

AN ORDINANCE AMENDING SECTION R105.2 OF THE INTERNATIONAL RESIDENTIAL CODE (2018), AS SET FORTH IN SECTION 15.26.020 OF CHAPTER 15.26, "INTERNATIONAL PROPERTY MAINTENANCE CODE", OF TITLE 15, "BUILDINGS AND CONSTRUCTION," OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AND FURTHER, AMENDING SAID SECTION 15.26.020 OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, ACCORDINGLY.

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WHEREAS, the City of North Kansas City, Missouri (the "City") is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, pursuant to the provisions of § 77.260 of the Missouri Revised Statutes the Mayor and City Council "shall have the care, management and control of the city and its finances, and shall have power to enact and ordain any and all ordinances not repugnant to the constitution and laws of this state, and such as they shall deem expedient for the good government of the city, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof, and such other ordinances, rules and regulations as may be deemed necessary to carry such powers into effect, and to alter, modify or repeal the same"; and

WHEREAS, the City adopted the International Residential Code, 2018 Edition, including Appendix Chapters G, H and M, published by the International Code Council, Inc., as the Residential Code of the City of North Kansas City (the "Residential Code"), with certain additions, insertions, deletions and changes. The Residential Code protects public health, safety, and general welfare by setting minimum standards for construction, fire safety, and energy efficiency. It provides a fundamental framework to protect property values, and promote consistency in building quality, which can also boost economic stability; and

WHEREAS, the City Council believes and finds that it is appropriate and in the best interests of the citizens of the City that the City amend the portions of the Residential Code regarding work exempt from building permit.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:**

**Section 1.** Section R105.2 of the International Residential Code (2018), as previously adopted by the City and amended by and included as a part of Section 15.26.020 of Chapter 15.26, "International Residential Code," of Title 15, "Buildings and Construction," of the Code of the City of North Kansas City, Missouri is hereby amended and shall hereafter read as follows:

**15.26.020 Amendments to residential code.**

The International Residential Code (2018 edition) is hereby amended in the following particulars:

*Section R105.2* is amended to read as follows:

*Work exempt from permit.* Permits shall not be required for the following: Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

*Building:*

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>).
2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
3. Fences not over 4 feet (1219 mm) high.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Driveway repair. (Driveways that are being expanded from the previous size, location, or driveways being changed from a previous unpaved surface to a hard surface drive for the first time require a permit.)
6. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
7. Prefabricated swimming pools that are not capable of holding 24 inches of water.
8. Swings and other playground equipment.
9. Platforms or decks not more than 30 inches above grade and not over any basement or story below.

All other sections, paragraphs, language, and provisions of Section 15.26.020 of the Code of the City of North Kansas City, Missouri, shall remain unchanged and shall be in full force and effect after passage and approval of this ordinance.

**Section 2.** **Providing for Amendment or Repeal of Conflicting Ordinances.** Ordinance No. 9176, enacted March 5, 2019, is hereby amended as stated above, but otherwise shall remain in full force and effect, and all other ordinances or parts of ordinances in conflict with the provisions of this ordinance, or any parts hereof, are hereby amended to conform to the provisions and requirements of this ordinance or repealed, whichever will best carry out the intent of this ordinance.

**Section 3.** **Severability.** The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

**Section 4.** **Governing Law.** This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

**Section 5.** **Effective Date.** This ordinance shall be in full force and effect immediately after its passage by the City Council and approval by the Mayor.

**PASSED** this 4<sup>th</sup> day of November, 2025.

  
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Jesse Smith, *Mayor*

**ATTEST:**

  
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Crystal Doss, *City Clerk*

**APPROVED** this 4<sup>th</sup> day of November, 2025.

  
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Jesse Smith, *Mayor*

**APPROVED AS TO FORM:**

  
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Wes Rogers, *City Attorney*

  
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Thomas E. Barzee, Jr., *City Counselor*