



Jackson County Missouri

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Legislation Text

File #: 3620, Version: 0

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE repealing sections 5400., and 5402., Jackson County Code, 1984, relating to the building code and enacting, in lieu thereof, two new sections relating to the same subject.

ORDINANCE # 3620, March 28, 2005

INTRODUCED BY Bob Spence, County Legislator

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

WHEREAS, a current building code with appropriate revisions reflecting changes in technology is important to insure that construction is always current and state of the art in Jackson County; and,

WHEREAS, an update has been issued for a uniform building code and suggested by the drafters thereof; and,

WHEREAS, it is in the best interests of the public health, safety, and welfare of the citizens of Jackson County, that the Jackson County Building Code be updated; now therefore,

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

Section A. Enacting Clause. Sections 5400. and 5402., Jackson County Code, 1984, are hereby repealed, and two new sections enacted in lieu thereof, to be known as §5400. and 5402., to read as follows:

5400. Building Code.

5401. 5401. 5401. 5401. 5401.

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 and Clerk of the County Legislature, being marked and designated as:

[Uniform Building Code, 1997 edition] International Code Conference, 2003 Edition, published by the [International Conference of Building Officials] International Code Council; and,

[Uniform Building Code Standards, 1997 Edition] International Building Codes, 2003 Edition, published by the [International Conference of Building Officials] International Code Council, as modified or amended in the Uniform Building Code Standards referenced below:

[2000 Uniform Plumbing Code;

1999 National Electrical Code;

2000 Uniform Fire Code;

2000 Uniform Mechanical Code;

1997 Uniform Housing Code;

1997 Uniform Code for the Abatement of Dangerous Buildings;

1997 Uniform Sign Code;

1997 Uniform Security Code; and

1997 Uniform Code for Building Conservation,]

2003 International Building Code, except Chapter 29, Plumbing

2003 International Residential Code, except Chapter 27, Plumbing

2003 International Energy Code

2003 Uniform Mechanical Code

2003 Uniform Plumbing Code

2003 National Electrical Code

2003 Uniform Fire Code

APWA Single Family Erosion Control Guidelines

International, American National Standard; (ADA) Accessible and Usable Buildings
Facilities

2003 International Building Code Appendix's

B- Board of Appeals

C- Agricultural Buildings

E- Accessibility Regulations (ADA)

F- Rodent Proofing

G- Flood Restraintant

H- Signs

I - Patio Covers

J- Grading

Exemptions from the 2003 International Building Code:

Section: 101.4.5 - Property Maintenance

Section 105.1.1 - Annual Permit

Section 105.1.2 - Annual Permit Records

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. Each and all of the regulations, provisions, conditions, and terms of such [Uniform Building Code, 1997] International Building Codes, 2003 Edition, and [Uniform Building Code Standards, 1997 Edition] International Code Council, published by the International Conference of Building Officials, and the secondary publications referenced above, as said publications may be amended, all of which are on file in the offices of the director of public works and clerk of the county legislature, are referred to, adopted, and made a part hereof as if fully set out in this section.

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>
<u>1.00 to \$500.00</u>	<u>\$23.50</u>
<u>[\$1.00 to \$25,000.00]</u>	<u>[\$61.75] <u>23.50</u> for the first \$[2,000.00] <u>500.00</u></u>

<u>501.00 to \$2,000.00</u>	plus \$[12.50] <u>3.05</u> for each additional \$[1,000.00] <u>100.00</u> , or fraction thereof, to and including \$[25,000.00] <u>2,000.00</u>
\$[25,001.00 to \$50,000.00]	\$[349.25] <u>69.25</u> for the first \$[25,000.00] <u>2,000</u>
<u>2,001.00 to \$25,000.00</u>	plus \$[9.00] <u>\$14.00</u> for each additional \$1,000.00, or fraction thereof, to and including \$[50,000.00] <u>25,000.00</u>
\$[50,001.00 to \$100,000.00]	\$[574.75] <u>391.25</u> for the first \$[50,000.00] <u>25,000.00</u>
<u>25,001.00 to \$50,000.00</u>	plus \$[6.25] <u>10.10</u> for each additional \$1,000.00, or fraction thereof, to and including \$[100,000.00] <u>50,000.00</u>
\$[100,001.00 to \$500,000.00]	\$[887.25] <u>643.75</u> for the first \$[100,000.00] <u>5,000.00</u>
<u>50,001.00 to \$100,000.00</u>	plus \$[5.00] <u>7.00</u> for each additional \$1,000.00, or fraction thereof, to and including \$[500,000.00] <u>10,000.00</u>
\$[500,001.00 to \$1,000,000.00]	\$[2,887.25] <u>993.75</u> for the first \$[500,000.00] <u>100,000.00</u>
<u>100,001.00 to \$500,000.00</u>	plus \$[4.25] <u>5.60</u> for each additional \$1,000.00, or fraction thereof, to and including \$[1,000,000.00] <u>500,000.00</u>
\$[1,000,001.00 to up]	\$[5,012.25] <u>3,233.75</u> for the first \$[1,000,000.00]

500,001.00 to \$1,000,000.00 plus [\$2.75] 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

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.

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)	[\$42.00] <u>47.00</u> per hour*
2. Reinspection fees assessed under provisions of Section 305 (g), Uniform Building Code	[\$42.00] <u>47.00</u> per hour*
3. Inspections for which no fee is specifically indicated (minimum charge-one-half hour)	[\$42.00] <u>47.00</u> per hour*
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge-one-half hour)	[\$42.00] <u>47.00</u> 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 the 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.

