RECORD OF PROCEEDING
15933 Clayton Road, Suite 300
Ballwin, Missouri 63011

Special Board of Aldermen Work Session
March 25, 2026

Mayor McNamara called the work session to order at 5:32 p.m.

The following were in attendance:

PRESENT	WARD
Mayor Sue McNamara	
Alderman Jeff Schweig	Ward 1
Alderman Courtney Birkel	Ward 2 (via Zoom)
Alderman Lin Midyett	Ward 3

ABSENT	WARD
Alderman Andrew Low	Ward 1
Alderman Brock MacDonald	Ward 2
Alderman Tracy Nuelle	

ALSO IN ATTENDANCE
City Administrator/City Clerk Megan Eldridge
City Attorney Patrick Butler (via Zoom)
Building Commissioner Paul Mercurio

DISCUSSION OF THE FOLLOWING PROPOSED BUILDING CODES FOR ADOPTION:

- **2024 International Building Code (IBC) (with amendments)**
- **2024 International Residential Code (IRC) (with amendments)**
- **2024 International Existing Building Code (IEBC)**
- **2024 International Property Maintenance Code (IPMC) (with amendments)**
- **2024 International Swimming Pool and Spa Code (ISPSC) (with amendments)**
- **2015 International Energy Conservation Code (IECC)**

Mr. Mercurio provided an explanation of the codes the City currently uses and what the City was planning to adopt.

Mr. Mercurio stated the IBC, IEBC, and IECC codes would be for commercial buildings only. The City would be adopting the books in their entirety, except for any amendments the City approves. The amendments would delete or change certain sections of each code book.

Mr. Mercurio stated there were changes from the 2009 to the recent books being considered for adoption that the Board of Aldermen needed to decide on: the definition of a structure, pool barriers, emergency escapes and rescue openings, stormwater surface drainage, accessory dwelling units (ADUs), and solar energy systems.

Discussion was held on the code's broad definition of a structure and how it can be changed to make it clear when a permit was required and when it was not required. Mr. Butler suggested the definition be consistent in the building code and the zoning code. It was agreed to change the proposed definition of a structure to:

> *Anything that is constructed, erected or located thereon using wood, metal, masonry, plastic, concrete and related fasteners or any other construction material the use of which is used for a purpose which usually and customarily involves permanent location on the ground or that is regulated by the City Building Code. Examples of what qualifies as a structure: any building, bridge, deck, swimming pool, hot tub or exercise pool, shed, patio cover, fireplace, fire pit, garage, retaining walls, pergola, stairway, guardrail, flagpole, awning, screen wall, or other assembly of materials intended for human or animal use, enjoyment or occupancy.*
>
> ***Exceptions.***
> 1. *Flatwork, driveway, sidewalk, patio but not including sport courts*
> 2. *Play equipment, swing sets, trampolines, basketball poles, outdoor furniture, BBQ grills*
> 3. *Landscaping walls under 30" in height*
> 4. *Fences that do not exceed 6 feet in height (all fences require a city fence permit).*
> 5. *Temporary signs (see sign code) or temporary yard decorations.*

Discussion was held on requiring pool barriers. The ISPSC did not require a barrier when a spa or hot tub had a lockable safety cover and when a swimming pool had a power safety cover. Discussion was further held regarding the benefits of a barrier, and safety concerns if a power safety cover were to fail or if the safety cover was not used while the pool was unattended. It was decided that the City would continue to require barriers for swimming pools.

Discussion was held regarding the requirement of emergency escapes and rescue openings when alterations or repairs were done in existing basements. Mr. Mercurio clarified every bedroom had to have an egress window, regardless of what floor it was in. The 2024 IRC did not require emergency escapes and rescue openings for basement alterations and repairs if unless new sleeping rooms were being put in the basement. Discussion was further held regarding homes in Clarkson Valley having a walkout basement and/or windows, requiring smoke detectors in every room/space in a basement, safety concerns if a basement did not have an emergency escape, and requirement of new homes to have egress windows. It was decided that the City would continue to require egress windows in basements when alterations or repairs were made.

Discussion was held regarding the drainage of stormwater runoff, what would count as an impervious surface, and aging infrastructure. It was decided that if a project added 1,200 square feet of new impervious surface, a Missouri engineer had to evaluate the stormwater effect on the area and adjacent neighboring properties, and any positive differential of stormwater shall be mitigated on site.

Discussion was held regarding accessory dwelling units, whether to allow them in Clarkson Valley, and alleviating concerns with accessory dwelling units. It was decided to include Appendix BC of the IRC into the building code amendments.

Discussion was held regarding solar energy systems and removing solar energy system regulations from the building code and placing them in the zoning code. It was decided to remove the solar energy system regulations from the building code and place them in the zoning code.

Mr. Butler explained a bill adopting the building codes and amendments was first presented at the March Board of Aldermen meeting. A modified version of that bill would be presented at the April Board of Aldermen with the 90-day comment period starting over, and the bill could be adopted at the July Board of Aldermen meeting.

ADJOURN

The work session was adjourned at 6:46 p.m.

Sue McNamara, Mayor

ATTEST: Megan Eldridge, City Administrator/City Clerk