

BILL NO. 2026-006

ORDINANCE NO.

A GENERAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING ARTICLE I OF CHAPTER 6 – BUILDING, OF THE CODE OF ORDINANCES TO AMEND SECTION 6-1 PERMIT FOR CONSTRUCTION REQUIRED

WHEREAS, the City Council desires to regulate the requirements of the construction of residential, commercial, and industrial buildings; and

WHEREAS, the City Council finds that it is in the public interest to establish standards and regulations for the construction of residential, commercial, and industrial buildings; and

WHEREAS, the City Council desires to amend Article I – In General in Chapter 6 – Buildings, which shall include amending Section 6-1 - Permit for Construction Required.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI AS FOLLOWS:

SECTION 1. That Chapter 6 -Building is hereby amended to include amending Section 6-1 – Permit for Construction Required, which reads as follows:

Sec. 6-1. - ~~Permit for construction required.~~ Building Permit Applications.

~~No person shall erect, construct, reconstruct or structurally alter any building or structure until such person has secured a building permit from the city.~~

- A. No building or structure shall be erected added to, or structurally altered until a permit has been issued by the Building Official. Except upon a decision by the Board of Adjustment, no such building permit shall be issued for any building where said construction, addition, or alteration or use thereof would be in violation of any of the provisions of the City's Zoning Code.**
- B. It is a violation of City Code to begin construction without having obtained all required permits. Failure to obtain a building permit may result in assessment of a double permit fee and requiring the contractor to remove construction for which required inspection fees have not been obtained. No inspections will be made until required permits have been obtained.**
- C. Site Plan Information.**
 - 1. For residential construction, it is not necessary to have the site plan prepared by a registered surveyor, engineer or architect. The plan provided, however, should be clear and detailed enough so the plan reviewer can determine that Zoning and Building Code requirements are in compliance with City ordinance. For commercial structures, the**

site plan must contain the seal of a registered engineer or architect. A site plan of the property shall give the following information.

- i. Show north arrow and drawing scale.**
- ii. Delineate all easements with dimensions.**
- iii. Delineate proposed building setback lines.**
- iv. Location of the property by address or legal description.**
- v. Locate all existing buildings and structures on property.**
- vi. Indicate proposed use of building.**
- vii. Indicate proposed method of handling stormwater.**
- viii. Indicate proposed location of water and sewer taps.**

D. Building Plan Information.

1. Commercial and multi-family residential building plans, except duplexes, require the seal of a qualified engineer or architect registered in the State of Missouri. Single-family and duplex dwellings do not require an architect's or engineer's seal but should be of good enough quality to provide the following information.

- i. Floor plan of all floors including basement.**
 - 1. Give overall dimensions of building and room dimensions.**
 - 2. Show location of furnace(s) and water heater(s).**
 - 3. Name and use of each room.**
 - 4. By note or detail, specify size of windows and doors in all rooms and basement.**
 - 5. Describe any special features by appropriate note.**
- ii. Framing details are to include:**
 - 1. By notes on building floor plans or by details or cut elevations of buildings specify the size of all framing components, give grade and species, specify center to center spacing of members.**
 - 2. Show details of any special architectural features, e.g., vaulted ceilings, cantilevers, beams, etc.**
 - 3. Show clear load transfer path to all floor, ceiling and roof loads through structure to foundations.**
- iii. Foundation plan is to include:**
 - 1. Footings—depth, width, thickness and reinforcing.**
 - 2. Foundation walls.**
 - a. Height and thickness.**
 - b. Reinforcing.**
- iv. Elevation drawings. Front elevation is mandatory, sides and rear desirable.**

1. Finished floor and grade elevations.
 2. Material used for siding.
 3. Roof pitches.
- v. The following are special features of residential structures required to be designed and sealed by a Missouri professional engineer.
1. Vaulted roof/ceiling structures.
 2. Framed walls and studs over ten (10) feet in length.
 3. Load bearing cantilevers with two (2) feet or more of cantilever.
 4. Foundation walls supporting nine (9) feet or more of unbalanced fill.
 5. Suspended concrete slabs.
 6. Bearing walls which are offset more than the depth of floor joists below from bearing element of structure.
 7. Excessive point loading.
 8. Pre-engineered truss systems shall have design and layout.
 9. Manufactured I-joist system shall have a designed layout.
 10. Exceptionally long floor spans.
2. This information may or may not be all that is required for each individual building design. If additional information is required during the review process, the permit applicant or designated design professional will be contacted.
3. A completed permit application supplied in the building permit application packet and drawings shall be submitted to the Building Official for review and approval before a building permit can be issued. Two (2) sets of drawings are required for commercial buildings and one (1) set for residential buildings.

E. Plan Review.

1. After a complete application has been submitted to the City, a plan review will be conducted to determine if the plan meets the adopted Building Codes. Review of applications for single-family and duplex construction normally takes ten (10) days. Review of applications for a commercial building may take three (3) to four (4) weeks depending upon the building complexity.
 - i. A building permit will be issued by the Building Official when the following conditions are met:
 1. The plan review is successfully completed.

2. **The setbacks and use complies with the City's Zoning Ordinance.**
3. **The applicable fees are received by the City.**

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 3. That the City Clerk is authorized by this Ordinance to correct any scrivener's errors identified within this Ordinance.

SECTION 4. That this ordinance shall take effect and be in force from and after its passage and approval.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this _____ day of February, 2026.

(seal)

CAROL BRANHAM, MAYOR

ATTEST:

CYNTHIA DYE, CITY CLERK