

## Legislation Details (With Text)

**File #:** BILL NO. 19-10  
**Name:**  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 8/16/2018  
**In control:** City Council - Regular Session  
**On agenda:** 1/8/2019  
**Final action:** 1/8/2019  
**Title:** An Ordinance repealing Chapter 16, Lee's Summit Property Maintenance Code of the Code of Ordinances of the City of Lee's Summit, Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri. (CEDC 11/14/18)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. PMC Citizen, Staff and BoA Comments, 3. 2018 International Property Maintenance Code, 4. Cover Letter, 5. BOA Minutes 8-29-18, 6. CEDC Minutes 11-14-18

Date	Ver.	Action By	Action	Result
1/8/2019	1	City Council - Regular Session	for second reading	Pass
1/8/2019	1	City Council - Regular Session	adopted and numbered	Pass
11/14/2018	1	Community and Economic Development Committee	recommended for approval	Pass

An Ordinance repealing Chapter 16, Lee's Summit Property Maintenance Code of the Code of Ordinances of the City of Lee's Summit, Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri. (CEDC 11/14/18)

Issue/Request:

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 owners' 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 (BoA) for review as well as the Community Economic Development Committee (CEDC). 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 recommend the codes to Council for adoption. Staff is presenting these codes to council tonight with an intended implementation date of April 1, 2019.

Proposed City Council Motion:

FIRST MOTION: I move for a second reading of an ordinance repealing Chapter 16, Lee’s Summit Property Maintenance Code of the Code of Ordinances of the City of Lee’s Summit, Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri.

SECOND MOTION: I move for adoption of an ordinance repealing Chapter 16, Lee’s Summit Property Maintenance Code of the Code of Ordinances of the City of Lee’s Summit, Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri.

Dan Harper, Assistant Director of Field Services  
Tracy Deister, Codes Administration Manager

Recommendation: Staff recommends approval of An Ordinance repealing Chapter 16, Lee’s Summit Property Maintenance Code of the Code of Ordinances of the City of Lee’s Summit, Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri.

Committee Recommendation: The CEDC voted unanimously to recommend to City Council approval of An Ordinance repealing Chapter 16, Lee’s Summit Property Maintenance Code of the Code of Ordinances of the City of Lee’s Summit, Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri.

The Board of Appeals voted unanimously to recommend to City Council approval of An Ordinance repealing Chapter 16, Lee’s Summit Property Maintenance Code of the Code of Ordinances of the City of Lee’s Summit,

Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri.

The Public Safety Advisory Board voted unanimously to recommend to City Council approval of An Ordinance repealing Chapter 16, Lee's Summit Property Maintenance Code of the Code of Ordinances of the City of Lee's Summit, Missouri, and enacting a new Chapter 16 pertaining to the same subject matter, for the City of Lee's Summit, Missouri.