

COUNCIL BILL 2022-802

ORDINANCE 2022-802

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF LAKE ANNETTE, MISSOURI, AMENDING THE CODE OF ORDINANCES OF THE CITY OF LAKE ANNETTE, MISSOURI BY THE ADDITION OF ARTICLE 3.02 BUILDING PERMITS

WHEREAS, the Board of Aldermen determined that it would be in the best interest of the residents of LAKE ANNETTE that said ordinance be approved.

NOW, THEREFORE BE IT ORDAINED, BY THE BOARD OF ALDERMEN OF THE CITY OF LAKE ANNETTE, MISSOURI AS FOLLOWS:

Section 1. That *Article 3.02 Building Permits* be added to the Code of Ordinances of the City of Lake Annette, Missouri as follows:

Section 3.02.001 Scope

All buildings, structures, excavations, property subdivisions and works, either privately or publicly owned, new or rebuilt, erected within or moved into the corporate limits of the city. Air pollution and connection to utilities are of public interest.

Section 3.02.002 Existing buildings, structures and works

The code applies to changes, alterations, modifications and repairs pertaining to buildings, structures and works heretofore existing which do not, for any reason conform to the requirements of the code and where the code is endangered or is adversely affected by faulty previous works, deteriorating condition, or any hazardous condition.

Section 3.02.003 Permit required; application

- a) A building permit must be obtained before work is initiated on any job. If public interest is to be affected by any work a permit must be obtained.
- b) The application for a permit shall be in writing on forms provided for the purpose. All such applications shall properly describe the property by block and lot number or by legal description as recorded at the county recorder's office setting forth the true ownership at the time such application is made. The application shall state the purpose, occupancy and extent.

- c) Plans and specifications must be filed with applications for building permits. Such documents must accurately show the location of property lines and lateral dimensions of the work thereon as related to said lines, the elevation of new and existing works, and the location of connections to public utilities, including streets. Plan drawings must show proposed details of construction or alteration sufficiently illustrated and described to allow a clear understanding of the intent and purpose of the work. The governing body of the city, or an authorized representative of said body, shall be the sole judge of the adequacy of such documents. The city shall have (10) days to consider the application before taking action.

Section 3.02.004 Issuance; changes

All applications for a building permit shall be examined for conformity to the building code adopted by the board of aldermen of the city. After approval and receipt of the proper fee, the city clerk or authorized representative shall sign, date and issue the permit on a form proved for that purpose and shall sign, date and file for future reference and inspection the application documents. Changes of plans and/or specifications after approval shall be handled in the same manner as new applications and permits.

Section 3.02.005 Validity

The issuance of a permit or approval of the application documents shall not be constituted to be a permit for, or an approval of, any violation of the provisions of the code or any other law or ordinance in effect. Any permit or approval, when proven, by proper legal action, to be contrary in intent and purpose to existing laws and ordinances, or the code, shall be invalid and non-existent and the applicant shall be notified of such conditions by the city clerk in writing within ten (10) days after said proof. The applicant shall correct the work to place it in compliance without delay.

Section 3.02.006 Expiration

Every permit issued under provisions of the code shall expire by time limitation if the work authorized by such permit are not commenced within six (6) months or if the work is suspended for more than one hundred eighty (180) days, or if the work is abandoned thereafter. Abandoned work shall be left in a condition of compliance with the code.

Section 3.02.007 Egress from dwelling units

Every dwelling unit shall lead directly to a public thoroughfare either directly or through a court or yard without passing upon the property of another person.

Section 3.02.008 Penalty

Any person who violates any part or portion of this article shall upon conviction be fined not more than \$500.00 or be imprisoned in the county jail for not more than ninety (90) days, or both fine and imprisonment.

Section 3.02.009 Fee

There is hereby established a building permit fee, which shall be paid to the city clerk at the same time that a building permit application is submitted. If the application is withdrawn a refund will be issued less a \$250.00 administration fee. The building permit fees will be reviewed annually by the mayor and board of aldermen.

1. Residential building permit fees will be as follows:
 - a. \$0.85 per square foot of habitable space
 - b. \$0.34 per square foot for detached garages and other accessory use buildings.
2. Dock permit fees will be as follows:
 - a. \$25.00 without electricity
 - b. \$50.00 with electricity

Section 2. That a copy of this ordinance shall be kept on file in the office of the City Clerk.

Section 3. That all ordinances in conflict herewith are hereby repealed.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after the date of passage and approval.

First Reading: August 23, 2022

Second Reading: August 23, 2022

**BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS
SECOND READING THIS 23rd DAY OF AUGUST 2022 BY THE FOLLOWING VOTE:**

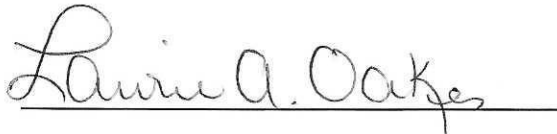
Alderman Atchley	Yes	Alderman Ford	Yes
Alderman Lampkin	Yes	Alderwoman Burns	Absent

APPROVED:



Angela Hansen, Mayor

ATTEST:



Laurie A. Oakes, MRCC-C, City Clerk

Witness my hand and seal this 23rd Day of August 2022