out of the house and congregating in environments that encourage manageable socialization. Rockwell Beer Garden is a solely outdoor space that has experienced success in attracting residents and visitors alike from all over the Metro at all hours of the day.

Figure 27 – Rockwell Beer Garden



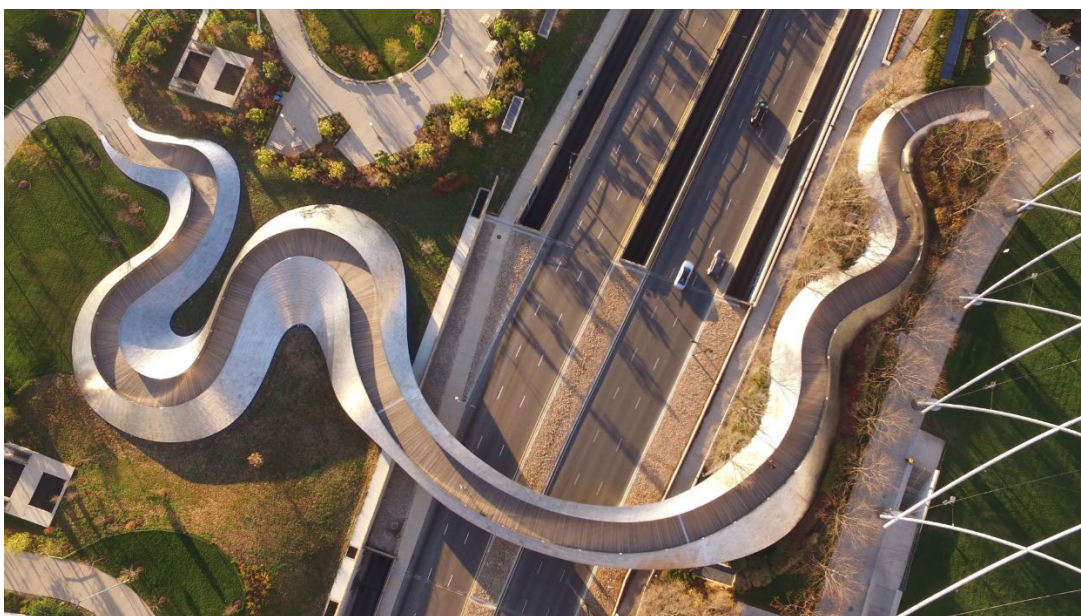
Accessible to Visitors of all Abilities

When spaces do not unnecessarily exclude certain visitors, they create welcoming environments for all. This attention to creating spaces that seamlessly integrate access for mobility, hearing, vision, sensory and/or other aspects of ability awareness, encourages and supports an increased willingness of patrons to frequent an inclusive, community-oriented space.

Figure 28 – Arrott Building Historic Accessible Entry



Figure 29 – Millennium Park Accessible Pedestrian Bridge



Economically and Environmentally Sustainable

The three pillars of sustainability are social, economic, and environmental. Sustainable development should be equally balanced with social accountability, long term profitability, and reduction of environmental impact. When analyzing potential development through this lens, a clearer picture of feasibility shines through.

Enduring Appeal and Adaptable Over Time

In order to succeed at long-term profitability, a development needs to have enduring appeal for the community over a long period of time while also providing necessary adaptability to combat inevitable change. Seattle's Pike Place Market has experienced success by attracting visitors and locals over and over again with long standing vendors as well as new ideas.

Figure 30 – Pike Place Market



Catalyst for Downtown, the City, and the St. Louis Metro

Development of the Area is integral to the success of Downtown and the Metro. The aspirational ideas for the Area must perform as catalyst toward a brighter future for St. Louis just as the Cincinnati riverfront park accomplished for its downtown.

Figure 31 - Cincinnati Riverfront Park



Variety of Uses & Mix of Public and Private Uses

Inviting the outside in (through both nature and community) blurs the lines of whether someone can feel welcome in a space. Providing areas that can be traversed by visitors, residents, and building occupants increases the vibrancy and functionality of a space.

Figure 32 – Indoor/Outdoor and Public/Private



Indirectly or Directly Assists with Alleviating the Local Housing Crisis

Whether development of this Area is able to directly alleviate the local housing crisis, or whether development of this Area will indirectly provide an opportunity for development on other sites to alleviate the local housing crisis, the current crisis at the time of development needs to be considered and mitigated as integrally as possible.

Consider the Potential of Additional Impact through Development of a District

The Area has the potential to spread its catalytic nature beyond its boundaries. Many portions of Downtown are prime for re-envisioning due to uses that are no longer viable, outdated approaches to infrastructure, and/or the need for a more modern approach to facilitating interaction between the community and Downtown. Whether it be connections to other nodes of Downtown, a reimagined district approach to providing parking solutions, or a branding opportunity, the Area must exist within its own site-specific context.

Remediate Environmental Hazards to Required Standard for Proposed Use

Environmental standards for remediation are different depending on the proposed use of a redevelopment. In order for the Area to be a fully-functioning community asset, it must perform at its best. The environmental hazards that are potentially present in the Area, due to its previous use and/or the length of time that has passed since its initial construction, will need to be remediated in order to create spaces that are safe for all to enjoy. This remediation can be costly and may require public funding to achieve.

Pedestrian Oriented Environment (Welcoming, Comfortable, Safe)

The Area should prioritize multimodal access and connections. For pedestrians specifically, Downtown has a long way to go in prioritizing pedestrians over automobiles. While a number of streetscape improvements are underway, future development needs to account for these considerations as well. Opportunities for pedestrians to traverse protected pathways with interesting views is an important consideration when looking to provide a wide array of options to activate the Area. Additionally, providing well-lit pathways at all hours of the day increases the safety of the pedestrians and prioritizes their presence.

Figure 33 – Protected Pedestrian Pathways



Figure 34 – Well-Lit Pedestrian Paths



Streetscape Improvements to Facilitate Temporary Street Closures and Pedestrian Activation

Temporary bollards, signs, and paving patterns can go a long way in temporarily creating additional space for pedestrians. Whether it be a marathon, or a street fair, or a pop-up farmer's market, prioritizing community interaction in the Area during times when the streets are not otherwise activated by automobiles, will go a long way in facilitating successful redevelopment. The City should work with developers and property owners of the Area and the surrounding properties in order to facilitate this prioritization.

Figure 35 – Temporary Street Closure



Provide Density in Multiple Masses with Varying Building Heights, Footprints, and Facades

New construction and/or additions are able to provide density while respecting the urban fabric when the proportions of the different masses and the setbacks relate to the surrounding context. Human-scaled building height near the walkways, vegetation, sturdy materials at the base, and transparency through to the interior all contribute to the approachability of a development.

Figure 36 – Variety within a Consistent Realm



Complements the Arch and does not Compete with the Arch

The Gateway Arch is an important icon in St. Louis and for the entire country. It is an integral part of our past and an important monument to prioritize as we envision our future. Any development in Downtown should respect its relationship with the Arch. The following image is an example of multiple iconic structures complementing each other and contributing to the vibrancy of the environment. This image is not meant to explicitly suggest the aspirational installments would need to be over water in order to satisfy this strategic principle.

Reintegrate into Downtown Urban Fabric

The historic Downtown urban fabric included bustling sidewalks and defined, consistent blocks. Breaking up the mega-block that is currently the Area and redefining the built environment with a vibrant transition at the sidewalk would improve the relationship of the Area with its surroundings.

Redefine the City Skyline with a Landmark that Complements the Iconic Arch

Whether you love it or hate it, the new tower on Kingshighway at Forest Park redefined the City skyline. You can see the building from a number of locations around the Metro. It is an aspirational design that is rooted in the human experience, and it is a widely recognized symbol. Something could be achieved in the Area whether demolition is proposed or not.

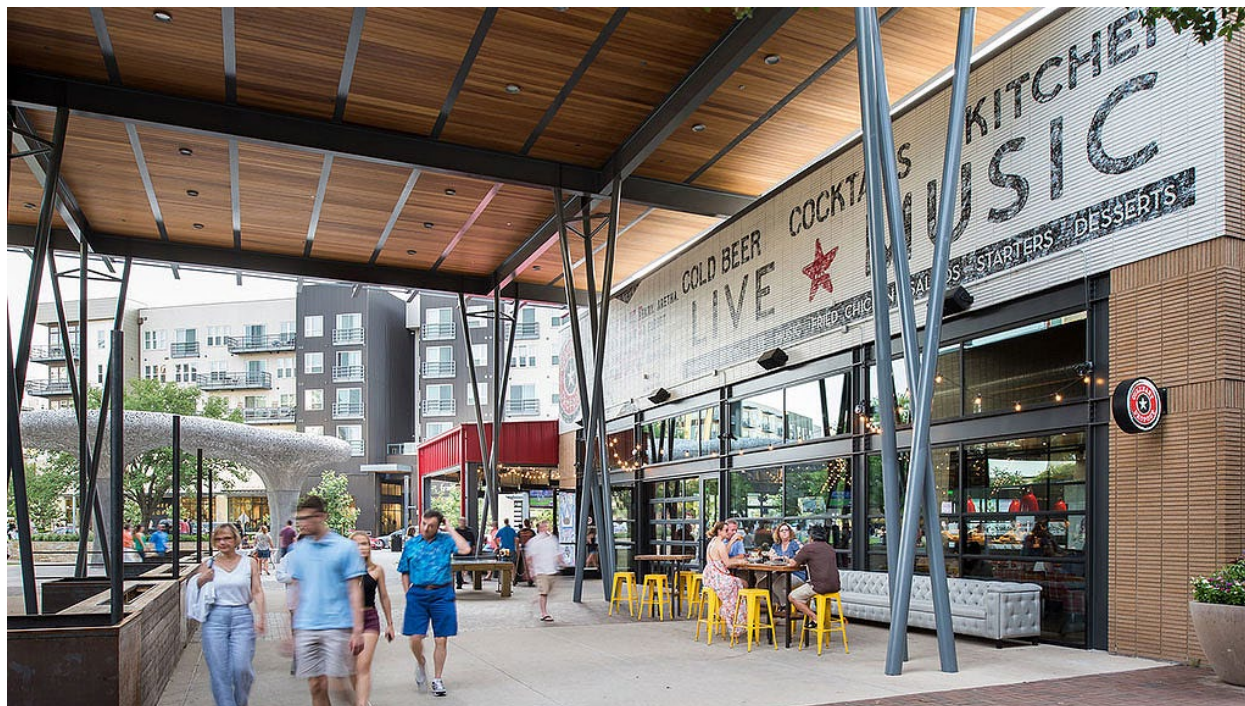
Figure 37



Operate on Numerous Levels, both Physically in Elevation and in its Purpose

This Area will need to attract multiple types of users. The site could also potentially be accessed from multiple elevations. As a potential thoroughfare and meeting place, as well as a potential home and destination, this site may need to succeed at many different functions simultaneously. Providing multiple elevations of interaction, blurring the lines between inside and outside spaces, and blurring the lines between public and private spaces will allow for a more dynamic and vibrant development.

Figure 38 – Over and Under / Inside and Outside / Public and Private



Operate from All Directions

The redevelopment of the Area could result in its potentially being accessed from all directions. A development that considers the historic nature as well as the modern potential while also keeping in mind the need for multiple front doors will succeed at creating an inviting environment for both St. Louisan's and visitors. It is possible for iconic design to blend with historic context.

Figure 39 – Historic and Modern Public Thoroughfare



Provide Public Spaces with Spectacular Elevated Views

The Area has two of the most sought-after views in St. Louis, the Gateway Arch and Busch Stadium. Inviting locals and visitors to an elevated position to experience these beautiful views and appreciate all that St. Louis has to offer could provide not only a source of revenue but also a sense of excitement.

Figure 40 – Offering a New Take on the Observation Deck



Prioritize Job Creation

The development within the Area will need to prioritize job creation. The economic stability of the Area and its contributions to the Metro are important to the long-term success of the property. Detailed analysis should be performed in order to understand the potential for new jobs as well as relocated jobs and whether these jobs are full-time or part-time. Attention to this consideration could assist with securing funding sources that have a priority of job creation.

Partner with, Complement, and Generate Demand for Southern Grounds of the Gateway Arch National Park

The Arch grounds are a spectacular amenity to Downtown St. Louis. Building vibrancy in the Area, with its close proximity to the Arch grounds, could have a positive impact on the vibrancy of the southern portion of the Arch grounds. The redevelopment of the Area should complement the environment created but the Arch grounds, and partnerships could be grown to help facilitate dual activations. A space that blurs indoors and outdoors and provides masses and voids that pull you in and through to the other side could be a positive approach to partnership.

