

SECTION 605.025: - CONTRACTOR LICENSING

A. *Purpose and Intent.* The purpose of contractor licensing is to protect the public health, safety and welfare by assuring that those undertaking the construction, alteration, repair or demolition of structures are qualified to perform such services. It is further the intent that owner-occupants of single-family residential structures be permitted, without first obtaining a contractor's license, to perform work on such homeowner's residence.

B. *License Classifications.* There shall be five (5) separate classes of licenses authorized for contractors as provided:

Class A: General Contractor - Entitles the contractor to construct, remodel, repair and demolish any structure. Said contractor shall not engage in any mechanical (HVAC), plumbing or electrical services unless also licensed as a Class D Contractor.

Class B: Building Contractor - Entitles the contractor to construct, remodel, repair or demolish all structures not exceeding three (3) stories in height. Said contractor shall not engage in any mechanical (HVAC), plumbing or electrical services unless also licensed as a Class D Contractor.

Class C: Residential Contractor - Entitles the contractor to construct, remodel, repair and demolish any single-family, duplex, or townhouse structure and buildings accessory. Said contractor shall not engage in any mechanical (HVAC), plumbing or electrical services unless also licensed as a Class D Contractor.

Class D: Mechanical, Electrical and Plumbing Contractor - Entitles the contractor to perform mechanical (HVAC) services, plumbing services, or electrical contractor services. Said contractor shall be licensed for each trade in which they desire to perform work and shall not engage in any work entitled to a Class A, Class B, or Class C Contractor unless also properly licensed to perform said work.

Class E: Sub-contractor - Entitles the contractor to perform work for any Class A, Class B, Class C contractor provided the work is completed under the supervision of the building permit holder. Said contractor shall not perform work of any Class D contractor unless licensed as a Class D contractor. A Class E contractor may obtain a building permit for any work that does not require a Class A, Class B, Class C or Class D contractor to obtain a permit, such as a fence permit, deck permit, sign permit, roof permit, swimming pool permit, on-site sewage disposal permit, or demolition permit.

C. *License Qualifications.* Any individual or entity providing residential and/or commercial construction services, mechanical, plumbing or electrical contract or subcontract work within the City limits, in addition to all other requirements

of this Chapter, shall satisfy one of the following requirements to obtain a contractor's license:

1. Obtain or possess and maintain a certificate of competency from a nationally recognized testing institution or other recognized equivalency to the satisfaction of the Building Official, with a seventy percent (70%) passing score; or
2. Hold a bachelor's degree in a field related to their license class as listed above from an accredited college or university; or
3. Hold a valid contractor's license from Johnson County, Kansas or other municipality to the satisfaction of the Building Official where equivalency of licensing can be substantiated for the same category for which a license is requested from the City; or
5. Class D Electrical Contractors that hold a Missouri Division of Professional Registration license in accordance with 324.900-324.945 RSMo.

D. *Renewal of Licenses.* A Contractor's License issued in accordance with Section 605.025(B) of this Chapter, shall expire on December 31st of the year. A contractor shall be entitled to renew such contractor's license upon satisfaction of the following requirements:

1. Submittal of documentation that the licensee had at least eight (8) continuing education credits (CEU) related to the trade for which the license was issued within the last twelve (12) month period. The Building Official is authorized to verify whether the submitted CEU's meet this requirement.
2. Any contractor whose license has been suspended for any Code-related violation must provide satisfactory evidence to the Building Official that the violation has been corrected in accordance with the applicable code.
3. A contractor whose primary office is not physically located in the City limits may declare a license as inactive at the time of license renewal by submitting a letter to the City Clerk indicating the desire to have the license placed on inactive status. If placed on inactive status by the City Clerk the contractor is not required to pay the license renewal fee until the time the contractor requests renewal of the license. No building permit or Certificate of Occupancy can be issued unless the contractor has a current license.

E. *Firms/Designated Representative.* A firm may obtain, in the firm's name, a contractor's license provided that such firm has at least one full-time employee who is designated by the firm as its representative and such designated representative satisfies one of the requirements of Section 605.025(B) of this Chapter. A designated representative must spend a minimum of thirty (30) hours per week carrying out meaningful supervision of the construction work of the firm. Whenever a building permit is issued in the name of the firm, the firm shall be subject to these regulations.

- F. *Failure to Obtain a License.* It shall be unlawful for any person to engage in the construction contractor business without first obtaining a license as required by this Chapter.
- G. *Appeal.* Any decision of the Building Official or designated representative in the administration and enforcement of the Contractor's Licensing requirements contained in Section 605.025 of this Chapter may be appealed to the Board of Appeals in accordance with Chapter 540 of the City Code.