The City of Lee's Summit

Legislation Details (With Text)

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4/14/2021	1	Community and Economic Development Committee	received and filed	

Presentation/Discussion - Overview of Roles and Responsibilities of stakeholders involved in development projects

Issue/Request:
Staff will be presenting the various roles and responsibilities of stakeholders involved in development and building projects and entertain questions and discussions from the Community and Economic Development Committee.

Key Issues:
From time to time, concerns are expressed regarding the pace at which some development and construction projects are completed which cause concerns regarding the quality of the work being performed. While the pace of a project can play a role in the level of quality and safety incorporated into a development or construction project, the pace at which development or projects is not necessarily a cause for concern. The City has adopted development and construction standards that are published by national standards, which establish minimum standards to ensure the public health, safety and welfare of the public and the owners. These adopted codes and regulations do not necessarily regulate the quality of the work, but rather minimum standards that are intended to ensure safety in the built environment.

Proposed City Council Motion:
No motion necessary - presentation and discussion only

Background:
The City currently enforces regulations published by the American Public Works Association (APWA) for development related activities as well as provisions from the Unified Development Ordinance. These standards were recently updated in July of 2020 and apply to the construction /installation of infrastructure such as streets, water lines, sanitary sewer lines, storm sewer lines and stormwater controls. In addition, the City regulates and monitors utility and other associated work performed within the City's right-of-way.

The City currently enforces regulations published by the International Code Council (ICC) and the National Fire Protection Agency (National Electrical Code) with respect to building projects within the City. Adopted codes include the following:
* 2018 International Building Code
* 2018 International Plumbing Code
* 2018 International Mechanical Code
* 2018 International Fuel Gas Code
* 2018 International Fire Code
* 2018 International Residential Code
* 2017 National Electrical Code
* ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities

Although these national codes are published every three years, the City adopts new codes every six years, although amendments may be made between code adoptions as needed and deemed necessary.

In addition to staff reviewing development and construction plans for compliance with established standards, field inspectors inspect development and construction related work at certain critical stages during the project, but do not oversee or monitor every aspect of the entirety of the related work. In addition to staff performing these roles, there are various other stakeholders that are responsible for ensuring compliance with minimum codes and standards enforced by the City. These stakeholders involve the following:
* Design professionals (architects, engineers, surveyors, etc.)
* Developers, builders, contractors, subcontractors and all employees working for these entities
* Property owners or tenants
* General public

When it comes to ensuring the quality of the work performed, this is largely a responsibility of the stakeholders bulleted above and not necessarily a function of being regulated by City staff.

Mark Dunning, Assistant City Manager