

CITY OF GLENAIRE

Bill Number 456

Ordinance No. 455

AN ORDINANCE AMENDING SECTIONS §4-1 and §4-23.3 OF THE CODE OF THE CITY OF GLENAIRE, MISSOURI PERTAINING TO BUILDINGS, PERMITS AND FEES.

WHEREAS, the Board of Aldermen has determined that it is in the best interest of the City of Glenaire, Missouri, to amend the code of the City of Glenaire, §4-1 and §4-23.3 as it pertains to the regulation of buildings, permits and fees to maintain compliance with and application of the regulations on the same subject adopted by Clay County Missouri.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENAIRE, MISSOURI AS FOLLOWS:

SECTION NO. 1: That Chapter 4, Buildings, §4-1 and §4-23.3 of the Code of the City of Glenaire related to building regulations, permits and fees is hereby amended to read as follows:

CHAPTER 4 BUILDINGS

Article IV IN GENERAL

Section 4-1) Introduction

The following regulations are provided to assist property owners and contractors with the orderly construction of residential structures and accessory buildings, in keeping with the provisions of the Clay County Building Codes, and Land Development Code. Please read these regulations carefully and understand that they are **summarized** in the interest of simplicity. Not all regulations are listed, please refer to the following publications for any questions.

The City of Glenaire hereby accepts the 2018 IRC (International Residential Codes) as applying within the City.

***Please refer to 816-407-3388 Building and Construction Ordinance of Clay County for all changes in Residential Construction Codes.**

Section 4-2) General Requirements, Permits and Fees, Lot Size

Glenaire requires permits and inspections for most types of construction. Please call **816-792-4907** to find out if your project requires a permit. Due to limited staff and the frequency of scheduled inspections, ***appointments must be made with the Building Permit Alderman to obtain permits.*** Drop-in permits, in most cases, are not possible.

Please be aware that Glenaire Regulations prohibit anyone from living in an accessory building, RV, mobile home, or temporary structure during the home construction site prior to, during, or after home construction.

Subsequent to a fire or other natural disaster that causes the destruction of the primary dwelling, and only in this circumstance, the Glenaire Board of Aldermen may grant a temporary (up to 180 days) permit to put a mobile home

on the property during reconstruction. This privilege is not automatic and requires a hearing before the Glenaire Board of Aldermen to determine the existence of a hardship. Please contact the Building Permit Alderman or City Clerk for details at 816-792-4907.

(A) New Residential Construction

To obtain a building permit for new residential construction, you will need to bring the following items to your appointment with the Building Permit Alderman. The Building Permit Alderman will issue the permit number, and obtain the signed permit application. The Building Permit Alderman will meet with the Clay County Building Inspector for their review and approval.

(1) Two (2) sets of drawings of what you are going to construct. The drawings should include floor plans, a foundation plan, building elevations and a building cross section. Truss and suspended slab drawings must be stamped by an engineer. After plan review, one set with any written comments made by the Building Inspector will be returned to the applicant, and one will be retained for City of Glenaire files.

(2) A plot plan of the property **prepared by a registered land surveyor** showing the legal description, the property dimensions, all easements, existing and proposed buildings with their dimensions and distances between all structures and property lines. If the parcel contains floodplain an elevation certificate will be required.

(3) The permit fee is determined as follows:

\$1,750.00 for all new construction by County Inspector includes initial inspection for each of the seven(7) inspections listed below. Plus \$100.00 per failed inspection by County Inspector.

Note: Inspections are required as follows:

- 1) Plan review prior to builder starting
- 2) Footings
- 3) Piers
- 4) Suspended Slab
- 5) Ground Rough
- 6) Top Rough that includes Plumbing, Mechanical, Electrical, Framing, and Gas Line
- 7) Final

(B) Permits for Accessory Building, Residential Deck and Swimming Pool:

NOTE: An accessory building shall not be constructed prior to the principal structure.

To obtain a building permit number, you will need to bring the following items to your appointment with the Building Permit Alderman. The Building Permit Alderman will issue the permit number. The Building Permit Alderman will issue a signed permit application. The Building Permit Alderman will meet with the Clay County Building Inspector for their review and approval.

