BLUE SPRINGS
MISSOURI

DEVELOPMENT ADVISORY COMMISSION MEETING

Tuesday, February 3, 2026 4:00 PM
CITY HALL
Conference Room 128
903 W. Main St
Blue Springs, Missouri

MEMBERS:	LIAISONS:
Orion Berridge 1/1	Nic Hutchison, Director of City Development
Bob Frost 1/1	Galen Ericson, Councilmember
Travis Graham 0/1	Traci Breshears, Recording Secretary
Travis Hagewood 1/1	
Chase Roscher 0/1	

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval January 20, 2026 Minutes
4. 2024 Building Code Adoption
5. UDCT-01-26-9774 Short Term Rental Code Update
6. Adjournment

This agenda was posted at City Hall and on the City's website on January 28, 2026. A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

BLUE SPRINGS
MISSOURI

MINUTES OF DEVELOPMENT ADVISORY COMMISSION January 20, 2026

1. MEETING INFORMATION

A meeting of the Development Advisory Commission of the City of Blue Springs, Missouri, was held on Tuesday, January 20, 2026 at 4:00 p.m. in Conference Room 128, located at City Hall, 903 W Main St, Blue Springs, Missouri with the Chairman Orion Berridge presiding.

2. BOARD ATTENDANCE

Orion Berridge

Bob Frost

Travis Hagewood

Chase Roscher-Absent

Travis Graham-Absent

3. STAFF ATTENDANCE

Nic Hutchison, Director of City Development

Jake Farrell, Codes Administrator

Shantele Frie, Planner III

Galen Ericson, City Council Liaison

4. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Orion Berridge, Chairperson, called the meeting to order at 4:02 p.m. Shantele Frie, City Planner, called roll and confirmed the quorum.

5. APPROVAL OF MINUTES

Chairperson Berridge requested action on the meeting minutes from April 22, 2025. Commissioner Hagewood made the motion which was seconded by Commissioner Frost and was unanimously approved.

6. 2024 BUILDING CODE ADOPTION

Jake Farrell, Codes Administrator, presented the 2024 Building Code adoption to the Commission. Commissioner Frost motioned to table the 2024 Building Code adoption until after District Council meetings and to give the Commissioners time to review and discuss with the building community and reconvene in 3 weeks. Commissioner Hagewood seconded the motion. With a unanimous vote the Code Adoption was tabled.

7. SHORT-TERM RENTAL CODE UPDATE (UDCT-01-26-9774)

Nic Hutchison, Director of City Development, presented the Short-Term Rental code updates to the Commission. Commission emphasized the need for clear definitions and enforcement to avoid conflict with established Short-Term Rentals. Commissioner Frost made a motion to approve the UDC Text Amendment for Short-Term Rentals. The motion was seconded by Commissioner Hagewood.

8. ADJOURN

With no further discussion, a motion was made by Commissioner Berridge to adjourn at 4:25 p.m. Seconded by Commissioner Frost.

[BOARD CHAIR]

[Orion Berridge]

ATTEST;

[Traci Breshears]

MEMORANDUM

TO: Mayor and City Council
FROM: City Development Department
DATE: January 2026
SUBJECT: Summary of Proposed City's Building, Fire, and Residential Codes Updates

PURPOSE

The purpose of this memorandum is to provide a high-level, non-technical overview of the proposed updates to the City's Building, Fire, and Residential Codes associated with adoption of the 2024 International Codes, 2023 National Electric Code and 2017 ICC A117.1. This memo is intended to clearly explain what is changing, why the changes are being proposed, and what impacts (if any) Council should expect.

BACKGROUND

The City periodically updates its construction and safety codes to align with nationally recognized standards published by the International Code Council (ICC). These updates help ensure:

- Public and firefighter safety
- Legal defensibility of enforcement actions
- Consistency with surrounding communities
- Predictability for residents, builders, and businesses
- Maintain City ISO Rating

The majority of the proposed amendments are clarifications or formalization of practices already in place. Only a limited number of changes represent meaningful policy shifts, primarily related to fire sprinkler thresholds and residential construction clarity.

