

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 500.090(A): ISSUANCE OF PERMITS, ADOPTED AS PART OF THE BUILDING REGULATIONS OF THE RAYMORE CITY CODE.”

WHEREAS, the the current building code for the City of Raymore was adopted on April 8, 2013; and

WHEREAS, the Building Official is responsible to review all building permit applications and verify compliance with any applicable code or regulation adopted by the City; and

WHEREAS, the City Council of the City of Raymore, Missouri, has determined the need to ensure that prior to issuance of any building permit that all fees and charges due to the City of Raymore are paid.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 500.090(A) of the City Code is hereby repealed in its entirety and re-enacted as follows:

SECTION 500.090: ISSUANCE OF PERMITS; EXPIRATION OF PERMITS AND APPLICATIONS; SUSPENSION OR REVOCATION OF PERMITS

A. *Generally.*

1. *Application examined.* The Building Official shall examine or cause to be examined the application and accompanying construction documents filed by an applicant for a permit under this Chapter. Such construction documents may be reviewed by other Departments of the City to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the construction documents filed therewith conform to the requirements of this Chapter and other pertinent laws and ordinances, and that the fees specified in the fee schedule have been paid, a permit shall be issued to the applicant.
2. *Withholding issuance of permit for payment of fees and charges.* No building permit shall be issued to a person, firm or corporation that is delinquent on payment of fees and charges due to the City for any property in the City. Additionally, if a fee or charge is due to the City for service to, or work upon, the property for which a building permit is requested, no permit shall be issued until full payment is received.

2.3 *Time limitation of application.* An application for a permit for any proposed work shall expire by limitation and be deemed to have been abandoned ninety (90) days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding thirty (30) days each. The extensions shall be requested in writing and justifiable cause demonstrated. Plans and other data submitted for review, but deemed to have been abandoned, may thereafter be returned to the applicant or destroyed by the Building Official. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee in accordance with the fee schedule in Section 500.095.

3.4 *Stamped documents.* When the Building Official issues a permit where construction documents are required, he/she shall endorse in writing or stamp the construction documents "Reviewed for Code Compliance." Such stamped construction documents shall not be changed, modified or altered without authorization from the Building Official, and all work regulated by this Chapter shall be done in accordance with the endorsed/ stamped construction documents.

4.5 *Phased review for code compliance.* The Building Official may issue a permit for the construction of part of a building, structure, or building service equipment before all of the construction documents for the entire building, structure or building service equipment have been submitted or reviewed for code compliance, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Chapter. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building, structure or building service will be granted.

Section 2. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 26TH DAY OF JUNE, 2017.

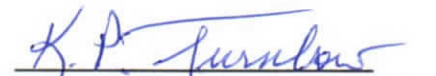
BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 10TH DAY OF JULY, 2017 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad	Absent
Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke III	Absent
Councilmember Holman	Aye
Councilmember Kellogg	Aye
Councilmember Moorhead	Aye
Councilmember Townsend	Aye

ATTEST:


Jean Woerner, City Clerk

APPROVE:


Kristofer P. Turnbow, Mayor


Date of Signature