

Legislation Details (With Text)

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Alternative methods of construction of residential homes

Background:

The City of Lee's Summit is currently enforcing the 2018 International Residential Code. That code as adopted does allow for alternative types of construction materials and methods. Proposed materials and methods would be reviewed and approved only if found to be meet the criteria as listed in the Lee's Summit Code of Ordinance Section 7-125 below.

Information has been provided specifically relating to manufactured home construction methods and modular home construction methods. Both methods would be allowed by the city but may be denied by a home owners association.

Lee's Summit Code of Ordinance Sec. 7-125. - Alternative materials, design, and methods of construction and equipment.

The provisions of this Code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this Code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability and safety. (Ord. No. 8584, § 1, 3-19-2019)

Modular Home:

Constructed off site in a climate-controlled factory. Built to be placed on a traditional home foundation from the beginning.

Must comply with locally adopted codes and standards. (International Building Codes)

Examples of Modular Homes:





Manufactured Home:

Constructed on a chassis in a climate-controlled factory. Can be placed on above ground piers beam foundations. Can also be placed on slabs or a traditional foundation.

Must comply with HUD codes and standards. (Manufactured Home Construction and Safety Standards)

Examples of Manufactured Homes:





Tracy Deister, Codes Administration Manager