



Jackson County Missouri

Jackson County Courthouse
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Legislation Details (With Text)

File #: 3695 **Version:** 0 **Name:** Repealing Section 5402, Jackson County Code, 1984.
Type: Ordinance **Status:** Passed
File created: 10/17/2005 **In control:** Public Works Committee
On agenda: 10/17/2005 **Final action:** 10/24/2005
Title: AN ORDINANCE repealing Section 5402, Jackson County Code, 1984, and enacting, in lieu thereof, four new sections relating to the building code and incorporating the Jackson County Green Build Permit Program.
Sponsors: Bob Spence
Indexes: JACKSON COUNTY CODE
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
10/24/2005	0	County Legislature	Consent Agenda	
10/24/2005	0	County Legislature	perfect	Pass
10/24/2005	0	County Legislature	suspend the rules to consider final passage	Pass
10/24/2005	0	County Legislature	adopt	Pass
10/24/2005	0	County Legislature	Consent Agenda	Pass
10/24/2005	0	Public Works Committee		
10/21/2005	0	County Legislature	Go To 1st Perfection	Pass
10/17/2005	0	County Legislature	assign to committee	

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE repealing Section 5402, Jackson County Code, 1984, and enacting, in lieu thereof, four new sections relating to the building code and incorporating the Jackson County Green Build Permit Program.

ORDINANCE # 3695, October 17, 2005

INTRODUCED BY Bob Spence, County Legislator

WHEREAS, the purpose of the Green Build Program is to encourage building design and construction that minimizes negative impacts on the environment. Green Build supports a building's

efficient use of energy, resources and water; sustainable site planning; and indoor environmental quality; and,

WHEREAS, the Green Build program is a voluntary green building initiative that provides a percentage of the building permit fee to be rebated once the Director of Public Works inspects and certifies that the structure meets sustainable building and energy standards; and,

WHEREAS, there are 4 levels of certification that can be achieved: Green, Silver, Gold and Platinum and the Director of Public Works shall establish the minimum number of points required for each level of certification; and,

WHEREAS, the Director of Public Works shall certify the level of certification and authorize the partial rebate of the building permit fee as follows:

<u>CERTIFICATION LEVEL</u> <u>BUILDING PERMIT FEE</u>	<u>REBATE % OF</u>
Green	15%
Silver	25%
Gold	35%
Platinum	50%

and,

WHEREAS, the Director of the Department of Public Works recommends the adoption of sections in the Jackson County Code, 1984, establishing the Jackson County Green Build program and proposed fee rebate schedule; now therefore,

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

Section A. Enacting Clause. Section 5402, Jackson County Code, 1984, is hereby repealed, and four new sections are enacted in lieu thereof to be known as §5402., 5402.1, 5402.2 and 5402.3, to read as follows:

5402. Fees.

No permit shall be issued pursuant to section 5402. of this chapter until the applicant therefor has paid the fee specified below, 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:

BUILDING PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00

\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$5,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$10,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$50,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, up to and including \$1,000,000.00
\$1,000,000.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 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 \$100.00. Agricultural-use Pole Barns valued at \$20,000.00 up to \$40,000.00 will be assessed a flat fee of \$250.00. All such barns valued above \$40,000.00 will be assessed a fee consistent with the Building Permit Fees Schedule contained in

this Chapter.

5402.1 Plan Review Fees

PLAN REVIEW FEES

A plan review fee of 65 percent of the building permit fee shall be assessed in addition to the permit fee. The following buildings are exempt from the plan review fee, unless it is determined by the Building Official that the submitted documents are incomplete, changed, or are more complex than the basic design of said structures.

- 1.) Single Family Dwelling
- 2.) Detached Garages
- 3.) Utility Sheds, Pole Barns, Open Carports
- 4.) Mobile, Modular, Manufactured Homes
- 5.) Swimming Pools
- 6.) Decks

ADDITIONAL FEES

Additional fees, for inspections and other services, shall be due as set out below:

<u>Service</u>	<u>Fee</u>
1. Inspections outside of normal business hours (minimum charge-two hours)	\$47.00 per hour*
2. Reinspection fees assessed under provisions of Section 305 (g),	\$47.00 per hour*

Uniform Building Code

3. Inspections for which no fee is specifically indicated (minimum charge-one-half hour) \$47.00 per hour*
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge-one-half hour) \$47.00 per hour*

*Or the total actual cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

5. For use of outside consultants for plan checking and inspections, or both--actual cost, including administrative and overhead costs.

PUBLIC AGENCIES

Whenever a public agency with taxing authority is the applicant for a permit, all fees in this section may be reduced or abated by the Building Official with the approval of the Director of Public Works for the purpose of conserving public tax resources.