Figure 41 – Masses and Voids



Draw the Vegetation of the Arch Grounds onto the Site

The Area is located basically next to the Arch grounds. A development that builds on, but is not trying to replicate, the lush nature of the Arch grounds will provide for a pleasant environment that will attract both locals and tourists. Bringing this vegetation indoors and/or vertically along the façade could soften certain aspects of the development and improve the surrounding air quality.

Figure 42 – Signature Public Space with Natural Lighting and Interior Vegetation



Figure 43 – Interior Space that Feels Exterior



Figure 44 – Vegetation Throughout the Façade



Reknit the Connections / Ballpark and the Arch Grounds / Laclede's Landing and Gateway South

As part of a larger project to improve streetscapes throughout Downtown, 4th Street, Broadway, and Washington are all receiving significant pedestrian- and cyclist-oriented overhauls in the next 24 months. The Area being located along 4th Street gives it a prime opportunity to take advantage of and build on the pedestrian and cyclist improvements for an increased sense of community and activation. With a stronger connection between the site and the Park, the potential exists for a multimodal loop through the Park, across Clark into Ballpark Village, up 7th to Washington Ave, and then back to the Park. The consideration of a secondary loop into the recent improvements on Laclede's Landing is another potential enhancement. Additionally, with the Area being located along 4th Street between the Arch and Gateway South, it is a site with great potential for providing positive connections north to south as well as east to west.

Figure 45 - Potential Additional Streetscape / Pathway Improvements

Figure 46 – Connections Through Site to Destination – Source: Tom Klein



Figure 47 – Pedestrian-Only Connections Through Site with View



Figure 48 – Organic Connector with Multiple Entry Points



Figure 49 – Connector / Destination / Activation



Cultural Attraction / Entertainment District / Distinct from Ballpark Village

A distinctive architectural design that will entice locals and tourists to visit the Area would be a positive improvement. Oftentimes these types of structures are cultural attractions and/or entertainment districts. While this space should be distinct from Ballpark Village, approaching the development of the Area with a destination mentality along with its supporting spaces would allow for activation of the site throughout the day and evening.

Figure 50 – Cultural Attraction / Iconic Building



Development that is Innovative, Iconic, Distinctive, Aspirational, and Dynamic

Development of the Area needs to be aspirational and dynamic. Providing active and passive uses for multiple types of users and creating a space that entices visitors to come explore St. Louis will be integral. Inviting the public into the site and finding an appropriate complement to the historic assets throughout the City will ensure the development is embraced and frequently visited by the general public in addition to the building users. Considering the bright future ahead for St. Louis while respecting the City's distinct past, an innovative development should be proposed for the Area. This development, whether demolition is proposed or not, should be iconic and redefine the City skyline.

Figure 51 – Inviting the Public while Balancing Contemporary Design in a Historic Context



Figure 52 – Iconic Building with a Vision for Growth from Historic Urban Fabric at Street Level



SECTION C – PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan may take place across multiple phases. The first phase is expected to be initiated within approximately two (2) years of the effective date of the approval of this plan by City ordinance and completed within approximately seven (7) years of the effective date of the approval of this plan by City ordinance.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

SECTION D – EXECUTION OF PROJECT

Administration and Financing

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

Property Acquisition

The Project Area Plan-Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain. Improvements on parcels located in the Area may be demolished.

Property Disposition

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

Relocation Assistance

The property within the Area is currently unoccupied. If it becomes occupied, all eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION E – COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the Project to be carried out in a timely manner and in accordance with this Plan.

SECTION F – TAX ABATEMENT

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District,

Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the tax abatement available pursuant to Sections 99.700 – 99.715, RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the City Code, as amended. The terms of the tax abatement available to the applicable real property or portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the Redeveloper(s). The Redevelopment Agreement shall provide that tax abatement shall begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof, and continue no longer than twenty (20) years thereafter (the “Chapter 353 Tax Abatement Period”), provided, however, that:

- PILOTs will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section 353.110, RSMo) equals at least:
 - For years one through twenty of the Chapter 353 Tax Abatement period, at least:
 - One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-current tax levy rates and the assessed value of the land and improvements included in the applicable real property or portion thereof in the year prior to the urban redevelopment corporation’s acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the “Base Tax Value”); plus
 - At least ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if there were no tax abatement and Base Tax Value.
 - Pursuant to Section 71.801, RSMo., all calculations of PILOTs and abated taxes shall exclude any ad valorem real property tax imposed by a Special Business District.

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said twenty (20) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond twenty (20) years after any urban redevelopment corporation shall have acquired title to the property.

SECTION G – COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

Land Use

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the lease, sale or occupancy of the Area.

Construction and Operations

A Redeveloper(s) shall not discriminate on the basis of race, color, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the construction and operation of any Project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the Project, including enforcement, contracting, operating and purchasing.

Laws and Regulations

Redeveloper(s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination, affirmative action, workforce development, and prevailing wage compliance, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

Enforcement

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

SECTION H – MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified by LCRA (e.g. urban design regulations, development schedule) in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

SECTION I – DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G (4) of this Plan.

SECTION J – EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

SECTION K – SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.



**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR THE
200 SOUTH 4TH STREET REDEVELOPMENT AREA (ST. LOUIS, MISSOURI)**

MAY 30, 2025

EXHIBITS

EXHIBIT A – LEGAL DESCRIPTION**200 South 4th St.
Redevelopment Area****Legal Description:**

200 South 4th St.
C.B. 6468 Fourth St
4.209 ACS
Civic Center Subdn
PT Tract 2
Parcel ID: 646800011

Starting at the intersection of the northern right-of-way line of Spruce Street and the eastern right-of-way line of S 4th Street and traveling north along said right-of-way line to a point at which the boundary line of parcel 64689011000 breaks eastward from the aforesaid right-of-way line, then following the boundary line of the aforesaid parcel entirely around the property bearing parcel identification number 6468901100 to the point of beginning.

EXHIBIT B – PROJECT AREA PLAN



EXHIBIT C – PROPOSED LAND USE



EXHIBIT D – ACQUISITION MAP



EXHIBIT E – EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

Form: 05/01/20

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Ordinance Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by “anchor tenants”) with the provisions of St. Louis City Ordinance No. 60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis. his Report provides a strategic vision for the redevelopment of (1) 200 South these Sites are all located in the Downtown, which for the purposes of this report encompasses the

EXHIBIT F – BLIGHTING QUALIFICATIONS STUDYfor the 200 South 4th St Redevelopment Area

Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as “Blighted Areas” as defined within Section 99.805 of the Revised Statutes of Missouri (“Chapter 99” or “Land Clearance for Redevelopment Authority Law”).

As evidenced in the Blighting Qualifications Study within this Exhibit F, the Area meets the definition of a “Blighted Area” set forth in Chapter 99 because of the predominance and combination of unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes present in the Area. The predominance of these conditions constitutes an economic liability, a social liability, and a menace to the public health, safety, or welfare in its present condition.

Subject Area is: ☐ Vacant Land☐ Occupied Mixed-Use☐ Occupied Commercial☐ Unoccupied Residential☒ Unoccupied Commercial**Subject Area is:** ☒ Secured☐ Unsecured

200 S 4th Street Redevelopment Area

Chapter 99 Qualifications Study

May 30, 2025



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

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SECTION 1 – INTRODUCTION

AREA DESCRIPTION AND BACKGROUND

The 200 S 4th Street Redevelopment Area (hereinafter referred to as the “Area”) comprises approximately 4.2 acres of land within the Downtown neighborhood of the City of Saint Louis, Missouri (the “City”). The Area includes the vacant property most recently known as the Millennium Hotel St. Louis (the “Hotel”).

The boundaries of the Area are shown on the **Redevelopment Area Boundary** map on the following page. The legal description of the Area is as follows:

*“200 South 4th St.
C.B. 6468 Fourth St
4.209 ACS
Civic Center Subdn
PT Tract 2
Parcel ID: 646800011*

Starting at the intersection of the northern right-of-way line of Spruce Street and the eastern right-of-way line of S 4th Street and traveling north along said right-of-way line to a point at which the boundary line of parcel 64689011000 breaks eastward from the aforesaid right-of-way line, then following the boundary line of the aforesaid parcel entirely around the property bearing parcel identification number 6468901100 to the point of beginning.”

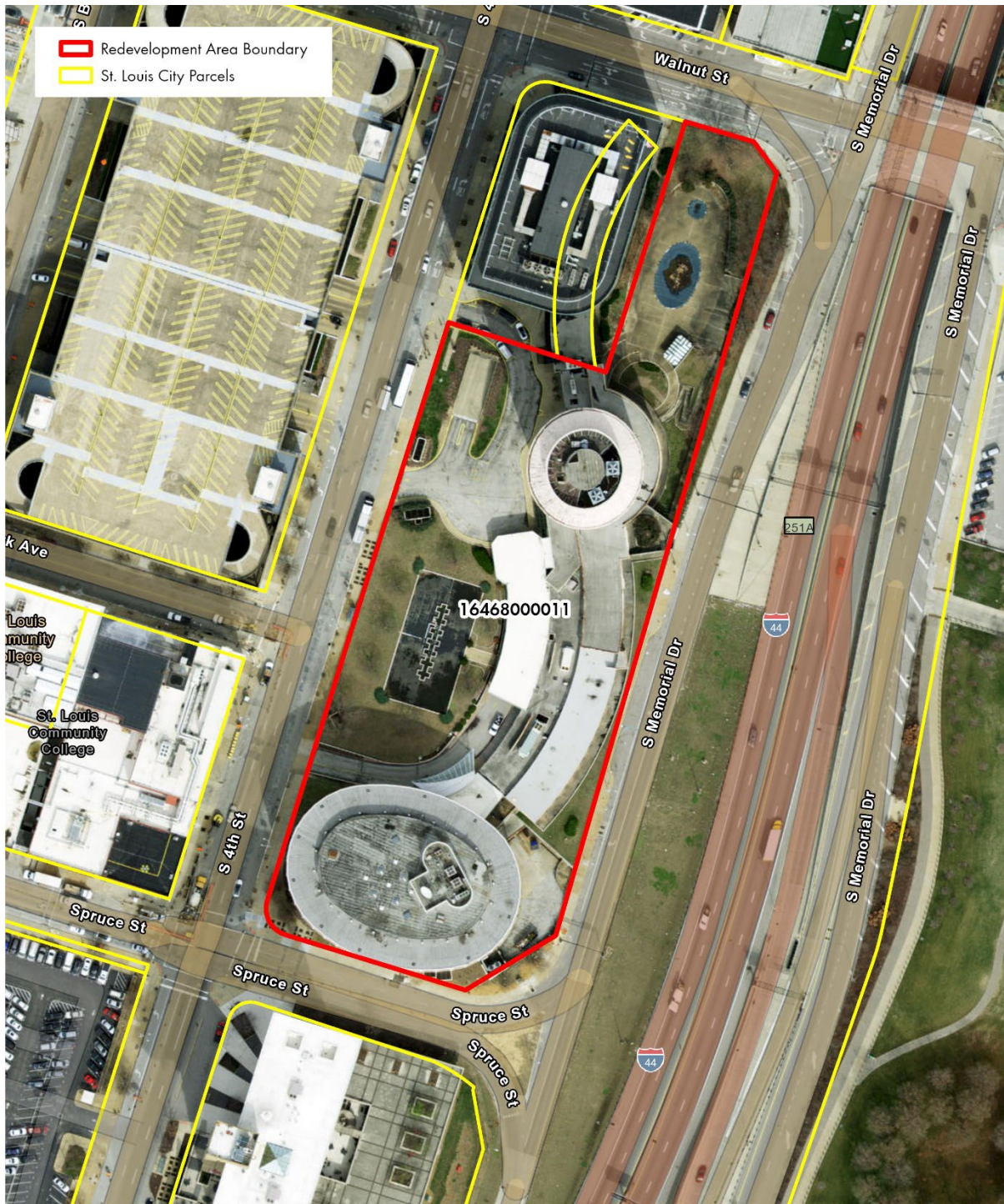
GENERAL HISTORY OF THE AREA

Originally known as Stouffer’s Riverfront Inn, the Millennium Hotel St. Louis is a currently vacant hotel complex that features two towers joined by a low-rise building equipped with restaurant facilities and meeting rooms. Millennium Hotel Tower I is 28 stories tall, sits at the north end of the Area and was constructed in 1968. Millennium Hotel Tower II is 11 stories tall, sits at the south end of the Area and was constructed in 1974. The Hotel also once featured a revolving restaurant on the 28th floor of Millennium Hotel Tower I. The Hotel has been closed since January 2014.

