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 AN ORDINANCE AMENDING SECTION 500.090 OF THE CITY CODE REGARDING
 TIME LIMITS FOR BUILDING PERMITS

WHEREAS, the City of Valley Park seeks to limit unfinished construction projects within city limits.

WHEREAS, the City of Valley Park desires to empower the City Code Enforcement Official to monitor construction projects and revoke building permits if work is not performed in a timely manner.

WHEREAS, the City of Valley Park, after due consideration, desires to amend the City Code Chapter 500. Building Codes and Building Regulations, Article III. Permits, Section 500.090 to add time limits to building permits.

BE IT ORDAINED, by the Board of Aldermen of the City of Valley Park, Missouri as follows:

Section One

Section 500.090 shall be amended to read as follows:

A. Building Permits. The fee for a building permit shall be based on the estimated cost of construction of the project and shall be charged at the rate of eight dollars (\$8.00) per one thousand dollars (\$1,000.00), or a fraction thereof, of the estimated cost of the work to be done.

The minimum total fee for any building permit shall not be less than seventy-nine dollars (\$79.00) where one (1) inspection and no plan review is required and one hundred nine dollars (\$109.00) where plan review is required with one (1) inspection. Where a minimum of two (2) inspections are required, the minimum total building permit fee shall be one hundred twenty-six dollars (\$126.00) where no plan review is required, and one hundred fifty-six dollars (\$156.00) where plan review is required with two (2) inspections.

A building permit and inspection fee for permits, with a total estimated cost of construction in excess of six hundred and eighty thousand dollars (\$680,000.00) shall be computed at the rate of three dollars and sixty cents (\$3.60) per thousand dollars (\$1,000.00) of the total estimated cost of construction.

Additional inspection fees shall be twenty-five dollars (\$25.00) per inspection.

Additional incurred costs to the City for off-site, third party plan examination shall be documented and added to the permit fee.

Any permit required under Article III shall expire six (6) months from the date of issuance, unless construction materials are delivered to the site and physical construction activities have begun within such six (6) month period. If work has not passed a final inspection after twelve (12) months from the date of the permit, the permit shall expire regardless of the status or level of completion of the construction project. The Code Enforcement Official may extend the period of validity of a building permit for up to an additional six (6) months. Such extension shall only be granted upon the submission of a written request from the permittee outlining the reason for the extension and detailing the specific time frame for the completion of the work remaining incomplete from the original permit.

If work remains incomplete upon the expiration of any permit or extension thereof granted per the provisions of Article III all work under such permit shall stop, all deposits shall be forfeited, and the Code Enforcement Official shall post a stop work order on the site. Any work done by any individual or allowed to be done by the permittee or property owner subsequent to a stop work posting shall be deemed a violation of this section and punishable per general penalty. Work may only resume upon the issuance of a replacement building permit for such work. Such replacement permit must be obtained in accordance with the provisions of this article and shall include a plan review subject to the building code in effect at the time the replacement building permit is issued. Replacement building permits issued per the requirement of this provision shall be subject to the regular building permit fees and deposit requirements of said Article III but shall be computed at a rate of 125 percent of the regular rate of such permits and deposits to cover administrative, plan review and inspection expenses associated with replacement building permit issuance.

Section Two

This Ordinance shall become effective from and after its passage and upon its approval by the Mayor.

VOTES CAST:

To Approve Bill No. 2315

Motion: Walker

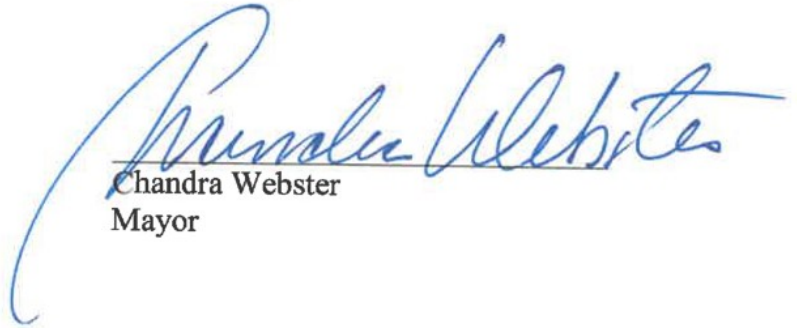
Second: Halker

	Yes	No
Rauls	<u>X</u>	___
Young	<u>X</u>	___
Halker	<u>X</u>	___
Reynolds	<u>X</u>	___

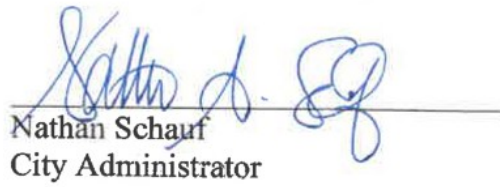
	Yes	No
Rose	<u>X</u>	___
Bowen	<u>X</u>	___
Walker	<u>X</u>	___
White	<u>X</u>	___

Absent: _____

PASSED AND APPROVED THIS 17th DAY OF January, 2023.


Chandra Webster
Mayor

ATTEST:


Nathan Schauf
City Administrator