

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING THE OSAGE BEACH CODE OF ORDINANCES BY REPEALING AND REPLACING CHAPTER 500, ARTICLE I, SECTION 500.010: 2012 INTERNATIONAL BUILDING CODE – ADOPTION OF 2018 INTERNATIONAL BUILDING CODE

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS:

Section 1. That Chapter 500, Article I, SECTION 500.010: 2012 International Building Code Adoption is hereby repealed in its entirety.

Section 2. A new Chapter 500, Article I SECTION 500.010: 2018 International Building Code Adoption is hereby enacted to read as follows:

Chapter 500 Building Codes and Building Regulations - Article I Building Code

Section 500.010 2018 International Building Code – Adoption.

The 2018 International Building Code is hereby adopted as the Building Code of the City of Osage Beach for the control of buildings and structures within the City. Each and all of the regulations, provisions, penalties, conditions and terms of the code are hereby adopted by reference and made a part of this Article as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.020. One (1) copy of the 2018 International Building Code is on file in the office of the City Clerk.

Section 3. That Chapter 500, Article I, SECTION 500.020: 2012 International Building Code Amendments is hereby repealed in its entirety.

Section 4. A new Chapter 500, Article I SECTION 500.020: 2018 International Building Code Amendments is hereby enacted to read as follows:

Chapter 500 Building Codes and Building Regulations - Article I Building Code

Section 500.020 2018 International Building Code Amendments. The 2018 International Building Code is hereby amended as follows:

Chapter 13. Repealed in its entirety.

Section 101.1. These regulations shall be known as the Building Code of the City of Osage Beach, Missouri, hereinafter referred to as the Building Code or this code.

Section 101.4.6. Repealed in its entirety.

Section 103.2. The Building Official shall be appointed as provided in Section 115.390 of the Osage Beach Code of Ordinances.

Section 109.1. Payment of fees.

A fee for each plan examination, building permit and inspection shall be paid in accordance with the following schedule:

A. Single Family Dwelling Building Permit Fees:

Total Valuation	Fee
\$0 - \$20,000	\$40.00
Over \$20,001	\$40.00
For each additional \$1,000 or fraction thereof	\$2.00

B. Other Building Permit Fees:

Total Valuation	Fee
\$0 - \$10,000	\$120.00
\$10,001 - \$20,000	\$170.00
\$20,001 - \$200,000: For the first \$20,000	\$170.00
Plus, for each additional \$1,000 or fraction thereof, to and including \$200,000	\$7.50
\$200,001 - \$1,000,000: For the first \$200,000	\$1,520.00
Plus, for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$6.00
Over \$1,000,000: For the first \$1,000,000	\$6,320.00
Plus, for each additional \$1,000 or fraction thereof	\$2.00

C. Plan Review Fees: When the total valuation of a proposed building exceeds one hundred thousand dollars (\$100,000), and a plan is required to be submitted, a plan checking fee shall be paid to the City of Osage Beach at the time of submitting plans and specifications for checking. Such plan checking fee shall be one-half of the building permit fee set out above and shall be a credit toward the total building permit fee when the building permit is issued.

Section 109.4. Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee in the amount of \$250.00 that shall be in addition to the required permit fees.

Section 1612.3. Establishment of Flood Hazard Areas. To establish flood hazard areas, the government body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Osage Beach" dated June 16, 2011, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be a part of this section.

Section 5. Severability.

The chapter, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or otherwise invalid by the valid judgement or decree of any Court of any competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences,

paragraphs, or sections of this ordinance since the same would have been enacted by the Board of Aldermen without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

Section 6. Repeal of ordinances not to affect liabilities, etc.

Whenever any part of this ordinance shall be repealed or modified, either expressly or by implication, by a subsequent ordinance, that part of the ordinance thus repealed or modified shall continue in force until the subsequent ordinance repealing or modifying the ordinance shall go into effect unless therein otherwise expressly provided; but no suit, prosecution, proceeding, right, fine or penalty instituted, created, given, secured or accrued under this ordinance previous to its repeal shall not be affected, released or discharged but may be prosecuted, enjoined and recovered as fully as if this ordinance or provisions had continued in force, unless it shall be therein otherwise expressly provided.

Section 7. The Mayor of the City of Osage Beach is hereby authorized to take all actions which may be necessary to fully enact this Ordinance.

Section 8. That this Ordinance shall be in full force and effect on July 1, 2021.

READ FIRST TIME: May 6, 2021

READ SECOND TIME: May 20, 2021

I hereby certify that the above Ordinance No. 21.24 was duly passed on May 20, 2021, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0

This Ordinance is hereby transmitted to the Mayor for his signature.

May 20, 2021  
Date

Tara Berreth  
Tara Berreth, City Clerk

Approved as to form:

Edward Rucker  
Edward Rucker, City Attorney

I hereby approve Ordinance No. 21.24

May 20, 2021  
Date

John Olivarri  
John Olivarri, Mayor

ATTEST:

Tara Berreth  
Tara Berreth, City Clerk