Since its closure, its 780 hotel rooms remain dormant; not generating any activity in this part of the Downtown St. Louis neighborhood and failing to generate any tax revenue for the City.

Since the Hotel became vacant, its future has been the subject of speculation, and its grounds have been attracted trespassers. In recent years, individuals have unlawfully entered the building, photographed the interiors, and posted the images online.

**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**



Redevelopment Area Boundary
St. Louis MO

0 100 200 US Feet
PCAV PLANNERS LLC



SECTION 2 - BASIS FOR DESIGNATION AS A BLIGHTED AREA

STATUTORY DEFINITION OF BLIGHTED AREA

Missouri law allows cities and counties to identify and designate redevelopment areas that qualify as “Blighted Areas” as defined within Section 99.805 of the Revised Statutes of Missouri (“Chapter 99”). Chapter 99 defines “Blighted Area” as follows:

“Blighted Area”, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use; (Section 99.805(1), RSMo.)

ANALYSIS OF BLIGHTED AREA FACTORS

This section documents the conditions found to be present in the Area and contains the analysis of how such conditions cause the Area to be a “Blighted Area” pursuant to Chapter 99.

This analysis is based upon on-site investigations of the Area conducted by PGAV Planners staff in February 2024 and by staff of the St. Louis Development Corporation in July 2024. Photographs illustrating representative blighting conditions were taken during the site visit and are displayed in **Appendix A – Existing Conditions Photos**. This report will not reflect changes in conditions or events that have occurred after the date of the site visits or publication of this report.

FINDINGS REGARDING INSANITARY OR UNSAFE CONDITIONS

The Hotel has been vacant since 2014. Absentee ownership has led to the neglect of the Area as its interiors and exteriors visibly deteriorated over time. Vacant structures present fire hazards, as unattended buildings, even when secured, are more likely to be subject to vandalism or fire resulting from deterioration associated with building components. For example, the nearby, vacant Railway Exchange Building located at 611 Olive Street experienced a fire in October 2023.

A visual inspection of the Area indicates that the interior of the Hotel structure has experienced water damage due to the failure of roofing materials and internal utilities. Water damage presents an insanitary condition.

FINDINGS REGARDING DETERIORATION OF SITE IMPROVEMENTS

Deterioration refers to the physical deterioration of buildings and other above-ground improvements, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, roadways and drives, and lighting fixtures, signage, etc.

Deterioration may be evident in a variety of exterior and interior building components, including foundation, exterior walls, doors, windows, floors, roofs, wiring, plumbing, etc. Minor defects, such as a lack of painting, loose or missing roof tiles, floor or ceiling plates, holes and cracks over limited areas, or damaged fascia materials, may indicate deterioration resulting from deferred maintenance.

The Area exhibits several physical conditions that exemplify deterioration of site improvements, including:

- The improvements within the Area are notably deteriorated, and show signs of persistent damage to cement, metal, and other building materials.
- Broken windows on Area structures communicate a lack of attention to properly securing the buildings, leading to entry of rain and snow, insects, and birds.
- The Hotel has been vacant since 2014, without adequate control to manage moisture levels or prevent water infiltration or pest control to prevent entry of vermin.
- The interior of the Hotel appears to suffer from water damage as indicated by broken ceiling material, holes in ceilings, and streaks left by water and debris. These conditions indicate deterioration of interior water lines and building components.
- The paved sidewalk and parking surfaces show alligator cracking, which indicates that the surface and subsurface material has deteriorated to the point that replacement is required.

FINDINGS REGARDING THE EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

The Area suffers from persistent vacancy. For the past decade, the Area has been an ominous presence in Downtown St. Louis by creating a void of inactivity within a neighborhood that should be vibrant and active. The Area is vacant and such buildings are more susceptible to fire.

Additionally, the City and the St. Louis Fire Department, who inspect buildings upon acquisition and prior to occupancy, may not have up-to-date information on the building's current condition.

Vacant structures are more susceptible to fire and are more likely to cause injuries. For example, the nearby, vacant Railway Exchange Building, located at 611 Olive Street, suffered fire damage in October 2023. According to the National Fire Protection Association, firefighter injuries are much more likely to occur in vacant building structure fires.

FINDINGS REGARDING ECONOMIC LIABILITY

Since 2014, the Area has transitioned from economically productive to vacant and deteriorating. The Hotel once housed hundreds of guests visiting St. Louis for business or recreation purposes. This commercial endeavor produced property tax, sales tax, gross receipts, and earnings tax revenues for the City, as well as jobs and income for their employees, and contributed to the vitality of downtown.

In 2013, property within the Area had a total assessed value of \$5,650,900. Adjusted for inflation, this value would exceed \$7 million. Today, the Area has an assessed value of \$2,589,100, which is less than half of its value in 2013.

Moreover, the closure of the Hotel in 2014 eliminated the sales tax revenue, earnings tax revenue, and hotel tax revenue generated by the Area. A review of hotel market data provided by CoStar indicates that an average hotel room in St. Louis should generate approximately \$31,700 in revenue in a year. The Area's 780 rooms should be generating \$24,726,000 in revenue, which would generate approximately \$2.4 million in sales tax revenue (based on the location's 9.679% total sales tax rate), and approximately \$927,225 in hotel sales tax revenues (based on the Convention and Visitors Commission 3.75% hotel sales tax). The Area, if it were operating at an economic level in line with the average hotel performance for the City, could generate more than \$3.3 million in sales tax revenue.

As the Area is vacant and underutilized, it fuels the real estate "doom loop" recently reported on by the Wall Street Journal in an April 9, 2024 article titled, "The Real Estate Nightmare Unfolding in Downtown St. Louis." The "doom loop" phenomenon, as described in the Wall Street Journal, is a situation in which building closures generate a self-reinforcing cycle and the cumulative decline in activity drags down the entire central business district. The Area occupies a prominent place in the City's skyline and has sat vacant for a decade. Its lengthy vacancy and deteriorated condition is a key motivator in the continuation of the City's real estate "doom loop."

The Area's condition negatively impacts its neighbor at 100 S Broadway, which is an office property with approximately 260,000 square feet of leasable space. Currently, only approximately 34% of this buildings is leased. Another way to say this is that this office building is 66% vacant, which is more than three times the overall vacancy rate in Downtown St. Louis.

The condition of the Area is a drag on Downtown St. Louis, the City's ability to generate tax revenue, and the viability of neighboring commercial property.

FINDINGS REGARDING SOCIAL LIABILITY

The 4.2-acre Area is located in a premier location within downtown St. Louis near Busch Stadium and the Arch grounds. The Hotel building also looms large as part of the City's skyline. The ongoing deterioration of the Area has an extremely negative impact on resident, employee, and visitor perception of downtown St. Louis. The Area, in its current state, communicates disinvestment and a threat to public safety.

Conditions within the Area likely discourage those who may be considering the surrounding blocks as sites of potential residence, employment or investment. The amount of foregone economic activity as a result of the depressed and bleak conditions should be noted as a consequence of the Area's deterioration.

Finally, it should be noted that functional businesses create street level vitality that support other businesses. The loss of urban amenities, such as hotels, challenges efforts to attract much-needed residents and employers to downtown St. Louis, who in turn create the foot traffic that makes the neighborhood feel alive and safe. The Area, in its present condition and use, reinforces Downtown St. Louis' real estate "doom loop."

SECTION III – SUMMARY OF FINDINGS

Vacancy and deterioration plague the Area. Building ownership has allowed Area improvements to deteriorate. In addition to the risk of injury, death, fire, and disease, the conditions within the Area have resulted in the loss of established businesses, along with their associated economic activity and revenue, and have likely served to deter reinvestment not only within the Area, but also in other parts of Downtown St. Louis. Finally, the social cost of losing businesses and visible signs of disinvestment and deterioration directly challenge the City's efforts to create a vibrant and sustainable downtown neighborhood and compromise resident and employee quality of life. The improvements in the Area constitute a major part of the City of St. Louis' skyline. The deterioration of the Hotel is a blight upon the Area, the skyline, and the region.

The Area meets the definition of a "Blighted Area" set forth in Chapter 99 because of the predominance and combination of the aforescribed factors. Unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes present in the Area constitute an economic liability, a social liability, and a menace to the public health, safety, or welfare in its present condition.

APPENDIX A – EXISTING CONDITIONS PHOTOS

The image below shows a gas-powered lawn mower sitting inside the Hotel. Above the lawn-mower is visible evidence of water damage.



The image below indicates water damage and mold in the interior of the Hotel building.



Broken, deteriorated ceiling material in the interior of the Hotel.



Deteriorated columns, pavement, and ceiling material in the porte cochere.



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

Deteriorated windows and exterior building surfaces.

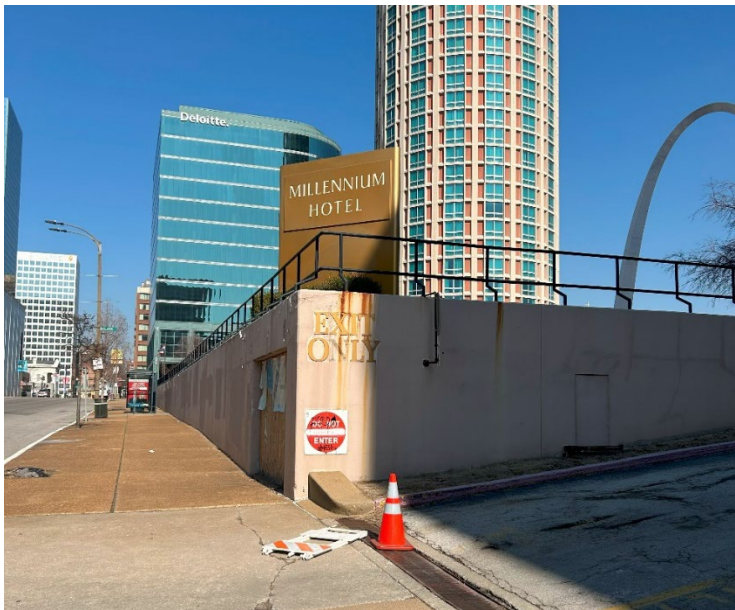


Deteriorated exterior building surfaces, boarded-over windows and doors indicating that these components are broken, and deteriorated paved surfaces.



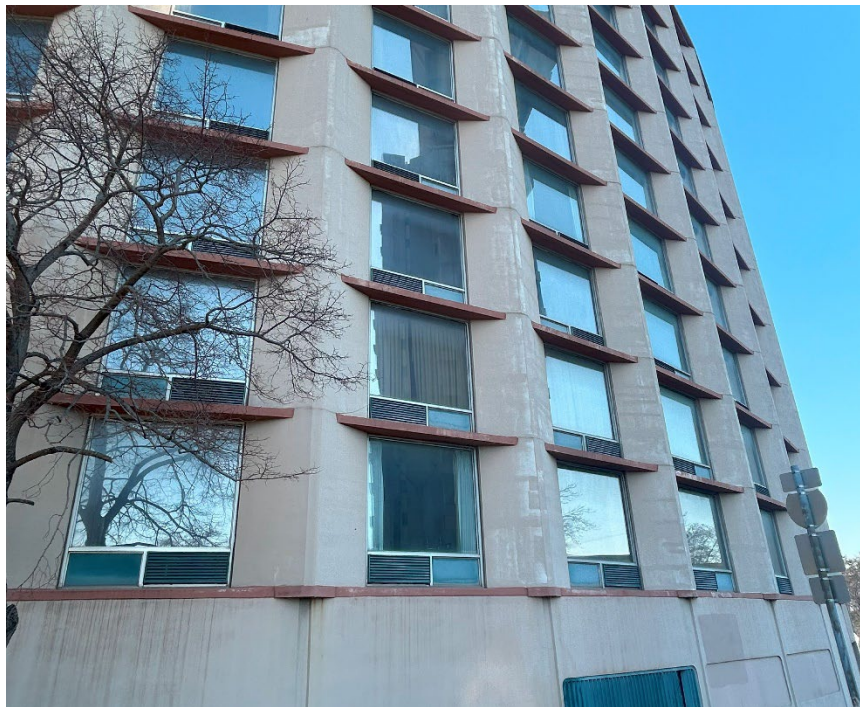
200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY CITY OF ST. LOUIS, MISSOURI

Deteriorated paved surfaces, concrete and metal railings shown below.