OVERALL SUMMARY FOR COUNCIL

- This is not a wholesale rewrite of development regulations.
- Most changes do not introduce new requirements but rather clarify or codify existing standards.
- The updates largely align Blue Springs with regional and national best practices.
- The most notable policy discussion item relates to fire sprinkler requirements in larger buildings.
- All fire code amendments are proposed at the request of CJCFPD
- Recommendations from the KC HBA were reviewed and implemented where possible (See attached document)

KEY POLICY CHANGES AND RATIONALE

1. Fire Sprinkler Thresholds (Primary Policy Discussion Item)

What Is Changing
The proposed amendments eliminate the ability to divide a large building into multiple "fire areas" for the sole purpose of avoiding the installation of a fire sprinkler system. Sprinkler thresholds would instead apply to the building as a whole.

Why This Change Is Proposed

- Requested by CJCFPD
- Improve life safety and firefighter protection
- Aligns with practices already adopted by other metro communities
- Anticipates future direction of national model codes

Expected Impact

- Primarily affects larger new commercial or industrial buildings that are greater than 12,000 SF. (Mercantile, Factory, Business and Storage Occupancies)
- Promotes sprinklers installed at building construction rather as individual tenants occupy the space.
- Minimal impact on typical development in Blue Springs
- Does not retroactively apply to existing buildings unless significant redevelopment occurs

2. Fire Department Operational Standards

What Is Changing
The amendments formally incorporate Fire Department operational requirements related to:

- Specifying required food truck operational stickers
- Recording procedures for required inspections
- Providing fire apparatus access roads specs
- Providing specific Knox Box requirements
- Emergency Responder Radio specifics
- Hydrant spacing
- Specifics on alarm and notification systems
- Removing language specific to CJCFPD

Why This Change Is Proposed

- Some code sections are left generic to fit any municipality. Modifications provide specifics on what is required in Blue Springs
- These standards are already enforced today
- Codifying them improves clarity, consistency, and legal defensibility

Expected Impact

- Little to no change for applicants
- Improves predictability and enforcement consistency

3. Residential Construction Clarifications

What Is Changing

- Clarifies when roof repairs must become full roof replacements (over 10% in a three-year period) (Grain Valley, Oak Grove and Lee's Summit use this same language)
- Makes minor adjustments to stair and riser allowances
- Removes certain electrical requirements introduced in newer model codes that are not widely supported regionally
- Retains existing standards for wind loads, frost depth, and snow loads
- New standards are introduced that address innovative construction methods (i.e. Solar roofs, storage containers, post tension slabs)
- Footing and deck pier tables are updated to reflect more flexible and common industry practices

Why This Change Is Proposed

- Reduces homeowner confusion, particularly in insurance-related repairs
- Avoids unnecessary construction costs
- Aligns with Home Builders Association and regional practices
- Maintains safety without over-regulation

Expected Impact

- Generally, cost-neutral or cost-reducing
- Improved clarity for homeowners and builders

4. Electrical Code Adjustments

What Is Changing
Certain changes that were implemented in the 2024 International Residential Code are proposed for removal, as requested by the HBA, including:

- Mandatory exterior emergency electrical disconnects for single-family homes
- Mandatory whole-house surge protection
- Expanded GFCI requirements for specific high-amperage appliances

Why This Change Is Proposed

- These items add significant cost ($400–$2,000 per home)
- They are not required by utilities or fire agencies
- After-market solutions remain available
- No demonstrated local safety issues have been identified

Expected Impact

- Avoids unnecessary construction costs to home builders
- Maintains existing safety standards

5. Accessibility Standards

What Is Changing
The City proposes adoption of the 2017 accessibility standard (currently on the 2009 Version)

- New reference updates minimum measurements to account for motorized scooter use
    - Turning spaces change from 60” to 67”
    - Clear floor space changes from 48”x30” to 52”x30”

Why This Change Is Proposed

- Updated accessibility standards are referenced throughout the 2024 ICC Codes
- This version of the reference could have been adopted during the 2018 adoption. We waited due to the noticeable changes, but this standard is widely accepted now.
- Accounts for popular used items like motorized scooters in minimum dimension requirements
- Existing buildings retain flexibility under the code

Expected Impact

- Primarily affect design stage of commercial construction
- Maintains accessibility for all users

6. Administrative and Organizational Improvements

What Is Changing

- Reorganization of certain code sections for clarity
- Clarification of permit exemptions
- Addition of standards for monument signs and projecting signs

- Adoption of appendices addressing:
    - Accessory Dwelling Units (ADUs)
    - Tiny Houses
    - Residential Existing Buildings
- Clarification of when plans are required from a design professional
- Clarification on when insurance funds that are held by the City for a dangerous building can be released

Why This Change Is Proposed

- Improves usability of the code
- Reduces case-by-case interpretation
- Provides guidance where none previously existed
- Anticipate future housing needs