1. Two (2) sets of drawings of the proposed construction as set out in (1) above. The plans must show construction design and materials in sufficient detail to determine the structure meets the building code requirements of 90 mph. wind load and 20 lb. Per sq. ft. snow load. For swimming pools, you will need the motor, filter, and heater specifications.

2. The established permit fees for accessory buildings, decks and swimming pools, are as follows:

(A) Accessory Buildings

1. Building 12 Ft. X 12 Ft. (144 Sq. Ft. and under) (\$75.00 plus \$100 per anticipated inspection).
2. Larger than 144 Sq. Ft. - Type I (No restroom) \$300.00 (Plus \$100.00 for inspections beyond footer/pad & final inspection).
3. Larger than 144 Sq. Feet - Type II (Has restroom) \$500.00 (Plus \$100.00 for inspections beyond footer/pad, ground rough & final inspection, and bathroom).

B. Swimming Pools \$200.00 (Plus \$100 for all inspections).

C. Decks (over 120 sq. ft. or 30" above grade) \$ 300.00 (Plus \$100 for each inspections).

(b) Inspections:

The following inspections are performed prior to and during any residential home construction.

Footing Inspection: A footing inspection is required after all steel is in place and before the concrete is poured. (Performed by the County Building Inspector)

Ground Rough Plumbing: (Performed by the County Building Inspector)

Water Inspection: As per respective public water supply district (PWSD) requirements. (Performed by the PWSD or their designate)

Top Rough Inspection: (Performed by the County Building Inspector)

Plumbing Inspection: All rough plumbing must be inspected when drain, waste, vent and water piping is roughed in and prior to insulating or drywall stocking.

Framing Inspection: Building framing must be inspected after all framing and furring is completed, prior to insulating or drywall stocking. This inspection includes fireplaces and egress.

Electrical Rough Inspection: The electrical wiring must be inspected after all wiring, boxes and recessed fixtures are installed. Boxes should be made up and home runs should extend to service location. The inspection must be approved prior to insulation or drywall stocking.

Mechanical Rough Inspection: Mechanical vents, ducts and return air spaces require inspection prior to insulating or drywall stocking.

Gas Inspection: All gas piping on the building side of the gas meter needs to be inspected after all piping is installed and before the gas company will install a gas meter. A 10 psi air test shall be witnessed by an inspector. A 60 psi air test is required for welded piping.

NOTE: Top rough Plumbing, Framing, Electrical, Mechanical, and Gas inspections need to be called in by the builder to be inspected in one visit when all rough ins are ready.

Electrical Service Inspection: Electrical service inspection as per power company requirements. (Performed by the Electrical Utility).

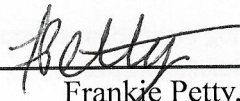
Occupancy (Final) Inspection: An occupancy (final) inspection is required prior to any occupancy of a building or addition. All electrical connections, face plates, panels and fixtures, mechanical equipment, final grade, driveways, guardrails, floor coverings and smoke detectors must be completed. (Performed by the County Building Inspector).

(C) **Lot Size**

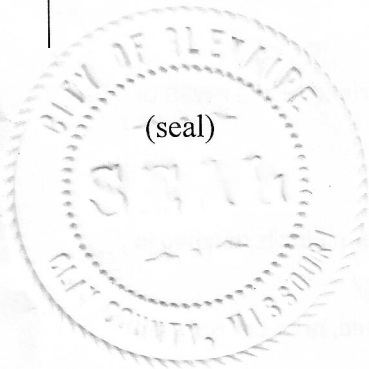
Lots upon which single family residence buildings are to be constructed, must have at least 75 ft. frontage and must contain at least 15,000 sq. ft.

Section NO. 2: That this Ordinance shall be in full force and effect from and after it's passage by the Board of Aldermen and Approval by the Mayor.

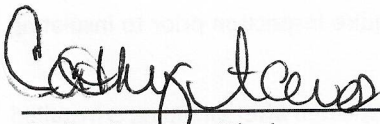
Passed this 26th day of September 2024.



Frankie Petty, Mayor



Attest:



Cathy Aceves, Clerk