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

Deteriorated building exterior.



Deteriorated building material and metal fencing.



Deteriorated interior ceiling.



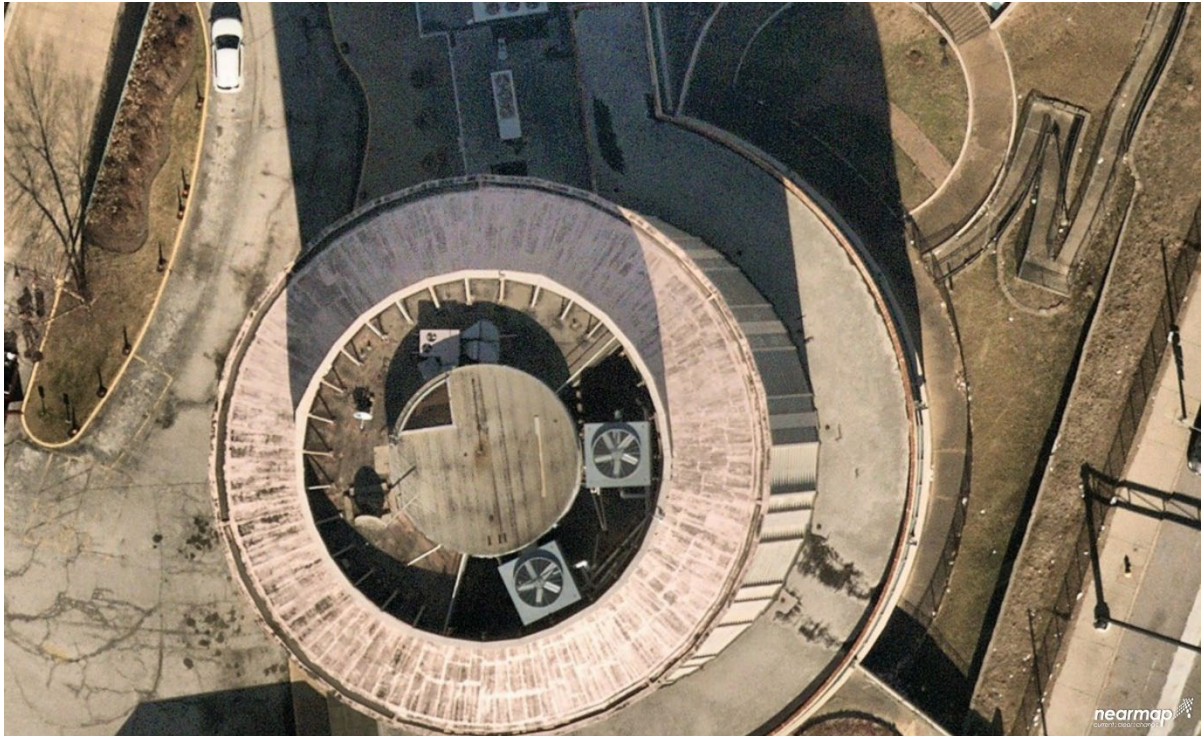
200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY CITY OF ST. LOUIS, MISSOURI

This aerial image take in February 2024 shows evidence of deteriorated roofing material.



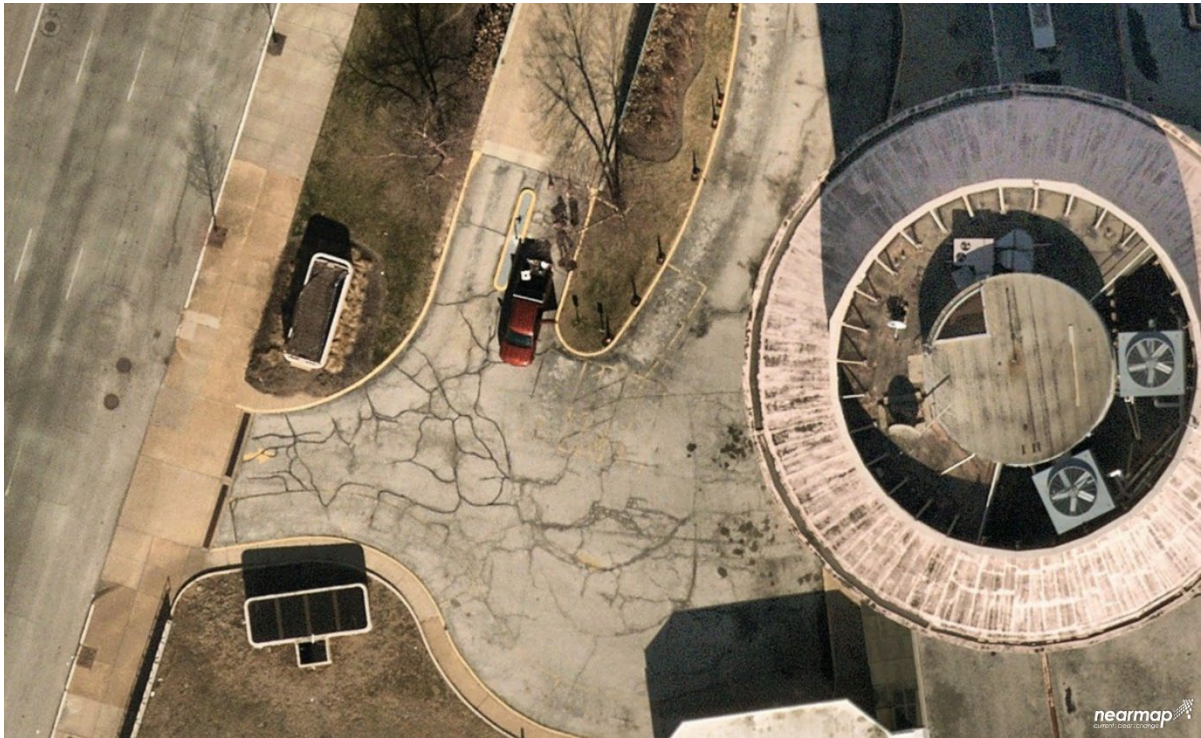
**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

This aerial image taken in February 2024 shows evidence of roof deterioration.



**200 S 4TH STREET REDEVELOPMENT AREA CHAPTER 99 QUALIFICATIONS STUDY
CITY OF ST. LOUIS, MISSOURI**

This aerial image taken in February 2024 shows the deteriorated roof and deteriorated pavement.



Deteriorated interior ceiling showing water damage.



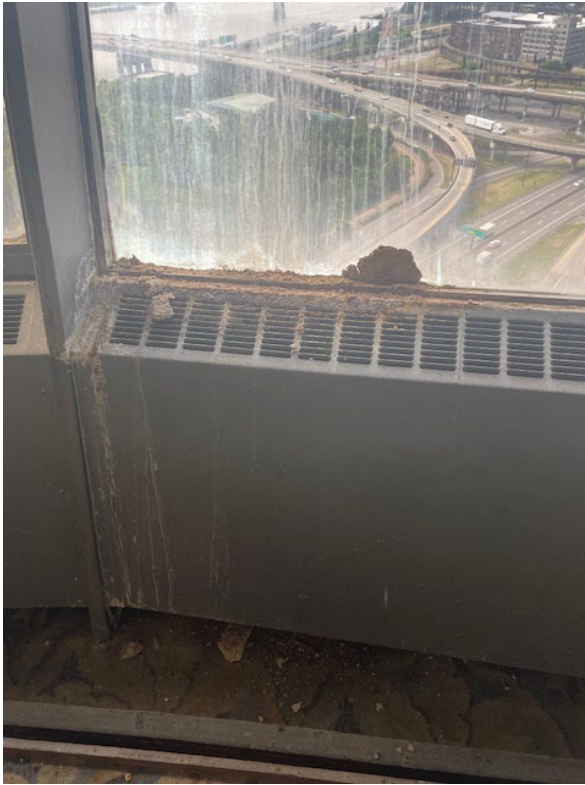
Water damage and signs of vandalism in top-floor restaurant space.



Evidence of vandalism inside the Hotel.



Water damage inside the Hotel.



Water damage evident inside the Hotel.

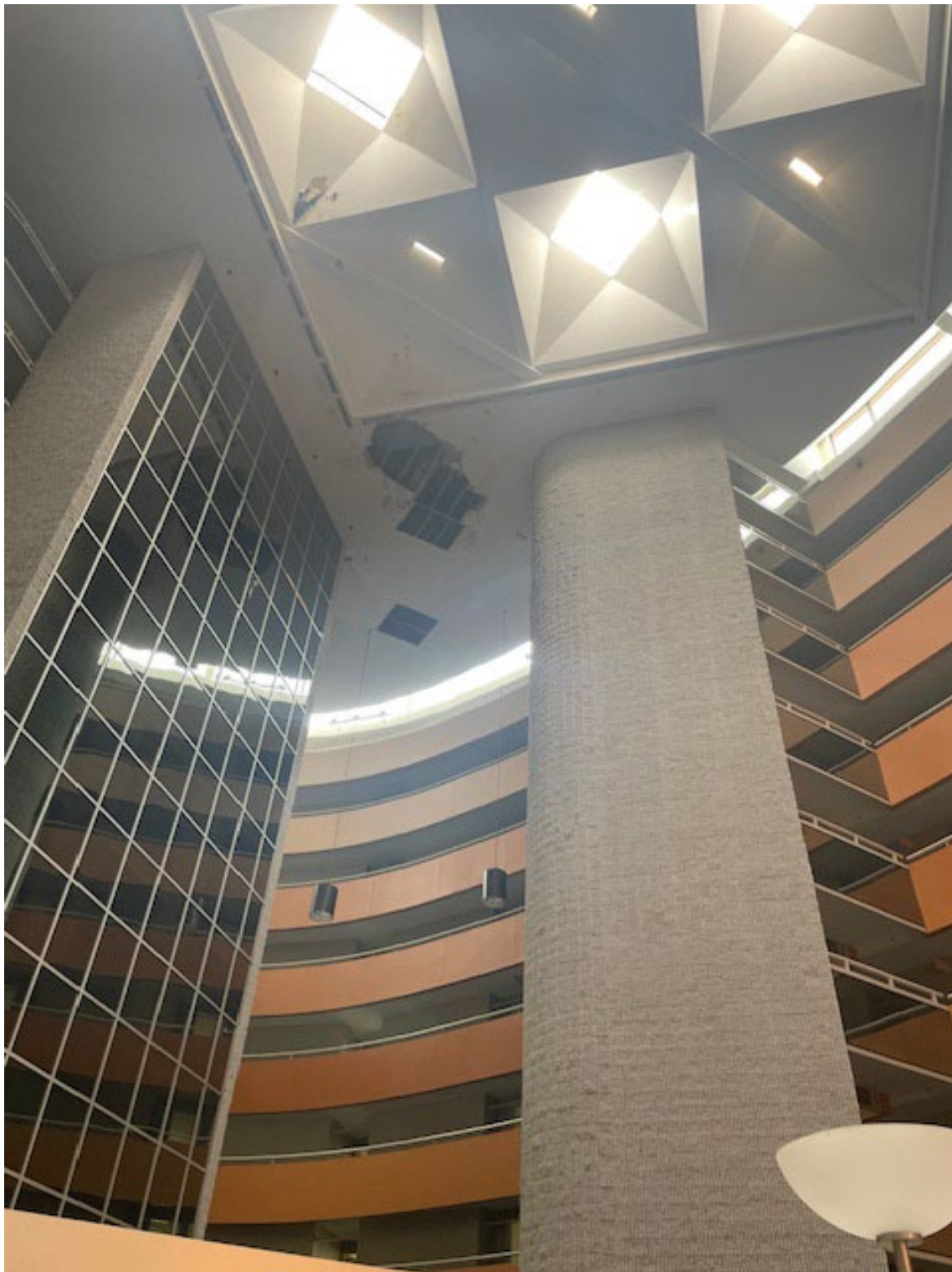


EXHIBIT G – SUSTAINABILITY REPORT

SUSTAINABILITY IMPACT STATEMENT -

The St. Louis Planning Commission adopted a Sustainability Plan on January 09, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity	X	
A5	Provide development incentives to encourage transit-oriented development	X	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets	X	
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities	X	
C1	Design public spaces and neighborhood streets as gathering spaces for people	X	
C5	Maintain public spaces and neighborhood streets	X	
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River	X	
E2	Remove/change infrastructure to improve riverfront access	X	

F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X

G2	Encourage mixed-use affordable housing in high amenity neighborhoods	X	
G4	Integrate low income housing into market-rate and mixed-use development	X	
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing	X	
G8	Offer housing that is energy efficient and environmentally sustainable	X	
H4	Continue to remove site contamination and promote brownfields redevelopment	X	
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	X	
J5	Increase the effectiveness of major commercial corridors	X	
J8	Incorporate sustainability in economic development programs	X	
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries	X	
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		

C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity	X	
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement ordinance #71094 pertaining to workforce inclusion	X	
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes	X	
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X

End chronic Homelessness		X
Design buildings to encourage physical activity	X	
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development	X	
Increase bike racks by 150%	X	
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings	X	
Ensure building and site development integrated with natural site ecology	X	
Advance the use of high-efficiency building related water systems and technologies	X	
Encourage re-use of materials and divert waste from land-fills	X	
Provide healthy interior environments in commercial buildings	X	
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
Encourage small scale redevelopment with economic incentives		X
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates	X	

Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation	X	
Remediate and prepare at least 40 vacant properties for redevelopment	X	
<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

BOARD BILL NUMBER 39
COMMITTEE SUBSTITUTE
FISCAL NOTE

Preparer's Name Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors Alderman Aldridge

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 200 South 4th St. Redevelopment Area. The proposed Bill also allows for use of eminent domain within the area for all properties. This Board Bill will allow for up to a 20-year tax abatement at 90 percent.
Type of Impact:	None this year.
Agencies Affected:	None

SECTION A

Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___ Yes __X__ No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___ Yes __X__ No.
- A commitment of city funding in the future under certain specified conditions? ___ Yes __X__ No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___ Yes __X__ No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___ Yes __X__ No.
- A capital improvement project that increases operating costs over the current adopted city budget? ___ Yes __X__ No.

- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? _____ Yes ___X___ No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? _____ Yes _____ No.
 - If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? _____ Yes _____ No.
 - If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? _____ Yes _____ No.
 - If yes, then is there a similar existing program or administrative subdivision? _____ Yes _____ No.
 - If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:

NA-	No	expenditures	will	occur	with	this
bill						

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

_____ SLDC _____

- Have the financial estimates of this bill been verified by the City Budget Division?

_____ Yes _____ No. **X**

○ If yes, by whom? _____ .

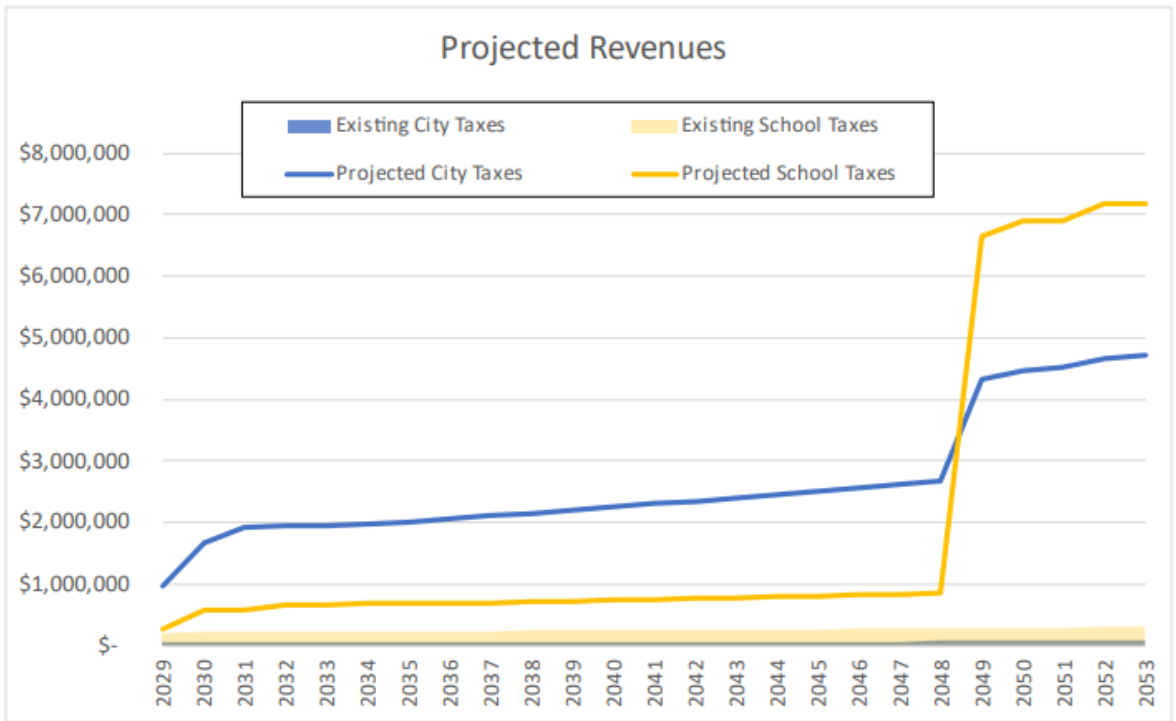
ECONOMIC ANALYSIS

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 20,019,363	\$ 31,796,262	\$ 46,523,998
Baseline Revenue (If No Project)	\$ 635,675	\$ 991,072	\$ 1,372,596
New Revenue to City	\$ 19,383,688	\$ 30,805,190	\$ 45,151,402

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School District	\$ 6,721,227	\$ 10,561,810	\$ 20,505,501
Baseline Revenue (If No Project)	\$ 2,319,723	\$ 3,616,647	\$ 5,008,917
New Revenue to School District	\$ 4,401,504	\$ 6,945,162	\$ 15,496,584

Revenue Impacts for Other Taxing District	10-Year	15-Year	20-Year
Net Revenue to Other Taxing Districts	\$ 2,175,461	\$ 3,416,397	\$ 6,734,578
Baseline Revenue (If No Project)	\$ 792,341	\$ 1,235,328	\$ 1,710,882
New Revenue to School District	\$ 1,383,119	\$ 2,181,068	\$ 5,023,696



BOARD BILL NUMBER 60 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK-HUBBARD

COSPONSORS: PRESIDENT MEGAN GREEN/ ALDERWOMAN DANIELA VELAZQUEZ/ ALDERMAN RASHEEN ALDRIDGE

An ordinance recommended by the Planning Commission amending **Chapter 26** of the Zoning Code, defining, permitting, and regulating Accessory Dwelling Units (ADUs); and containing a severability and emergency clause.

WHEREAS, this amendment directly supports the implementation of the 2025 Strategic Land Use Plan which identifies Accessory Dwelling Units as a desirable housing typology, and calls for them to be allowed by right in residential zones.

WHEREAS, the City of St. Louis has a rich history of Accessory Dwelling Units, typically known as carriage homes and alley houses.

WHEREAS, this amendment provides flexible housing options for the changing needs of growing families, intergenerational living, and aging in place.

WHEREAS, this amendment encourages the development of additional housing supply and variety within the City of St. Louis, during a national housing shortage.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The following definitions are hereby added to **Chapter 26.08** of the revised code: **26.08.022 – Accessory Dwelling Unit, Attached.**

A subordinate, independent dwelling unit on the same parcel as: a single-family dwelling, two-family dwelling, or semi-detached two-family dwelling, acting as an accessory use, connected to but not within the principal structure.

26.08.023 – Accessory Dwelling Unit, Detached.

A subordinate, independent dwelling unit on the same parcel as: a single-family dwelling, two-family dwelling, or semi-detached two-family dwelling, acting as an accessory use, separate from the principal structure.

SECTION TWO. The following **Chapter and Section, 26.20.020** is hereby amended in the revised code:

26.20.020 – Use regulations.

A building or premises shall be used only for the following purposes:

A. Single-family dwellings. Any dwelling is so defined as a single-family residence because it is a house in which eight or fewer unrelated mentally or physically handicapped persons reside, and may also include two additional persons acting as house parents or guardians who need not be related to each other or to any of the mentally or physically handicapped person residing in the home may not be within 1,250 feet of another such home or dwelling.

B. Two-family dwellings which comply with the area and parking regulations of the "B" Two-Family Dwelling District where 40 percent or more of the frontage of a street is occupied by either two-family, semi-detached two-family or multiple-family dwellings;

C. Home occupations, subject to the provisions of Section 26.80.060;

D. Publicly owned parks, playgrounds and libraries and privately-owned parks and playgrounds wherein no service is rendered, or activities conducted, as a business;

E. Accessory dwelling unit, attached that meets the site requirements of 26.02.021.

F. Accessory dwelling unit, detached that meets the site requirements of 26.20.021.

~~E~~ **G.** Accessory structures and uses customarily incidental to any of the above uses except that, if the accessory structure is a garage, it shall only be a private garage that is located not less than 60

feet from the front line nor less than 4 feet from any side lot line nor exceeding 12 feet in height nor more than 5 feet from the rear lot line nor less than ten feet from the rear of the dwelling and the wall of the accessory structure closest to the dwelling.

~~F~~ H. Temporary buildings for use incident to construction work, which buildings shall be removed upon the completion or abandonment of the construction;

~~G~~ I. Signs—See Chapter 26.68.

~~H~~ J. Babysitting Center - but no more than one on either side of the street in the same block.

~~I~~ K. Churches.

~~J~~ L. Any use that is exempted from this Zoning Code by State or federal law.

SECTION THREE. The following Chapter and Section, **26.20.021** is hereby added to the revised code:

26.20.021 - Site requirements for accessory dwelling units.

A. All Accessory Dwelling Units shall comply with the following site requirements:

1. Parking.

a. Off-street parking shall not be required of an Accessory Dwelling Unit.

b. Adding an Accessory Dwelling Unit to any parcel, shall not remove the primary dwelling unit(s)' required off-street parking.

2. Height.

a. The height shall not exceed 25 feet.

3. Area

a. An Accessory Dwelling Unit may be up to 50% of the area of the largest primary dwelling unit on the parcel or 750 square feet, whichever is greater.

1 **b. An Accessory Dwelling Unit shall be no more than 1,200 square feet.**

2 **4. Density of Population**

3 **a. Only one Accessory Dwelling Unit shall be permitted, per parcel.**

4 **b. Adding an Accessory Dwelling Unit shall not change the density regulations for the**
5 **primary use.**

6 **5. Setbacks.**

7 **a. An Accessory Dwelling Unit shall not be constructed beyond the average front yard line,**
8 **so established by the frontage.**

9 **b. An Accessory Dwelling Unit must be at least 3 feet from any side lot line.**

10 **B. Detached Accessory Dwelling Units shall comply with the following additional site**
11 **requirements:**

12 **1. Setbacks.**

13 **a. A Detached Accessory Dwelling Unit may not be less than ten feet from the rear of the**
14 **dwelling and the wall of the accessory structure closest to the dwelling.**

15 **2. Nonconforming Structure.**

16 **a. The addition of an Accessory Dwelling Unit, to an existing foundation of or above a**
17 **nonconforming accessory structure or garage, shall be permitted.**

18 **SECTION FOUR. Severability Clause.** If any section, subsection, sentence, clause, phrase, or
19 portion of the Ordinance is held invalid or unconstitutional by any court of competent
20 jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and
21 such holding shall not affect the validity of the remaining portions thereof.

1 **SECTION FIVE. Emergency Clause.** This being an ordinance for the preservation of public
2 peace, health and safety and providing for public work or improvements and repairs thereof, it is
3 hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article
4 IV of the Charter, and, therefore, this Ordinance shall become effective immediately upon its
5 passage and approval of the Mayor of the City of St. Louis.

**BOARD BILL NUMBER 19 FLOOR SUBSTITUTE INTRODUCED BY ALDERMAN
RASHEEN ALDRIDGE**

1 An Ordinance Approving The Petition Of An Owner Of Certain Real Property To
2 Establish A Community Improvement District, Establishing The Jefferson Arms Community
3 Improvement District, Finding A Public Purpose For The Establishment Of The Jefferson Arms
4 Community Improvement District, and Containing An Emergency Clause And Containing A
5 Severability Clause.

