

AN ORDINANCE TO ESTABLISH A FEE FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR COMMERCIAL BUILDINGS.

WHEREAS, the City of West Plains adopted the 2012 International Building Code, Mechanical Code, Property Maintenance Code, Plumbing Code, Fire Code, Residential Code, Fuel Gas Code, Existing Building Code by Ordinance #4108 on March 24, 2014; and

WHEREAS, the 2012 International Building Code states in section 110.1 that no building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or position thereof shall be made until the building official has issued a certificate of occupancy; and

WHEREAS, a Certificate of Occupancy will be required before an initial West Plains Business License is issued for all businesses with locations within the City limits with the exception of home occupations; and

WHEREAS, issuing a Certificate of Occupancy will require City resources in the form of personnel needed to do proper inspection of the buildings and administrative support and supplies in processing the Certificate of Occupancy Application (Exhibit A) and in issuing the Certificate of Occupancy (Exhibit B); two inspections shall be provided by city staff included with the processing fee. Any additional inspection thereafter shall be an additional charge of \$25.00 per two trips. Applications received shall be good for no more than 30 days after date of processing. Failure to have an inspection within that time frame will result in having to apply for a new application. No business shall be opened until a Certificate of Occupancy or Temporary Certificate of Occupancy has been issued and a current business license obtained. Under no circumstances will Occupancy be granted where life safety violations exist. All existing and new structures shall be subject to annual inspections specified in Section 10-116 (1). Failure to maintain code compliance may result in loss of business license and occupancy. Failure to comply with this Ordinance may result in having your business license revoked by the City of West Plains and may be punishable by section 1-10 of this code.

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

Section 1: That the current fee for receiving a Certificate of Occupancy shall be \$25.

Section 2: That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

PASSED AND APPROVED THIS 21ST DAY OF MAY 2018.

CITY OF WEST PLAINS, MISSOURI

BY: _____
MAYOR JACK PAHLMANN

ATTEST:

CITY CLERK MALLORY SNODGRAS