



LEE'S SUMMIT

M I S S O U R I

To: City Council
From: Development Services Department
Date: January 8, 2019
Re: Code Adoption

The codes being brought to council are the final product of the 2018 adoption cycle for a suite of life/safety codes. The family of international codes for this cycle includes the 2018 Residential Code, Building Code, Fire Code, Plumbing Code, Mechanical Code, Fuel-Gas Code, Property Maintenance Code, and the 2017 National Electrical Code. The City adopts updated codes on a six year cycle. The last adoption was completed in 2012. Traditionally, amendments are adopted to respond to local issues; tailoring the code to our conditions.

These codes went through an extensive review process prior to tonight's Council meeting. Staff began internally reviewing these updated codes at the end of 2017 to identify changes from existing code, reconsider/update current amendments and evaluate if any additional amendments were needed.

Initial drafts of the individual codes with amendments were presented to different stakeholder groups to identify and discuss issues or points of contention. The Property Maintenance Code was reviewed by a volunteer citizen group comprised of home owners, landlords, renters, and home owner's association members. The Residential Code was reviewed by builders and developers as well as the local Home Builders Association. The Building Codes and Fire codes were reviewed by commercial property developers/builders, architects, engineers, and school district members.

Staff also participated in the Heart of America Greater Kansas City Fire Code adoption group. The goal was to achieve code consistency among jurisdictions around the Kansas City metro and compare perceived issues with the new codes. This group along with the stakeholder groups met throughout 2018 and the concerns brought forth by each group were considered by staff and incorporated into the final draft of the code.

Once these meetings had concluded a final draft was completed and these codes were presented to both the Board of Appeals for review as well as the Community Economic Development Council.

The BoA and CEDC both provided input for suggested changes to each code and were presented with issues raised by stakeholders. The following is an outline of when each code was presented before these groups:

Board/Committee	Code	Date
Board of Appeals	Property Maintenance	8/29/18
Board of Appeals	Residential	10/18/18
CEDC	Residential and Property Maintenance	11/14/18
Board of Appeals	Building, Fire, Plumbing, Mechanical, Fuel-Gas, Electrical	11/29/18
CEDC	Building, Fire, Plumbing, Mechanical, Fuel-Gas, Electrical	12/12/18
Public Safety Advisory Board	Fire Code	12/18/18

Each group has unanimously voted to move the codes forward for Council adoption. Staff is presenting these codes to council tonight with an intended implementation date of April 1, 2019.