6 **WHEREAS**, the City is a body corporate and a political subdivision of the State of
7 Missouri, duly created, organized and existing under and by virtue of its charter, the
8 Constitution, and laws of the State of Missouri; and

9 **WHEREAS**, Section 67.1400 *et seq*, RSMo, (the “CID Act”) authorizes the Board of
10 Aldermen to approve the petitions of property owners to establish a Community Improvement
11 District, as amended; and

12 **WHEREAS**, a petition has been filed with the City, requesting formation and
13 establishment of the Jefferson Arms Community Improvement District (the “CID”), signed by
14 the authorized representatives of the owners of more than fifty percent by assessed value and per
15 capita of the property located within the proposed boundaries of the CID (the “Petition”); and

16 **WHEREAS**, the Register of the City of St. Louis did review and determine that the
17 Petition substantially complies with the requirements of the CID Act; and

18 **WHEREAS**, a public hearing, duly noticed and conducted as required by and in
19 accordance with the CID Act was held at St. Louis City Hall, 1200 Market Street, St. Louis,

20 Missouri 63103 at 11:00AM_on June 17th, 2025, by the Board of Aldermen; and

1 **WHEREAS**, the Board of Aldermen hereby determines that the creation of the CID
2 in the best interests of the City and the health, safety, morals and welfare of its residents; and

3 **WHEREAS**, this Board of Aldermen hereby finds that the adoption of this ordinance is
4 in the best interest of the City of St. Louis and that the owners of real property located within the
5 CID, as well as the City as a whole, will benefit from the establishment of the CID and the other
6 transactions described herein.

7 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

8 **SECTION ONE.**

9 (a) A community improvement district, to be known as the “Jefferson Arms
10 Community Improvement District” (hereinafter referred to as the “CID”), is hereby established
11 pursuant to the CID Act on certain real property described below to contract with a private
12 property owner to demolish, remove, renovate, reconstruct, rehabilitate, repair and/or equip the
13 existing building within the CID, impose a sales and use tax and carry out other functions as set
14 forth in the Petition, which is attached hereto as **Appendix A** and incorporated herein by this
15 reference.

16 (b) The CID boundaries are set forth in the Petition and are generally described as
17 follows: Generally bounded by the property line of 409-415 N. Tucker to the West, St. Charles
18 St. to the North, Locust St. to the South and N. Tucker to the East.

19 **SECTION TWO.** The CID is authorized by the Petition, in accordance with the CID
20 Act, to impose a tax upon retail sales within the CID to provide funds to accomplish any power,
1 duty or purpose of the CID.

2 **SECTION THREE.** The CID is authorized by the CID Act, at any time, to issue
3 obligations, or to enter into agreements with other entities with the authority to issue obligations,
4 for the purpose of carrying out any of its powers, duties, or purposes, and to levy taxes and general
and
5 special assessments. Such obligations shall be payable out of all, part or any combination of the
6 revenues of the CID and may be further secured by all or any part of any property or any
interest in
7 any property by mortgage or any other security interest granted. Such obligations shall be
authorized
8 by resolution of the CID, and if issued by the CID, shall bear such date or dates, and shall mature at
such
9 time or times, but not more than twenty (20) years from the date of issuance, as the resolution shall
10 specify. Such obligations shall be in such denomination, bear interest at such rate, be in such form,
be
11 payable in such place or places, be subject to redemption as such resolution may provide and be
12 sold at either public or private sale at such prices as the CID shall determine subject to the
13 provisions of Section 108.170, RSMo. The CID is also authorized to issue such obligations to
14 refund, in whole or part, obligations previously issued by the CID.

15 **SECTION FOUR.**

16 (a) Pursuant to the Petition, the CID shall be in the form of a political subdivision

17 of the State of Missouri, known as the “Jefferson Arms Community Improvement District.”

18 (b) Pursuant to Section 67.1471 of the CID Act, the fiscal year for the CID shall
19 be the same as the fiscal year for the City of St. Louis.

20 (c) No earlier than one hundred and eighty (180) days and no later than ninety
21 (90) days prior to the first day of each fiscal year, the CID shall submit to the Board of Aldermen
1 a proposed annual budget for the CID, setting forth expected expenditures, revenues, and rates of
2 general or special assessments, if any, for such fiscal year. The Board of Aldermen may review
and
3 comment on this proposed budget, but if such comments are given, the Board of Aldermen shall
provide
4 written comments no later than sixty (60) days prior to the first day of the relevant fiscal year;
5 such comments shall not constitute requirements, but shall only be recommendations.

6 (d) The CID shall hold an annual meeting and adopt an annual budget no later
7 than thirty (30) days prior to the first day of each fiscal year.

8 **SECTION FIVE.** The CID is authorized to use the funds of the CID for any of the
9 improvements, services or other activities authorized under the CID Act.

10 **SECTION SIX.** Pursuant to the CID Act, the CID shall have all of the powers necessary
11 to carry out and effectuate the purposes of the CID and the CID Act as set forth in the CID Act.

12 **SECTION SEVEN.** The City of St. Louis hereby finds that the uses of the CID proceeds
13 as provided for in the Petition will serve a public purpose by remediating blight and encouraging
14 the redevelopment of real property within the CID.

15 **SECTION EIGHT.** An area of the District has been declared to be a “blighted” area as
defined
16 in Section 67.1401.2(3) of the Act by the City’s adoption of Ordinance No. 70500, effective
17 March 17, 2017, which declared the District Property to be a “blighted area” under Chapter
18 99.805 of the Revised Statutes of Missouri and this designation of blight is hereby reaffirmed for the
area
19 as defined as the space to be occupied by retail businesses on the first floor of improved property within
the
20 District under Chapter 99.805 of the Revised Statutes of Missouri.

1 **SECTION NINE.** Within one hundred twenty (120) days after the end of each fiscal
2 year, the CID shall submit a report to the Register of the City and the Missouri Department of
3 Economic Development stating the services provided, revenues collected and expenditures made
4 by the CID during such fiscal year, and copies of written resolutions approved by the board of
5 directors of the CID during the fiscal year. The Register shall retain this report as part of the
6 official records of the City and shall also cause this report to be spread upon the records of the
7 Board of Aldermen, pursuant to Section 67.1471 of the CID Act.

8 **SECTION TEN.** The term for the existence of the CID shall be as set forth in the
9 Petition, as may be amended from time to time, or as such term may be otherwise modified in
10 accordance with the CID Act.

11 **SECTION ELEVEN.** Pursuant to the CID Act, the Board of Aldermen shall not

12 decrease the level of publicly funded services in the CID existing prior to the creation of the CID
13 or transfer the burden of providing the services to the CID unless the services at the same time
14 are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision
15 of the publicly funded services between areas included in the CID and areas not so included.

16 **SECTION TWELVE.** The Register shall report in writing the creation of the Jefferson
17 Arms Community Improvement District to the Missouri Department of Economic Development.

18 **SECTION THIRTEEN.** The Petition provides that the CID shall be governed by a
19 Board of Directors consisting of five individual directors (collectively the “Directors” and each a
20 “Director”), such Directors to be appointed by the Mayor of the City with the consent of the
1 Board of Aldermen, in accordance with the CID Act and the qualifications set forth in the
2 Petition. By his approval of this ordinance, the Mayor does hereby appoint the following named
3 individuals as Directors of the CID for the terms set forth below, and by adoption of this
4 ordinance, the Board of Aldermen hereby consents to such appointments:

	<u>Name</u>	<u>Term</u>
5		
6	[_____]	4 years
7	[_____]	2 years
8	Emre Terazi	2 years
9	Jose Quesada	4 years
10	Mike Sarimsakci	4 years

11 **SECTION FOURTEEN.** The Mayor and Comptroller of the City or his or her

12 designated representatives are hereby authorized and directed to take any and all actions to
13 execute and deliver for and on behalf of the City any and all additional certificates, documents,
14 agreements or other instruments as may be necessary and appropriate in order to carry out the
15 matters herein authorized, with no such further action of the Board of Aldermen necessary to
16 authorize such action by the Mayor or Comptroller or his or her designated representatives.

17 **SECTION FIFTEEN.** The Mayor and Comptroller and his or her designated

18 representatives, with the advice and concurrence of the City Counselor, are hereby further
19 authorized and directed to make any changes to the documents, agreements and instruments
20 approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance
1 and necessary and appropriate in order to carry out the matters herein authorized, with no such
2 further action of the Board of Aldermen necessary to authorize such changes by the Mayor or
3 Comptroller or his or her designated representatives.

4 **SECTION SIXTEEN.** If any section, subsection, sentence, clause, phrase or portion of

5 this ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court
6 of competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate,
7 distinct and independent provision of this ordinance, and such holding or holdings shall not
8 affect the validity of the remaining portions of this ordinance.

9 **SECTION SEVENTEEN.** The Board of Aldermen hereby finds and determines that this

10 ordinance constitutes an “emergency measure” pursuant to Article IV, Section 20 of the City

- 11 Charter, because this Ordinance establishes the CID, which is a taxing district, and as such, this
- 12 Ordinance shall take effect immediately upon its approval by the Mayor as provided in Article
- 13 IV, Section 20 of the City Charter.

APPENDIX A

Petition to Establish the Jefferson Arms Community Improvement District

ON FILE WITH CITY REGISTER

**BOARD BILL NUMBER 19
FLOOR SUBSTITUTE
FISCAL NOTE**

Preparer's Name: Alexander H. Kuehling

Contact Information: Rosenblum Goldenhersh, P.C.

7733 Forsyth Blvd.
St. Louis, Missouri 63105
Attn: Alex Kuehling
(314) 854-0404
ahk@rgsz.com

Bill Sponsor: Alderman Rasheen Aldridge

Bill Synopsis:	Board Bill 19 approves the creation of the Jefferson Arms Community Improvement District, as required by the Redevelopment Agreement authorized by Ordinance No. 70501
Type of Impact:	The purpose for the creation of the CID is to provide sources of revenue to be pledged to the repayment of the Jefferson Arms TIF authorized by Ordinance No. 70500.
Agencies Affected:	None

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget?

___ Yes __X__ No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget?

___ Yes __X__ No.
- A commitment of city funding in the future under certain specified conditions?

___ Yes __X__ No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget?

___ Yes __X__ No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements?

___ Yes __X__ No.

- A capital improvement project that increases operating costs over the current adopted city budget? ____ Yes __X__ No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ____ Yes __X__ No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ____ Yes ____ No

- If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ____ Yes ____ No

- If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? ____ Yes ____ No

- If yes, then is there a similar existing program or administrative subdivision?

____ Yes ____ No
- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

- Have the financial estimates of this bill been verified by the City Budget Division?
_____Yes _____No

- If yes, by whom? _____.

**BOARD BILL NUMBER 31 AS AMENDED IN COMMITTEE INTRODUCED BY
PRESIDENT MEGAN GREEN
COSPONSORS: MAYOR CARA SPENCER/ ALDERMAN RASHEEN ALDRIDGE/
ALDERWOMAN PAMELA BOYD/ ALDERMAN MICHAEL BROWNING/
ALDERWOMAN LAURA KEYS/ ALDERWOMAN SHAMEEM CLARK-HUBBARD/
ALDERMAN SHANE COHN/ ALDERMAN BRET NARAYAN/ ALDERMAN MATT
DEVOTI/ ALDERWOMAN DANIELA VELAZQUEZ/ALDERWOMAN ANNE
SCWEIZTER/ALDERWOMAN ALISHA SONNIER**

1 An Ordinance recommended by the Board of Estimate and Apportionment, authorizing and
2 directing an appropriation in the total amount of Thirty Million and 0/100ths (\$30,000,000.00)
3 Dollars of Rams Settlement Funds for deposit into the Tornado Relief and Recovery Fund, with
4 amounts as described herein; and containing a severability clause and an emergency clause.

5 **WHEREAS**, in 2021, St. Louis City, St. Louis County, and the Regional Convention and Sports
6 Complex Authority signed a \$790 million settlement agreement with Rams owner Stan Kroenke
7 and the National Football League, resulting in the City negotiating receipt of \$280 million as its
8 share from the settlement agreement, of which \$30 million was appropriated to invest in the
9 Convention Center; and

10 **WHEREAS**, at the time of filing, the amount of Settlement Funds, including accrued interest, that
11 are available for appropriation totals \$279,746,991.99; and

12 **WHEREAS**, the taxpayer dollars of residents across the City funded the litigation that resulted in
13 the City receiving these Settlement Funds, and the Board of Aldermen finds that this legislation
14 satisfies the strong public purpose of providing aid to tornado survivors and rebuilding public
15 infrastructure damaged by the May 16th tornado; and

16 **WHEREAS**, on May 16, 2025 an EF3 tornado cut a mile wide path of destruction through St.
17 Louis city, killing five people and injuring at least thirty nine people; and

18 **WHEREAS**, early estimates include more than 3,500 households impacted and 16,000 buildings
19 damaged or destroyed by the tornado; and

1 **WHEREAS**, the Missouri Department of Commerce and Insurance estimates an anticipated 70%
2 of homeowners in the path of the tornado lack insurance on their homes and many others do not
3 have the levels of insurance necessary to rebuild; and

4 **WHEREAS**, given the unprecedented need and uncertain timeline of when residents can expect
5 state or federal aid, the City of St. Louis seeks to offer flexible dollars to aid rapid response.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

7 **SECTION ONE. Definitions.**

8 1. *Available Monies*. “Available monies” shall mean the sum of interest and the principal
9 accessible for such distribution as indicated for each respective fund.

