

AN ORDINANCE AMENDING SECTIONS 400.170, 400.180, 400.210, AND 500.010 PERTAINING TO CERTAIN BUILDING, OCCUPANCY, AND INSPECTION RELATED FEES.

WHEREAS, the costs to the City of Cool Valley (the “City”) for providing certain services relating to building inspections, reviewing and processing plans and other permitting documents, and other related services have increased; and

WHEREAS, the City and the Board of Aldermen wish to continue to provide these safety-oriented services to all residents in an affordable way while still being able to maintain the financial stability of the City and cover the costs of the labor and other resources involved in providing the services;

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

Section One.

Section 400.170 of the City of Cool Valley, Missouri, Municipal Code is hereby repealed, and a new Section 400.170 is enacted to read as follows:

Chapter 400 – Zoning Regulations

Article II – Administration and Enforcement

Section 400.170 – Commercial and Industrial Construction Fees.

- A. The fee for a building permit and inspections of commercial and industrial construction shall be determined by applying the following table of fee rates to the total estimated cost of construction determined by the Building Commissioner as provided for in this Chapter. Permit processing and plan review charges are included in the fee rate.

Total Estimated Cost of Construction	Fee Rate
Up to and including \$1,000.00	\$330.00
For each additional \$1,000.00 or fraction thereof to and including \$15,000.00	\$50.00
For each additional \$1,000.00 or fraction thereof over \$15,000.00	\$25.00

- B. Inspections for all commercial and industrial structures and all alterations shall be levied at one hundred fifty dollars (\$150.00) per inspection in accordance with the chart on file in the office of the Zoning Enforcement Official.
- C. A fifty dollar (\$50.00) fee shall apply for each additional inspection that the Zoning Enforcement Official deems necessary in the interest of public safety and welfare.

Section Two.

Section 400.180 of the City of Cool Valley, Missouri, Municipal Code is hereby repealed, and a new Section 400.180 is enacted to read as follows:

Chapter 400 – Zoning Regulations

Article II – Administration and Enforcement

Section 400.180 – Residential Construction Fees.

- A. The fee for a building permit and inspections of residential construction, of new structures, alterations and additions on single- and two-family residential structures, apartment structures, residential swimming pools and all other miscellaneous residential construction shall be determined by applying the following table of fee rates to the total estimated cost of construction determined by the Building Commissioner as provided for in this Chapter. Permit processing, plan review and inspection charges are included in the fee rate.

Total Estimated Cost of Construction	Fee Rate
1. Alterations and additions, swimming pools and miscellaneous construction:	
a. Up to and including \$ 1,999.00	\$65.00
b. Each additional \$1,000.00 or fraction thereof up to \$10,000.00	\$75.00
2. Single- and two-family structures:	
a. Up to and including \$10,000.00	\$150.00
b. Each additional \$1,000.00 or fraction thereof up to and including \$30,000.00	\$20.00
c. Each additional \$1,000.00 or fraction thereof over \$30,000.00	\$15.00
3. Apartments:	
a. Per unit	\$100.00
b. Plus for each \$1,000.00 or fraction thereof of construction cost	\$20.00

Section Three.

Section 400.210 of the City of Cool Valley, Missouri, Municipal Code is hereby repealed, and a new Section 400.210 is enacted to read as follows:

Chapter 400 – Zoning Regulations

Article II – Administration and Enforcement

Section 400.210 – Administrative Enforcement Fees.

Fees for administrative activities necessary for the enforcement of the various codes are listed in the following table:

Fee Table	Fee Amount	Remarks
Permit extension	\$45.00	
Amending permits:		
Additional work	\$15.00	Plus balance to proper fee
Without added work	\$15.00	No refund for new figure
Partial permit	\$15.00	
See permit extension		
Residential inspection	\$115.00	Initial and re-inspection
Commercial inspection	\$150.00	Initial and re-inspection
Occupancy — new structure	\$50.00	Fee is waived if primary occupant is 65 years of age or older
Amending occupancy	\$30.00	Fee is waived if primary occupant is 65 years of age or older
Temporary occupancy	\$45.00	
Demolition permit	\$100.00	In addition to \$65.00 plan review fee and inspection fee
Appeal filing fee	\$35.00	
Board of survey compensation	\$50.00	
Moving of building	\$50.00	In addition to \$65.00 plan review fee and inspection fee
Annual sign inspection	\$120.00	
Service charge for refund	\$35.00	Maximum refund 50% of total permit fee
Subcontractor transfer	\$25.00	
Certificate of occupancy — use of land	\$100.00	
Other amendment and/or updating of permit	\$45.00	
Plan review fee	\$65.00	

Section Four.

Section 500.010 of the City of Cool Valley, Missouri, Municipal Code is hereby repealed, and a new Section 500.010 is enacted to read as follows:

Chapter 500 – Technical Codes and Building Regulations

Article I – Technical Codes – Adoption and Enforcement

Section 500.010 – Building Code.

- A. That certain document, being marked and designated as The International Building Code, 2006 Edition, as published by the International Code Council, and as further adopted, amended and revised as provided in this Section, be and is hereby adopted as the Building Code of the City of Cool Valley for the control of buildings and structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of said Building Code are

hereby referenced to, adopted and made a part hereof, as if fully set out in this Section, with the additions, insertions, deletions and changes prescribed in this Section.