5402.2 Green Build Permit Program:

There is hereby established a Green Build Permit Program. Any construction for which fees are charged pursuant to section 5402 shall be eligible to apply for certification under the Green Build Permit Program. There shall be Four (4) levels of certification: Green, Silver Gold and Platinum. Points must be acquired in three (3) categories, Resources, Energy and Indoor Air Quality (IAQ) / Health, within fifteen requirement areas. A minimum of ten (10) points must be acquired in each category for a project to be eligible for certification and the partial fee rebate. Any applicant who has paid fees pursuant to Section 5402 shall be eligible for a partial rebate of those fees in accordance with the schedule set forth below:

<u>Level of Certification</u>	<u>Minimum Points Required</u>	<u>Rebate</u>
	<u>Percentage</u>	
<u>Green</u>		<u>50+</u>
		<u>15</u>
<u>Silver</u>		<u>70+</u>
	<u>25</u>	
<u>Gold</u>		<u>125+</u>
	<u>35</u>	
<u>Platinum</u>		<u>180+</u>
	<u>50</u>	

The following criteria is to be used as basis for awarding points under this program:

<u>Points per category</u>	<u>Resources</u>	<u>Energy</u>	<u>IAQ/Health</u>
<u>A. Site</u>			
<u>1. Recycle job site construction & demolition waste</u> <u>50% recycling rate required: 65%=1; 75%=2; 80%=4</u>	<u>Up to 4</u>		

2. Donate unused materials	<u>4</u>		
3. Protect native soil	<u>2</u>		
4. Minimize disruption of existing plants & trees	<u>1</u>		
5. Implement construction site stormwater practices	<u>2</u>		
6. Protect water quality with landscape design	<u>2</u>		
7. Design resource-efficient landscapes	<u>4</u>		
8. Reuse materials/use recycled content materials for landscape	<u>2</u>		
9. Install high-efficiency irrigation systems	<u>2</u>		
10. Provide for on-site water catchment/retention	<u>2</u>		
Available Points	<u>25</u>	<u>0</u>	<u>0</u>

B. Foundation

1. Incorporate recycled flyash in concrete 15% recycled flyash = 2; add 1 pt for every 10% increase, up to 5 pts	<u>Up to 5</u>		
2. Reuse form boards	<u>1</u>		
3. Use aluminum forms	<u>3</u>		
4. Use recycled content aggregate	<u>2</u>		
5. Insulate foundation/slab before backfill		<u>3</u>	
6. Install rigid foam, insulated concrete forms (ICF)		<u>3</u>	
Available Points	<u>11</u>	<u>6</u>	<u>0</u>

C. Structural Frame

1. Substitute solid sawn lumber with engineered lumber A. Floors B. Headers (non structural) C. Structural beams and headers	<u>1 1 1</u>		
2. Use FSC certified wood for framing (for every 10% of FSC lumber used=2 pts, up to 10pts)	<u>Up to 10</u>		
3. Use wood I-joists for floors and ceilings	<u>2</u>		
4. Use steel interior web trusses	<u>2</u>		
5. Design energy heels on trusses		<u>2</u>	
6. Use OSB a. Subfloors b. Sheathing	<u>1 1</u>		
7. Use finger-jointed studs for non-structural vertical applications	<u>2</u>		
8. Use engineered studs for vertical applications	<u>2</u>		
9. Use recycled content steel studs for interior framing	<u>2</u>		
10. Use structural insulated panels (SIPs) a. Floors b. Walls c. Roof		<u>3 3 3</u>	
11. Apply advanced framing techniques	<u>4</u>		
12. Use reclaimed lumber for non-structural applications	<u>3</u>		
Available Points	<u>32</u>	<u>11</u>	<u>0</u>

D. Exterior Finish

1. Use sustainable decking materials a. Recycled content b. FSC certified wood	3	3	
2. Use non-CCA treated wood			<u>1</u>
3. Install house wrap under siding			<u>1</u>
4. Use alternative siding materials a. Recycled content b. Fiber-cement	1	3	
Available Points	10		<u>2</u>

E. Plumbing

1. Insulate all hot water pipes			<u>2</u>
2. Install flow reducers a. Faucets (1 pt. each, up to 2 pts) b. Showerheads (1 pt. each, up to 2 pts)	2	2	
3. Install ultra-low flush toilets (1pt. each, up to 4 pts)	Up to 4		
4. Install chlorine filter on showerhead			<u>4</u>
5. Install tankless water heater			<u>2</u>
6. Pre-plumb for graywater conversion	4		
7. Install water filtration units at drinking water facets (2 pts. Each, up to 4 pts.)			Up to 4
8. Install on-demand hot water circulation pump	4		
Available Points	16	4	<u>8</u>