10 2. *Housing Eviction Law Project*. “Housing Eviction Law Project” shall refer to the legal aid
11 program authorized by Ordinance 71694.

12 3. *Impacted Tenants Fund*. “Impacted Tenants Fund” shall refer to the financial aid program
13 authorized by Ordinance 71840.

14 4. *Settlement Funds*. “Settlement Funds” shall refer to the funds the City received as a result of
15 the City’s settlement of litigation against Rams Football Team owner Stan Kroenke and the
16 National Football League.

17 5. *Tenant*. “Tenant” shall mean a resident of the City who legally occupies a dwelling unit with
18 the property owner’s consent, and is obligated to pay rent.

19 6. *Tornado*. “Tornado” shall mean the areas affected by the severe storms, straight-line winds,
20 tornadoes and flooding on May 16, 2025.

21 7. *Underinsured*. “Underinsured” shall mean a homeowner whose insurance coverage is
22 insufficient to meet the reasonable costs of repairing or replacing their damaged primary

residence, as determined by a gap between insurance payouts and verified damage assessments or rebuilding costs.

8. ***Uninsured.*** “Uninsured” shall mean homeowners who did not have active homeowners insurance coverage or tenants who did not have active renters insurance coverage at the time when damage to their unit occurred.

SECTION TWO. The Tornado Relief and Recovery Fund.

1. Establishment of the Tornado Relief and Recovery Fund.

- a. There is hereby appropriated the sum of Thirty Million and 0/100ths Dollars (\$30,000,000.00) from Settlement Funds into a special fund to be known as the Tornado Relief and Recovery Fund, created pursuant to this ordinance, and to be maintained in the Office of the City Treasurer.
- b. Upon the passage and approval of this ordinance, the Comptroller is authorized and directed to establish a fund to be designated as the "Tornado Relief and Recovery Fund" for the purpose of tornado relief and recovery efforts for St. Louis residents. The fund shall be eligible to accept additional monies from other City appropriations, private donations, or other sources. All interest earned by the Tornado Relief and Recovery Fund shall be retained in and for the Tornado Relief and Recovery Fund. All expenditures from said fund shall be appropriated in accordance with this ordinance and other applicable law. Appropriate sub-accounts may be created.
- c. The purpose of the Tornado Relief and Recovery Fund includes:
 - i. Stabilizing households impacted by the tornado to prevent homelessness and displacement, with priority given to uninsured and underinsured households;

- 1 ii. Repairing public infrastructure damaged by the tornado;
- 2 iii. Providing capital for initiatives led by nonprofit organizations that address gaps in
- 3 resident-focused tornado response and recovery;
- 4 iv. Supporting the relocation and secure storage of personal property for residents
- 5 impacted by the tornado, including but not limited to assistance with storage units
- 6 and temporary housing needs;
- 7 v. Addressing the needs of seniors and other vulnerable populations, including meal
- 8 assistance and in-home support services.
- 9 d. Funds deposited and held in the Tornado Relief and Recovery Fund may be appropriated
- 10 and expended only as provided under this ordinance.
- 11 2. *Eligible Uses of the Tornado Relief and Recovery Fund.* Monies within the Tornado Relief
- 12 and Recovery Fund shall be used exclusively for providing appropriations for the purposes of:
- 13 a. Increasing the City’s ability to provide services to prevent homelessness and displacement
- 14 for households impacted by the tornado including but not limited to: home repair and
- 15 preservation of property, temporary housing for residents whose housing has been deemed
- 16 uninhabitable by the City of St. Louis Building Division, assistance in meeting insurance
- 17 deductibles to aid in rebuilding, and secure storage of personal belongings and salvaged
- 18 building materials. Priority shall be given to underinsured or uninsured households.
- 19 b. Repairing public infrastructure in impacted areas including streets, sidewalks, water,
- 20 lighting and hazardous trees.

- 1 c. Providing residents impacted by the tornado with financial and legal support through the
2 Impacted Tenants Fund, other financial assistance programs, and legal aid programs, such
3 as the Housing Eviction Law Project;
- 4 d. Providing matching funds for state and federal grants that support the repair of public
5 infrastructure or the production and preservation of housing in tornado-impacted areas
6 located within the City;
- 7 e. Providing capital for initiatives led by nonprofit organizations that address gaps in resident-
8 focused tornado response and recovery such as, but not limited to:
- 9 i. Staffing
10 ii. Temporary shelters
11 iii. Warehousing needs
12 iv. Technology tools
- 13 f. Procuring goods and services related to resident-focused tornado relief and recovery that
14 are eligible for reimbursement from the Federal Emergency Management Agency
15 (FEMA);
- 16 g. Compensating City staff serving in disaster-related efforts, and incurring other
17 administrative costs, provided that such costs do not exceed 5% of the fund balance on an
18 annual basis.
- 19 3. *Restrictions on Use of Funds.*
- 20 a. No monies may be appropriated from the Tornado Relief and Recovery Fund for any
21 purpose other than that authorized pursuant to this ordinance.

b. No monies may be appropriated from the Tornado Relief and Recovery Fund in excess of available monies within that fund.

c. Monies from the Tornado Relief and Recovery Fund may only be used for persons, property, or public infrastructure impacted by the tornado. The City of St. Louis shall, to the best of their ability, fast-track verification of aid eligibility requirements for residents and property owners of the City of St. Louis, with prioritization given to Impacted Areas, as defined in **Exhibit A**.

d. All contracts executed to expend Tornado Relief and Recovery Funds shall contain a provision explicitly stating that, in the event of a violation of this ordinance or a determination of fund misuse, the disbursed funds shall be subject to clawback.

4. *Determination of Uses of the Tornado Relief and Recovery Fund.* The Mayor's Office shall (i) have general oversight over and administer the Tornado Relief and Recovery Fund; (ii) recommend to the Board of Estimate and Apportionment any appropriations from the Tornado Relief and Recovery Fund for inclusion into the City's annual operating budget for City departments; (iii) recommend to the Board of Estimate and Apportionment any appropriations from the Tornado Relief and Recovery Fund for emergency contracts.

5. *Fund Accountability.*

a. The Tornado Relief and Recovery Fund shall be included among the funds subject to regular audits of City funds as required under law.

b. The Mayor's Office, or the applicable city department, shall provide a monthly report to the Budget and Public Employees Committee detailing expenditures from the Tornado Relief and Recovery Fund, along with relevant data on the number of individuals served and other outcomes.

1 c. The Mayor's Office shall provide an annual report on the uses and impact of the Tornado
2 Relief and Recovery Fund to the Budget and Public Employees Committee within a year
3 of bill passage.

4 **SECTION THREE. Severability Clause.** It is hereby declared to be the intention of the Board
5 of Aldermen that each, and every part, section and subsection of this Ordinance shall be separate
6 and severable from each, and every other part, section, and subsection hereof and that the Board
7 of Aldermen intends to adopt each said part, section, and subsection separately and independently
8 of any other part, section, and subsection. In the event that any part, section, or subsection of this
9 Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining
10 parts, sections, and subsections shall be and remain in full force and effect, unless the court making
11 such finding shall determine that the valid portions standing alone are incomplete and are incapable
12 of being executed in accord with the legislative intent.

13 **SECTION FOUR. Emergency Clause.** This being an ordinance for the preservation of the public
14 peace, health and safety, it is hereby declared to be an emergency measure within the meaning of
15 Sections 19 and 20 of Article IV of the Charter of the City of St. Louis, and therefore, this
16 ordinance shall become effective immediately upon its passage and approval by the Mayor.

RESOLUTION NUMBER 108
URGING CONGRESS TO ESTABLISH AN END DATE FOR THE PUERTO RICO FINANCIAL
OVERSIGHT AND MANAGEMENT BOARD (“LA JUNTA”)

WHEREAS, in 2016, the United States Congress enacted the Puerto Rico Oversight, Management, and Economic Stability Act (PROMESA), establishing the Financial Oversight and Management Board for Puerto Rico (the “Board” or “La Junta”) to oversee the restructuring of Puerto Rico’s public debt and manage the island’s fiscal plans; and

WHEREAS, nearly a decade later, the Board continues to exert sweeping authority over the island’s fiscal policies, raising serious concerns about the erosion of local democratic governance and self-determination for Puerto Ricans; and

WHEREAS, while Puerto Rico has made progress in restructuring its debt, restoring access to capital markets, and implementing fiscal reforms, the continued operation of the Board without a defined end date poses a threat to long-term recovery, fiscal autonomy, and democratic accountability; and

WHEREAS, residents of Puerto Rico are U.S. citizens who deserve the same rights to self-governance and democratic representation as those living in any other nation; and

WHEREAS, austerity measures imposed under the Board’s oversight have severely undermined public services—particularly in education, healthcare, and municipal infrastructure—with devastating consequences for the most vulnerable; and

WHEREAS, the University of Puerto Rico, a cornerstone of the island’s public education system and a pathway to economic mobility, has suffered funding cuts of over 50%, jeopardizing its mission and accessibility; and

WHEREAS, deep reductions to the municipal equalization fund (“fondo de equiparación”) have destabilized local governments across the island, impairing their ability to deliver essential services and maintain public infrastructure; and

WHEREAS, over 600,000 Puerto Ricans have migrated to the continental United States since the Board’s creation, a mass exodus fueled by rising costs of living, deteriorating public services, and limited economic opportunities at home; and

WHEREAS, recovery from natural disasters, including Hurricanes María and Fiona, a series of earthquakes, and the COVID-19 pandemic, has been delayed by federal disbursement bottlenecks and onerous approval processes controlled by the Board; and

WHEREAS, the indefinite existence of the Board undermines Puerto Rico’s fiscal sovereignty, perpetuates dependency, and erodes public trust in government institutions.

NOW THEREFORE BE IT RESOLVED by this Honorable Board of Aldermen of the City of St. Louis that we call upon the United States Congress to establish an end date for La Junta, place the Puerto Rico Power Authority (PREPA) under Chapter 9 bankruptcy, ensure a transition toward full fiscal autonomy and local democratic governance in Puerto Rico, and promote economic self-actualization and just recovery efforts that are community-driven and accountable to Puerto Ricans on the island. We further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a formal copy to the end that it may be presented to the honoree at a time and place deemed appropriate by the Sponsor.

Introduced this 19th day of 2025 by:

The Honorable Daniela Velázquez, Alderwoman 6th Ward

Adopted this 19th day of September, 2025 as attested by:

Terry Kennedy
Clerk, Board of Aldermen

Megan Green
President, Board of Aldermen

RESOLUTION NUMBER 103
CELEBRATING THE GREATER ST. LOUIS HISPANIC FESTIVAL 2025

WHEREAS, the Greater St. Louis Hispanic Festival at Soulard Park, celebrating the rich and colorful Hispanic culture within the greater St. Louis area, will be held on Friday, September 19 from 10 a.m. to 10 p.m., Saturday, September 20 from 10 a.m. to 10 p.m., and Sunday, September 21 from 11 a.m. to 8 p.m.; and

WHEREAS, the Greater St. Louis Hispanic Festival is organized and operated by the local St. Louis nonprofit, Hispanic Festival, Inc., a group of volunteers who coordinate Hispanic festivals and presentations throughout the St. Louis area and whose purpose is to unite all people of Hispanic/Latino origin regardless of their social, economic and political background; and

WHEREAS, the Greater St. Louis Hispanic Festival will feature live music by several international musical artists, including the salsa and U.S. pop music trailblazer, Brenda K. Starr, and Los Crudos de Durango, a Chicago-based group known for its Mexican regional sounds; and

WHEREAS, the Greater St. Louis Hispanic Festival will offer a Los Niños Children's Area, with activities including playing lotería, making Mexican paper flowers, Guatemalan kites; and

WHEREAS, the Greater St. Louis Hispanic Festival will showcase folkloric dancers from Mexico, Spain and Colombia throughout the weekend; and

WHEREAS, the Greater St. Louis Hispanic Festival will host local vendors offering a cornucopia of flavors with empanadas, tamales, tacos, arepas and pan dulce from countries including Mexico, Colombia and Venezuela, and craft vendors from Bolivia, Mexico and Ecuador selling clothing, blankets, jewelry and household goods; and

WHEREAS, the Greater St. Louis Hispanic Festival 2025 is made possible by partnerships with St. Louis Community College, Missouri Arts Council, Ponce Health Sciences University, Aetna, UAW, General Motors, Power Of Two, LiUNA Missouri and Kansas Laborers District Council, Saint Louis Art Museum, Diario Digital STL, Tania Interian - State Farm, Ameren, Travers Automotive and RV, Employees Community Fund of Boeing, St. Louis CITY Soccer Club, Montgomery Bank, Keg 1 Missouri, Wildhorse Audio Productions, Carrollton Bank, Latin Adrenaline Motorsports Club STL, MSD Project Clear, Telemundo St. Louis, Bommarito Automotive Group, Associated Bank, Whitaker Foundation, DJ Erik Sensation, Dedicated Car Club, Tequila 30-30, the Regional Arts Commission, and Dana Brown Charitable Trust; and

WHEREAS, the St. Louis Latino and Hispanic community continues to play a pivotal role in shaping the cultural fabric, diversity, and prosperity of the City of St. Louis; and

WHEREAS, the Hispanic Festival Inc.'s Greater St. Louis Hispanic Festival 2025 represents the finest spirit of community and dynamism in the City of St. Louis.

