

NEIGHBORHOOD PRESERVATION

NEWSLETTER

The Neighborhood Preservation newsletter is published quarterly by the Neighborhood Preservation Program, a part of the County Public Works Department.



WINTER 2010

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NORTH OFFICE IS HANDLING EVERYTHING NORTH OF I-44

Please note that the North office, located at 21 Village Square in Hazelwood, is handling all property maintenance complaints concerning properties located anywhere north of Interstate 44. This is due to the different staffing levels at the North and South offices.

To report complaints North of I-44, please call the North office at 615-7333.
To report complaints South of I-44, please call the South office at 615-4151.

Landlord Training Program

Offered in partnership with the St. Louis Real Estate Investors Association and UMSL, we are in our fourth year!

The next scheduled classes for the Landlord Training course are:

Thursday evening, March 4, 2010 and Thursday evening, March 11. Both at 6:00 PM to 9:00 PM at the World Trade Center Building, 121 S. Meramec in Clayton.

Anyone involved in managing property can benefit from this two night class. Learn how to:

- determine if a property is a good rental investment;
- Find and select quality tenants;
- Avoid ending up in housing court;
- Protect your investment.

Plus, each seminar includes a Q&A session where you can get your individual questions answered.

Cost is \$70 and includes a useful, 500 page reference book and light meal each night.

To register, please contact the University of Missouri St. Louis (UMSL) at 314-516-6590, or visit ce.umsl.edu/landlord

Director of Neighborhood Services moving on

The Neighborhood Services Division of the Public Works Department, which includes the Neighborhood Preservation Program, will say goodbye to its Director early in February. Joe Hunt will be taking a position as Division Manager of Facilities for the Public Works Department. This will include responsibility for maintaining and remodeling department offices. Joe has served Neighborhood Services for about five years. The open position is expected to be filled at a later date.

Inspectors committee active

A group of six of the program's most experienced inspectors meets regularly every two weeks. This committee was created about two years ago to review the questions concerning code interpretation that arise each week. The group discusses a ruling or interpretation presented by a staff person or property

owner, researches background in the written code, interviews other inspectors for precedents, and attempts to forward an interpretation or policy that we can all use and live with. This takes a lot of pressure off of the Managers and the inspectors have policies that they have assisted in developing. A consensus is valuable in attempting to interpret some of the issues that we have confronted.

Examples of issues that the committee has considered include: accepting or rejecting older plumbing vents for a re-occupancy permit; allowing older porch railings that do not meet modern codes; determining whether a basement room meets the requirements to be utilized as a bedroom; and many more.

Update to 2009 International Property Maintenance Code in the works

The Neighborhood Preservation Program is in the process of upgrading from the current use of the 2000 International Property Maintenance Code to the 2009 code. The Property Maintenance Code specifies how homes and other properties must be maintained in order to be in compliance.

Such things as peeling paint, keeping grass cut below 8 inches, deteriorated concrete, and yard debris are itemized in the code. These standards have been adopted by thousands of jurisdictions world-wide and are the basis for what is commonly called “minimum code” for housing.

The international code council reviews the latest building and industry standards on a regular basis and makes recommended changes every three years. It is up to a jurisdiction, whether a County, City, Town, or Village, to consider updating whenever they feel that it is in their best interests. The County last updated to the 2000 International Code in the spring of 2003. There are generally just minor revisions year-by-year. Locally, the Building Code Review Committee reviews proposed revisions to all local building and housing codes.

One recent change has been the requirement that Ground Fault Circuit Interrupters (GFCI) be installed along all kitchen counters, in all bathroom outlets, and in all exterior outlets. The full ordinance will be available online when approved by the County Council sometime this year.

Re-Occupancy Permits

Re-occupancy permit requirements are now in effect for all new occupants of any housing units or homes in unincorporated County. Any new occupant of a rental house or rental unit, or anyone who buys a house must have a re-occupancy inspection and permit.

The cost is \$80 for a house or condo. Applications may be made in person at the North County Government Center at 21 Village Square, Lindbergh & I-270, Or at the South County Government Center at 4558 Lemay Ferry Rd., just south of I-270.

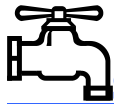
The best way to apply is over the County website at stlouisco.com There is a link to re-occupancy on the homepage. You may type in your checking account number for instant payment approval. No applications will be taken over the telephone.

At Your Service – Helpful Contact Numbers:

To report complaints of housing violations such as debris in the yard, derelict or unlicensed cars, peeling paint, high grass, overcrowding, etc. please call:

314-615-7333 (North of Highway 44)

314-615-4151 (South of Highway 44)



Sewer Lateral Service

1. Who to Contact: St. Louis County Department of Public Works

Address: 41 South Central, Clayton, Missouri 63105

<http://www.stlouisco.com/pubworks/SewerContr-list.pdf>

Phone: (314) 615-3745

Hours: 8:00 a.m. - 5:00 p.m.

Services: Offers a list of qualified plumbers and contractors. Residential Sewer Lateral Repair Program covers the cost of repairing a defective residential sewer lateral. (Residential sewer laterals run from the foundation of a house to the sewer main.) Please contact public works for more information.

Eligibility: Open to all County residents.

Social Services

Abused Animals

Who to Contact: St. Louis County Health (Animal Control)

Address: 41 South Central Avenue, 6th Floor Clayton, MO 63105

<http://www.stlouisco.com/doh/>

Phone: Veterinary Services – North of Page Blvd (314)-831-6500

South of Page Blvd (314)-726-6655

Hours: 8:00 a.m. - 5:00 p.m.

Services: Please report any abused animal promptly to the authorities.

Eligibility: Must be a resident of unincorporated St. Louis County.