



Jackson County Missouri

Jackson County Courthouse
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Legislation Details (With Text)

File #:	5765	Version:	0	Name:	Chapter 54 -building code
Type:	Ordinance	Status:	Passed		
File created:	7/6/2023	In control:	Budget Committee		
On agenda:	7/10/2023	Final action:	8/7/2023		
Title:	AN ORDINANCE repealing sections 5400. and 5410., Jackson County Code, 1984, relating to the building code, and enacting, in lieu thereof, two new sections relating to the same subject.				
Sponsors:	Jeanie Lauer				
Indexes:	BUILDING CODE, JACKSON COUNTY CODE				
Code sections:					
Attachments:	1. 5765 bu, 2. 5765adopted.pdf				

Date	Ver.	Action By	Action	Result
8/7/2023	0	County Legislature	adopt	Pass
8/7/2023	0	County Legislature	Consent Agenda	
7/31/2023	0	County Legislature	perfect	Pass
7/31/2023	0	County Legislature	Consent Agenda	
7/31/2023	0	Budget Committee	recommend perfect and pass	Pass
7/18/2023	0	County Legislature	Go To 2nd Perfection	Pass
7/17/2023	0	Budget Committee	hold	Pass
7/11/2023	0	County Legislature	Go To 1st Perfection	Pass
7/10/2023	0	County Legislature	assign to committee	

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE repealing sections 5400. and 5410., Jackson County Code, 1984, relating to the building code, and enacting, in lieu thereof, two new sections relating to the same subject.

ORDINANCE NO. 5765, July 10, 2023

INTRODUCED BY Jeanie Lauer, County Legislator

WHEREAS, the permitting of safe and secure buildings is an important responsibility of County government; and,

WHEREAS, the County adopted chapter 54 of the County Code, the Building Code, in 1992 and

adopted subsequent versions incorporating the 2009 International Building Code as the most current version, with various appendices relating to electrical, plumbing, fire, and other assorted standards and guidelines; and,

WHEREAS, most jurisdictions within the Kansas City metropolitan area have adopted the 2018 International Building Code; and,

WHEREAS, to ensure the construction of safe and secure buildings throughout the unincorporated area of the County, it is in the best interests of the public health and welfare of the citizens of Jackson County to modernize the building code to a level equal to that of the surrounding jurisdictions and to update fees for the County's services; now therefore,

BE IT ORDAINED by the Legislature of Jackson County, Missouri, as follows:

Section A. Enacting Clause

Sections 5400. and 5410., Jackson County Code, 1984, are hereby repealed, and two new sections in lieu thereof, to be known as sections 5400. and 5410., to read as follows:

5400. Building Code.

Certain documents, copies of which are on file and are open for inspection by the public in the offices of the director of public works, being marked and designated as:

International Code Conference, [2009] 2018 Edition, published by the International Code Council; and, International Building Codes, [2009] 2018 Edition, published by the International Code Council, as modified or amended in the International Building Code Standards referenced below:

[2009] 2018 International Building Code

[2009] 2018 International Residential Code

[2009] 2017 National Electrical Code (NFPA 70)

[2009] 2018 Uniform Plumbing Code

[2009] 2018 International Mechanical Code

[2009] 2018 International Energy Conservation Code

[2009] 2018 International Fire Code (as it relates to construction codes only)

[2009] 2018 International Existing Building Code

APWA Single Family Erosion Control Guidelines

[2008] 2020 National Green Building Standard ICC-700-[2008] 2020 (Guideline only)

[2009] 2018 International Building Code Appendices

C: Group U - Agricultural Buildings

E: Supplementary Accessibility Requirements

F: Rodent Proofing

G: Flood Resistant Construction

H: Signs

I: Patio Covers

J: Grading

K: Administrative Provisions (NFPA 70)

Chapter 9, section 903.2.8, residential fire protection systems (optional).

[2009] 2018 International Residential Appendices

E: Manufactured Housing used as a dwelling unit

F: Radon Control Methods (Guideline only)

G: Swimming Pools, Spas, and Hot Tubs

H: Patio Covers

K: Sound Transmission

M: Home Day Care R-3 Occupancy

N: Venting Methods

O: Gray Water Recycling Systems

P: Sizing of Water Piping System

Q: ICC Residential Code Electrical Provisions/National Electrical

Code cross reference

Chapter 3, section R313.2 One and two family dwellings automatic fire systems (optional).