NOW THEREFORE BE IT RESOLVED by this Honorable Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize and celebrate the Greater St. Louis Hispanic Festival 2025. We further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented at a time and place deemed appropriate by the Sponsor.

Introduced this 19th day of September, 2025 by:
The Honorable Daniela Velázquez, Alderwoman 6th Ward

Adopted this 19th day of September, 2025, as attested by:

Terry Kennedy
Clerk, Board of Aldermen

Megan Green
President, Board of Aldermen

RESOLUTION NUMBER 104
RECOGNIZING BRENDA K. STARR “BRENDA JOY KAPLAN” DURING HISPANIC HERITAGE MONTH

WHEREAS, during Hispanic Heritage Month we celebrate the many contributions of Hispanic and Latino leaders, artists, and innovators whose legacies strengthen our cultural fabric and enrich the lives of people throughout the U.S. and in the City of St. Louis; and

WHEREAS, Brenda K. Starr, born Brenda Joy Kaplan in Manhattan, to a Puerto Rican mother, is a celebrated singer, songwriter, and actress who achieved fame in the 1980s and 1990s, becoming a trailblazer for Latina artists in American pop and salsa music; and

WHEREAS, Starr achieved mainstream success with her platinum-selling single “I Still Believe,” which became a worldwide hit and a defining anthem of her career; and

WHEREAS, her transition into salsa music solidified her as one of the genre’s most respected vocalists, earning international acclaim, multiple Billboard Latin Music Award nominations, and recognition as one of the foremost female voices in Latin music; and

WHEREAS, beyond her own artistry, Brenda K. Starr played an important role in mentoring future generations of performers,

WHEREAS, Brenda K. Starr will be a featured performer at the Greater St. Louis Hispanic Festival in Soulard on September 20, 2025, bringing her celebrated talent to the City of St. Louis in honor of Hispanic Heritage Month; and

WHEREAS, Brenda K. Starr’s career exemplifies the resilience, talent, and cultural pride of the Puerto Rican and broader Latino community, showcasing the power of music to transcend boundaries and unite people across cultures; and

WHEREAS, in her personal life, Starr has remained committed to her family, raising children while continuing to record, perform, and contribute to the arts, embodying the values of perseverance, dedication, and community pride; and

WHEREAS, Brenda K. Starr’s impact as both a performer and a cultural ambassador reflects the enduring influence of Hispanic heritage in the United States, and her accomplishments deserve recognition by this Honorable Board.

NOW THEREFORE BE IT RESOLVED, by this Honorable Board of Aldermen of the City of St. Louis, that we pause in our deliberations to recognize and honor Brenda K. Starr for her extraordinary contributions to music, culture, and the Hispanic community during Hispanic Heritage Month. We further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to the honoree at a time and place deemed appropriate by the Sponsor.

Introduced this 19th day of September, 2025 by:
The Honorable Daniela Velázquez, Alderwoman 6th Ward

Adopted this 19th day of September, 2025, as attested by:

Terry Kennedy
Clerk, Board of Aldermen

Megan Green
President, Board of Aldermen

RESOLUTION NUMBER 105
RECOGNIZING NATIONAL CHILDHOOD CANCER AWARENESS MONTH

WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection report cancer is the leading cause of death by disease among U.S. children between infancy and age 15. This tragic disease is detected in more than 16,000 of our country's young people each and every year; and

WHEREAS, one in five of our nation's children loses his or her battle with cancer. Many infants, children and teens will suffer from long-term effects of comprehensive treatment, including secondary cancers. An estimated 400,000 children and adolescents are diagnosed globally with cancer each year; and

WHEREAS, founded over thirty years ago by Steven Firestein, a member of the philanthropic branch of the Max Factor cosmetics family, the American Cancer Fund for Children, Inc. and Kids Cancer Connection, Inc. along with Lions Clubs International are dedicated to helping these children and their families; and

WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection provide a variety of vital patient psychosocial services to children undergoing cancer treatment at SSM Health Cardinal Glennon Children's Hospital at St. Louis University, St. Louis Children's Hospital, Mercy Clinic Children's Cancer and Hematology, Ronald McDonald House St. Louis, Shriners Children's St. Louis, as well as participating hospitals throughout the country, thereby enhancing the quality of life for these children and their families; and

WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection also sponsor toy distributions, family sailing, the Supercar Experience, KCC Family House, pet-assisted therapy, Home and Hospital Instruction, It's Magic - Nothing is Impossible, Music is Medicine, art therapy, sensory gardening and hospital celebrations in honor of a child's determination and bravery to fight the battle against childhood cancer.

NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that we pause to recognize National Childhood Cancer Awareness Month. We further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented at a time and place deemed appropriate by the Sponsor.

Introduced on the 19th day of September 2025 by:
The Honorable Megan E. Green, President of the Board of Aldermen

Adopted this 19th day of September, 2025, as attested by:

Terry Kennedy
Clerk, Board of Aldermen

Megan Green
President, Board of Aldermen

RESOLUTION NUMBER 106
RECOGNIZING TO STL WITH LOVE
A CELEBRATION OF ST. LOUIS HIP-HOP CULTURE AND LEGACY

WHEREAS, *To STL With Love* is a landmark art exhibition inspired by a deep love for St. Louis and Hip-Hop, created to honor and celebrate those who have contributed to St. Louis Hip-Hop over the decades, and is described by its curator, Kris Blackmon, as “a love letter to the city of St. Louis and to the St. Louis Hip-Hop community — from me to us”; and

WHEREAS, the exhibition documents the history, influence, and impact of the St. Louis Hip-Hop community, showing that this culture is not only a part of music history but also central to the story of St. Louis itself, with roots that run deep and extend both nationally and globally; and

WHEREAS, Blackmon has stated that “Hip-Hop is more than music — it is a cultural force that has shaped generations through dance, fashion, art, and community activism,” and *To STL With Love* ensures St. Louis’ rich and often underrepresented Hip-Hop history is recognized as an essential part of this global movement; and

WHEREAS, the exhibition features original art, photography, media, historical memorabilia, and artifacts from over 30 St. Louis-based artists and creatives including Pacia Elaine, G.Wiz, Damon Davis, John Harrington, and Trackstar the DJ, many of whom are celebrated as legends, pioneers, and cultural icons; and

WHEREAS, each piece in the exhibition was carefully and intentionally curated to flow with themes of history, influence, and legacy, creating not only a showcase but also a powerful narrative of St. Louis Hip-Hop; and

WHEREAS, this project invites attendees to learn, reminisce, and feel pride, especially hoping to inspire youth and emerging artists, while providing the community with a deeper connection to St. Louis’ cultural scene outside of just Hip-Hop; and

WHEREAS, *To STL With Love* also shines a light on the intersection of Hip-Hop with activism and social justice, underscoring how this art form has consistently amplified community voices and fueled social change in St. Louis; and

WHEREAS, described as “one of, if not the most heartfelt and important exhibitions” Kris Blackmon has curated to date, *To STL With Love* uplifts the voices, artistry, and contributions of those who shaped St. Louis Hip-Hop, ensuring their legacy and impact are properly honored and celebrated.

NOW THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to recognize and honor the work and legacy of Kristian Blackmon in her most recent exhibit, *To STL With Love*. We further direct the Clerk of this Board of Aldermen to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy of this resolution to the end that it may be presented to those deemed appropriate by the sponsor.

Introduced this 12th day of September, 2025 by:

The Honorable Rasheen Aldridge, Alderman 14th Ward

Cosponsors:

The Honorable Megan Green, President Board of Aldermen

Adopted the 12th day of September, 2025 as attested by:

Terry Kennedy
Clerk, Board of Aldermen

Megan Green
President, Board of Aldermen

RESOLUTION NUMBER 107
HONORING POLO ASCENCIO: TRAILBLAZER, LA VOZ DE LOS CARDENALES, AND
ADVOCATE FOR LATINO FAMILIES

WHEREAS, Polo Ascencio’s story is one of corazón and perseverance, born in Tijuana, México, where Sundays meant family trips to the baseball fields — the “church of baseball” — where the game became a family ritual and a lifelong passion; and

WHEREAS, Ascencio carried that love across borders and through obstacles, working nights as a custodian in California and calling into Spanish-language talk shows, before beginning his career in Santa Barbara, Calif., radio in 2004 — later anchoring for Univision, writing for the Los Angeles Dodgers’ Spanish-language website, and producing broadcasts alongside legends Vin Scully and Jaime Jarrín, with Jarrín himself encouraging him: “Don’t ever give up. You are meant to do this”; and

WHEREAS, on September 29, 2016, Ascencio made history as the first Spanish-language play-by-play announcer in St. Louis Cardinals history, debuting on a night when Yadier Molina sealed a dramatic walk-off win — forever linking his voice to one of the franchise’s most iconic players; and

WHEREAS, what began as two games in Spanish in 2016 quickly grew to eight in 2017, 39 in 2018, and by 2019, every home game — with fans tuning in not just from Missouri and Illinois but across Puerto Rico, Mexico, the Dominican Republic, and beyond, making his voice part of a global Cardinals family; and

WHEREAS, over two decades, Ascencio has covered the World Baseball Classic, Copa América Centenario, Liga MX, MLS, boxing, and more, bringing a global sports perspective into the Cardinals booth; and

WHEREAS, fans have said of him, “We were silent for years. Now you can see us, you can hear us,” and some now call him *la voz de los Cardenales* — a title he carries with orgullo because it belongs to the entire Latino community; and

WHEREAS, Ascencio has poured that same corazón into advocacy, supporting Cardinals Care and player foundations like Fundación 4, Tsunami Waves, Big League Impact, and the Pujols Family Foundation, and he also created “Los Pajaritos de Polo,” which has brought more than 200 Latino families to Busch Stadium, and sponsors “Los Cardenales,” a youth academy in Tijuana that nurtures the next generation of ballplayers; and

WHEREAS, his service has been recognized with the St. Louis BBWAA “Good Guy Award” in 2022 and a nomination for Missouri Broadcaster of the Year in 2023, yet his greatest honor remains the connection with families who tell him they finally feel at home in Cardinals Nation; and

WHEREAS, Ascencio’s journey — from the ballparks of Tijuana to working nights as a custodian, to becoming *la voz de los Cardenales* — embodies corazón, orgullo, and resilience, proving that baseball is more than a game, it is culture, belonging and voice.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Aldermen of the City of St. Louis honors Polo Ascencio as a trailblazer in broadcasting, *la voz de los Cardenales*, and a champion of Latino families — whose passion and presence continue to build unity and pride in St. Louis and across the globe. We further direct the Clerk of this Board of Aldermen to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to the honoree at a time and place deemed appropriate by the sponsor.

Introduced this 19th day of 2025 by:
The Honorable Daniela Velázquez, Alderwoman 6th Ward

Adopted this 19th day of September, 2025 as attested by:

Terry Kennedy
Clerk, Board of Aldermen

Megan Green
President, Board of Aldermen