

AN ORDINANCE AMENDING TITLE IX OF THE CITY OF GLADSTONE, MISSOURI, CODE OF ORDINANCES BY REPEALING CERTAIN PROVISIONS CONTAINED THEREIN AND ENACTING IN LIEU THEREOF, NEW PROVISIONS DESIGNATED AS TITLE IX AND RELATING TO THE CONSTRUCTION AND MAINTENANCE OF STRUCTURES AND PROPERTY WITHIN THE CITY AND DESIGNATED AS THE "BUILDING AND CONSTRUCTION ORDINANCE" FOR THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI.

LEGISLATIVE FINDINGS:

1. The City has conducted a comprehensive review of certain chapters in Title IX of the Code of Ordinances relating to the construction and maintenance of structures and property within the City; and
2. Certain technical codes concerning the construction and maintenance of structures within the City have been reviewed by the City for incorporation by reference and such adoption is deemed advisable by the City Council for the health, safety, and welfare of the residents of the City; and
3. One (1) copy of such technical codes were filed in the office of the City Clerk and kept available for public use, inspection, and examination for a period of time in excess of ninety (90) days preceding the adoption of this Ordinance, all as provided by Section 67.280 RSMo; and
4. The City Council of the City of Gladstone finds that it is in the best interest of the citizens of the City of Gladstone, Clay County, Missouri to enact the provisions of the Building and Construction Ordinance set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI AS FOLLOWS;

Section 1. That the following Chapters of the Code of Ordinances of the City of Gladstone, Missouri, regarding construction and maintenance, is hereby repealed.

- Chapter 200. Building Regulations
- Chapter 400. Electrical Regulations
- Chapter 500. Energy Conservation Regulations
- Chapter 600. Fire Prevention Regulations
- Chapter 700. Fuel Gas Regulations
- Chapter 800. Mechanical Regulations
- Chapter 900. Plumbing Regulations

Chapter 1000. Property Maintenance Regulations
Chapter 2000. Swimming Pool and Spa Regulations

Section 2. That the following Chapters of the Code of Ordinances of the City of Gladstone, Missouri, are amended to read as set for in Exhibit A, attached hereto and incorporated as part of this Ordinance by reference as if fully set forth herein.

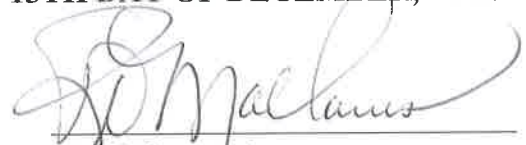
Chapter 200. Building Regulations
Chapter 400. Electrical Regulations
Chapter 500. Energy Conservation Regulations
Chapter 600. Fire Prevention Regulations
Chapter 700. Fuel Gas Regulations
Chapter 800. Mechanical Regulations
Chapter 900. Plumbing Regulations
Chapter 1000. Property Maintenance Regulations
Chapter 2000. Swimming Pool and Spa Regulations

Section 3. That the provisions of the Code of Ordinances of the City of Gladstone, Missouri repealed herein shall not be construed to revive any former Ordinance, clause, or provision of the Gladstone Code of Ordinances.

Section 4. That the provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5. That this Ordinance shall be in full force and effective January 1, 2022.

INTRODUCED, PASSED, SIGNED, AND MADE EFFECTIVE BY THE CITY COUNCIL OF THE CITY OF GLADSTONE, MISSOURI THIS 13TH DAY OF DECEMBER, 2021.


RD Mallams, Mayor

ATTEST:


Becky Jarrett, Deputy City Clerk

First Reading: December 13, 2021

Second Reading: December 13, 2021

EXHIBIT A

CHAPTER 200

CHAPTER 400

CHAPTER 500

CHAPTER 600

CHAPTER 700

CHAPTER 800

CHAPTER 900

CHAPTER 1000

CHAPTER 2000



Request for Council Action

RES # City Clerk Only

BILL # 21-38

ORD # 4.574

Date: 12/8/21

Department: Community Development

Meeting Date Requested: 12/13/2021

Public Hearing: Yes Date: [Click here to enter a date.](#)

Subject: Adoption of Certain Chapter's in Title IX, Building and Construction Ordinance

Background: The Community Development Department typically updates its Building and Construction Codes when the International Code Council (ICC) releases its newest version of the International Codes every three (3) years. During the open study session on Monday, August 9, 2021, all chapters within Title IX, Building and Construction Ordinance in Gladstone's Code of Ordinances were reviewed with the City Council.

By Missouri State Statute, the Building and Construction Codes must be available for review for ninety (90) days before they can be adopted. The following Chapters have been available for review and are being presented to the City Council for their consideration:

- Chapter 200 Building Construction Regulations
- Chapter 400 Electrical Regulations
- Chapter 500 Energy Conservation Regulations
- Chapter 600 Fire Prevention Regulations
- Chapter 700 Fuel Gas Regulations
- Chapter 800 Mechanical Regulations
- Chapter 900 Plumbing Regulations
- Chapter 1000 Property Maintenance and Nuisance Regulations
- Chapter 2000 Swimming Pool and Spa Regulations

Budget Discussion: Funds are budgeted in the amount of \$ 0.00 from the N/A Fund. Ongoing costs are estimated to be \$ 0.00 annually. Previous years' funding was \$0.00

Public/Board/Staff Input: Community Development Staff presented the aforementioned, corresponding chapters, to Uniform Code Board of Appeals (UCBA) at their meeting on Monday, July 19, 2021. The UCBA had no changes to the proposed Chapters and voted unanimously to present.

Community Development Staff presented the aforementioned, corresponding chapters, to the City Council during the Open Study Session on Monday, August 9, 2021; and endorsed moving forward with the adoption of the 2021 International Building and Construction Codes as presented.

RCA DUE TO CITY CLERK WEDNESDAY 12:00 PM

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Alan D. Napoli, C.B.O.
Community Development Administrator | Building Official