F. Electrical

1. Install compact fluorescent bulbs-CFL's (6 bulbs=2 pts.; 12 = 4 pts.; up to 4 pts.)			Up to 4
2. Install air-tight, insulation-compatible recessed fixtures for CFL's (1 pt. each, up to 5 pts.)			Up to 5
3. Install lighting controls (1 pt. per fixture; up to 4 pts)			Up to 4
4. Install high efficiency ceiling fans with CFLs (1 pt. each, up to 4 pts.)			Up to 4
Available Points			<u>17</u>

G. Appliances

1. Install Energy Star dishwasher			1
2. Install horizontal axis washing machine			1
3. Install Energy Star refrigerator			1
4. Install built-in recycling center	3		
Available Points	3	3	

H. Insulation

1. Upgrade insulation to exceed Title 24 requirement: a. Walls b. Ceilings		2 2	
2. Install recycled content, formaldehyd-free fiberglass installation			3
3. Use advanced infiltration reduction practices		2	
4. Use cellulose insulation a. Walls b. Ceilings	4 4		
Available Points	8	6	3

I. Windows

1. Install energy-efficient windows a. Double-paned b. Triple-paned c. Low-emissivity (Low-E) d. Low conductivity frames		1 3 2 2	
Available Points		8	

J. Heating, Ventilation and Air Conditioning (HVAC)

1. Use duct mastic on all duct joints		1	
2. Install ductwork within conditioned space		3	
3. Vent range hood to the outside			1
4. Clean all ducts before occupancy			2
5. Install attic ventilation system		2	
6. Install whole house fan		4	
7. Install sealed combustion units a. Furnaces b. Water Heaters			3 3
8. Install 14 SEER/11 EER or higher AC with a TXV		3	
9. Install AC with non-HCFC refrigerants	2		
10. Install 90% annual fuel utilization efficiency (AFUE) furnace		2	
11. Eliminate wood burning fireplaces			1
12. Install zoned, hydronic radiant heating		3	
13. Install heat recovery ventilation unit (HRV)		5	3
14. Install high efficiency particulate air (HEPA) filter			4
15. Install separate garage exhaust fan			3
Available Points	2	23	20

K. Renewable Energy and Roofing

1. Pre-plumb for solar water heating		4	
2. Install solar water heating system		10	
3. Pre-wire for future photovoltaic (PV) installation		4	

4. Install PV panels (1.2kw=6pts; 2.4kw=12pts; 3.6kw=18pts)		Up to 18	
5. Install solar (PV) walkway lights		4	
6. Install radiant barrier roof sheathing		3	
7. Install 20-year roofing		1	
Available Points		44	

L. Natural Heating and Cooling

1. Incorporate passive solar heating		5	
2. Install overhangs or awnings on south facing windows (24 inch. min.)		3	
3. Plant deciduous trees on the east, west, and south sides		3	
Available Points		11	

M. Indoor Air Quality and Finishes

1. Install whole house vacuum system			3
2. Use low/no VOC paint			1
3. Use low VOC, water-based wood finishes			2
4. Use solvent-free adhesives			3
5. Substitute particleboard with formaldehyde-free materials			6
6. Use exterior grade plywood for interior uses			1
7. Use formaldehyde-free MDF and materials			4
8. Seal all exposed particleboard or MDF			4
9. Use FSC certified wood for interior finish			4
10. Use finger-jointed or recycled content trim	1		
Available Points	1		28

N. Flooring

1. Select FSC certified wood flooring	8		
2. Use rapidly renewable flooring materials	4		
3. Use recycled content ceramic tiles	4		
4. Install natural linoleum or cork in place of vinyl			5
5. Use exposed concrete as finished floor	4		
6. Install recycled content carpet with low VOCs	4		
Available Points	24		5

O. Other

1. Incorporate listing of green features into cover of blueprints	1		
2. Develop homeowner manual of green feature/benefits	1		
3. Offer coupons for compost bins to homeowners	1		

5402.3 Rebates Authorized for Payment

The Director of Finance is authorized to issue rebate payments to applicants upon notice of certification from the Director of Public Works.

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

APPROVED AS TO FORM:

Acting Chief Deputy County Counselor

County Counselor

I hereby certify that the attached Ordinance, Ordinance # 3695 of October 17, 2005 was duly passed on _____, 2005 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absents _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance # 3695.

Date

Katheryn J. Shields, County Executive