[2009] 2018 Uniform Plumbing Code Appendices

A: Recommended Rules for sizing the Water Supply System

B: Explanatory Notes on Combination Waste and Vent Systems

D: Sizing Stormwater Drainage Systems

E: Manufactured/Mobile Home Parks and Recreational Vehicle Parks

I: Installation Standards

[2009] 2018 International Mechanical Code Appendices

A: Combustion Air Openings and Chimney Pass-Throughs

[2009] 2018 International Fire Code Appendices (as it relates to construction codes only)

B: Fire Flow Requirements for Buildings

C: Fire Hydrant Locations and Distribution

I: Fire Protection Systems - Noncompliant Conditions

[2009] 2018 International Existing Building Code Appendices

A: Reference Standards

B: Supplementary Accessibility Requirements for Existing Buildings and Assemblies

Exemptions:

Exemptions from the [2009] 2019 International Building Code:

Section 101.4.2 - Property Maintenance

Section 105.1.1 - Annual Permit

Section 105.1.2 - Annual Permit Records

Section 105.2(1) - Work Exempt from Permit

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.

Section 105.2.3 - Public Service Agencies

Referenced Codes:

Any and all references to the International Electrical Code shall reference the National Electrical Code.

Any and all references to the International Plumbing Code shall reference the Uniform Plumbing Code.

As said publications may be amended, are adopted as the code of Jackson County for regulating the erection, construction, occupancy, equipment, use, height, area, and maintenance of all buildings or structures in the unincorporated area of Jackson County and on all Jackson County-owned real property, without regard to its location within the County. Each and all of the regulations, provisions, conditions, and terms of such International Building Codes, [2009] 2018 Edition, and International Code Council, published by the International Code Council, and the secondary publications referenced above, as said publications may be amended, all of which are on file in the office of the director of public works, are referred to, adopted, and made a part hereof as if fully set out in this section.

5410. Fees.

No permit shall be issued pursuant to section 5409. of this chapter until the applicant therefor has paid the fee specified in this section, to include a plan review fee if applicable, based on the fair market value of the proposed improvement for which the permit is sought as established by the most current building valuation data as set forth in the International Conference of Building Officials Standard Publication:

5410.1 Fee Schedule.

		<u>Total Valuation</u>	<u>Fee</u>
		\$1.00 to \$500.00	\$25.15
\$501.00 to \$2,000.00		\$25.15 for the first \$500.00 plus \$3.27 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	
\$2,001.00 to \$25,000.00		\$74.10 for the first \$2,000.00 plus \$14.98 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	
\$25,001.00	to	\$50,000.00	\$418.64 for the first \$25,000.00 plus \$10.81 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
		\$50,001.00 to \$100,000.00	\$688.81 for the first \$50,000.00 plus \$7.49 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00	to	\$500,000.00	\$1,063.31 for the first \$100,000.00 plus \$5.99 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.

\$500,001.00	to	\$1,000.00.00	\$3,460.11	for	the	first
			\$500,000.00 plus \$5.08			
			for each additional \$1,000.00, or fraction thereof, up to and			
			including \$1,000,000.00			
\$1,000,000.00			and	up		\$6,001.36
			for the first \$1,000,000.00 plus \$3.91 for each additional			
			\$1,000.00 or fraction thereon.			

Agricultural-use pole barns valued at \$20,000.00 or less are exempt from the above valuation chart. These structures shall be assessed a flat fee of \$125.00. Agricultural-use pole barns valued at \$20,000.00 up to \$40,000.00 will be assessed a flat fee of \$300.00. All barns valued above \$40,000.00 will be assessed a fee consistent with the Building Permit Fees Schedule contained in this section. When the building official has determined that unauthorized work, as defined in the International Building Code, has been performed without first obtaining proper permits, permit fees shall be double the normal fee.

Effective Date: This ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5765 introduced on July 10, 2023, was duly passed on August 7, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9 Nays 0

Abstaining 0 Absent 0

This Ordinance is hereby transmitted to the County Executive for his signature.

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5765.

Date

Frank White, Jr., County Executive