B. Violations — Penalty. Persons who shall violate any provision of the code adopted by this Article, fail to comply with any of the requirements thereof, or erect, install, alter or repair work in violation of the approved construction documents or direction of the applicable Code Official, or of a permit or certificate issued under the provisions of the code adopted by this Article shall be guilty of an ordinance violation, punishable as provided in Section 500.085 of the City of Cool Valley Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

C. Revisions. The following Sections are hereby revised:

1. 101.1 Title: Insert in the space provided: "the City of Cool Valley, Missouri". Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Cool Valley, Missouri.
2. 101.2.1 Appendices: Delete text and add the following: Appendix Sections A, B, C and I shall hereby be adopted as referenced in this Section.
3. 105.1.1 Annual Permit: Delete in entirety.
4. 105.1.2 Annual Permit Records: Delete in entirety.
5. 105.7 Integrated Permits: The building code official may issue integrated building, plumbing, mechanical, electrical and occupancy permits as one unit.
6. 108.4 Work Commencing Before Permit Issuance: Delete in entirety and insert: Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a maximum fine of five hundred dollars (\$500.00) per day per occurrence continues. This fine shall be in addition to any fees established for the permit sought.
7. 110 Certificate of Occupancy: Delete in entirety.
8. 112.4 Filing Fee: The filing fee for an application to appeal the Board of Appeals shall be two hundred dollars (\$200.00).
9. 113.4 Violation Penalties: Delete in entirety.
10. 114.3 Unlawful Continuance: Delete in entirety and insert the following: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to an administrative fine of five hundred dollars (\$500.00) per consecutive calendar day, per occurrence as ordered by the Building Commissioner or duly appointed representative of the City of Cool Valley.

D. Additions. The following Sections are hereby added:

SECTION 116

1. 116.1 Workmanship: Add text: All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged and surfaces are unmarred. Materials and workmanship are subject to inspection by the City. Unless specified elsewhere in this code, all materials shall be installed in accordance with the manufacturer's recommendation.
2. Table 508.3.3(F) Required Separation: The minimum fire separation between all tenants and occupants shall be one hour. Exception: Incidental use areas shall be separated per Table 508.2.
3. 910.1.1 Smoke and Heat Vents, Where Required: Smoke and heat vents shall be installed in the roofs of all one-story buildings of unlimited area in Type II, III or IV construction and as required in Section 910.2.
4. 910.2.4 Group M or B: Buildings and portions thereof used as a Group M or B occupancy. Exception: Buildings that are subdivided to 5,000 square feet or less with walls containing a fire separation of 1 hour or more that are extended to the underside of the roof deck.
5. 1612.3 Establishment of Flood Hazard Areas: Delete in entirety. Insert text: Established flood hazard areas shall be designated per planning and zoning regulations and shall be shown on all site plans submitted for permit.
6. 2901.1 Scope: Delete last sentence and insert: Private sewage and disposal systems shall conform to the laws and ordinances in Chapter 113 — Gravity Sewers, Lift Station Force Mains and S.T.E.P. System and Chapter 117 — General Pretreatment Program Regulating Use of Sewers.
7. 2902.2 (2) Separate Facilities: Delete " 15 or less" and insert "35 or less".
8. 3410.2 Applicability: Insert in the space provided: Effective Date of this Ordinance.

E. Fees And Charges.

1. Building permit fees. Building permit fees shall be applied as referenced in the currently adopted Building Code. Permit fees shall be calculated using the estimated construction cost table as published by the International Code Council based upon the estimated cost of construction. Estimated construction costs which exceed the calculated table amount will be charged according to the fee multiplier. The building permit fee multiplier shall be applied at a rate of 0.025 .

2. Miscellaneous permit fees.
 - a. Miscellaneous permit fees shall include permits to alter, repair, demolish, relocate or construct pools, decks, fences, signs, finished basements, room additions, electrical, plumbing or mechanical.
 - b. Miscellaneous permit fees will be charged a minimum of one hundred fifteen dollars (\$115.00) for residential buildings and one hundred fifty dollars (\$150.00) for commercial buildings for the first two thousand dollars (\$2,000.00) worth of work. Additional fees will be calculated based upon the estimated additional cost of construction multiplied by 0.025. Both an initial inspection and a second inspection (re-inspection) are included in the minimum fee cost.
 - c. Exception: Work of a minor nature in residential occupancies such as the replacement of faucets or light fixtures is not required to be permitted or charged a fee in accordance with the adopted Building Code.
3. Minimum permit fee. The minimum permit fee charged for any Building Department permit shall be one hundred fifteen dollars (\$115.00).
4. Commercial plan review fee. All commercial projects to be reviewed within the City shall require a minimum plan review fee of sixty-five dollars (\$65.00). Projects forwarded to a third party for review will be charged according to Subsection (A) of this Section plus the additional fees from the contracted party. Commercial projects suspended, voided or canceled prior to permit issuance shall be responsible for the minimum permit fee and/or any related charges from a third party for plan review.
5. Extra inspection fee. Extra inspection fees will be applied at a rate of one hundred fifteen dollars (\$115.00) when a third (3rd) inspection is required. Additional inspection fees may also be applied to projects that have been scheduled for inspection but are not ready or are inaccessible for inspection.
6. Unlawful continuance. Any person who shall continue any work in or about the structure after having been served with a stop work order or a structure posted as uninhabitable, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as set forth in Section 500.085 of the City of Cool Valley Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section Five.

It is hereby declared to be the intention of the Board of Aldermen that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof, and that the Board of Aldermen intends to adopt each said part, section, and subsection separately and independently of any other part, section, and

subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect.

Section Six.

The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or servicing the City's Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

Section Seven.

This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.


PASSED BY THE BOARD OF ALDERMEN FOR THE CITY OF COOL VALLEY THIS
23RD DAY OF AUGUST, 2023.


MAYOR

Attest:


City Clerk

APPROVED AS TO FORM:


City Attorney