WHAT IS NOT CHANGING

- Zoning districts or land use regulations
- Density or development entitlements
- Energy code compliance remains voluntary, which has been the source of conflict for other communities that have adopted it.
- Existing building rights, unless major redevelopment occurs

ANTICIPATED QUESTIONS AND RESPONSES

- Will this increase construction costs?
  Most changes are cost-neutral or cost-reducing. The primary cost-related discussion involves sprinkler thresholds, which already align with common practice.
- Why are these changes happening now?
  This is part of the City's regular code adoption cycle and aligns Blue Springs with regional standards.
- Will this impact redevelopment or historic buildings?
  Existing and historic buildings retain flexibility based on the level of alteration in the IEBC.

CONCLUSION

The proposed code updates represent a measured, safety-focused modernization of the City's development regulations. They largely reflect existing practices, improve clarity, and align Blue Springs with peer communities, while minimizing unintended cost or development impacts.

Staff recommends proceeding with the proposed updates as presented.

Introduced by Councilmember _____ BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 500 SECTIONS 500.010, 500.020, 500.090, 515.450, 515.960 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, TO ADOPT INTERNATIONAL BUILDING CODES AND NATIONAL ELECTRIC CODE AND MAKE EXCEPTIONS HERETO

WHEREAS, staff has determined that it is necessary and desirable, for the welfare, protection, and safety of the residents of the City, to adopt updated building codes; and

WHEREAS, the Development Advisory Commission has considered amendments made to the nationally recognized codes and standards and has determined that it would be in the best interest of the residents of the City to adopt an updated version of said codes; and

WHEREAS, staff and the Development Advisory Commission recommend that the changes in the following Code of Ordinance provisions be adopted by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS UNDERLINED. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Section 500 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

Section 500.010. Adoption Of International Building Codes. [R.O. 1996 § 500.010; CC 1968 § 5-1; Ord. No. 530 § 1, 3-1-1971; Ord. No. 607 § 1, 4-17-1972; Ord. No. 860 § 1, 10-18-1976; Ord. No. 1410 § 1, 6-3-1985; Ord. No. 1713 § 1, 4-4-1988; Ord. No. 2255 § 1, 9-21-1992; Ord. No. 2428 §§ 1— 2, 3-7-1994; Ord. No. 3079 §§ 1 — 2, 9-21-1998; Ord. No. 3487 § 1, 7-15-2002; Ord. No. 3557 § 1,4-7-2003; Ord. No. 3797 § 1, 7-7-2004; Ord. No. 4028 § 1, 2-5-2007; Ord. No. 4396 § 1, 7-2-2012; Ord. No. 5021, 7-19-2021]

A. There is hereby adopted by the City Council of the City of Blue Springs, Missouri; the following Uniform Codes, subject to the exceptions set forth herein and in Section 500.020, for the purpose of prescribing, regulating and governing the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, maintenance and all matters relating thereto for the prevention of conditions hazardous to life and property, and for the common welfare, protection and benefit of the residents of the City.

1. International Building Code 20~~18~~24, with a publication date of August 20~~17~~23.

~~a. Section 105.2 Work exempt from permit delete item number 9 and include new item 9 as follows:~~

~~9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than twenty-four (24) inches (610mm) deep."~~

a. Section 901.4.4 Fire walls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic sprinkler system thresholds based on fire areas per section 903.2. The most restrictive occupancy classification applied to automatic fire suppression system thresholds shall be applied to the entire building. Fire barriers are permitted to be considered when determining

allowable building height and area limits per section 508 of the International Building Code as adopted and amended.

b. Section 903.2 Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. In addition, all occupancies shall be provided with an automatic sprinkler system whenever the building has a total combined building area of 12,000 Square feet or greater or is more than two stories. Firewalls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic sprinkler system thresholds based on fire areas, as per Section 903.2. Fire barriers are permitted to be considered when determining allowable building height and area limits per section 503.3.1 of the International Building Code as adopted and amended.

~~b.~~c. CHAPTER 13, ENERGY EFFICIENCY, SECTION 1301, GENERAL, [E] 1301.1 Scope and [E] 1301.1.1 Criteria shall be amended to read as follows:

"[E] 1301.1 Scope. This Chapter governs the design and construction of buildings for energy efficiency.

[E] 1301.1.1 Criteria. Buildings may be designed and constructed in accordance with the International Energy Conservation Code."

2. International Fire Code 20~~18~~24, including Appendices B, C, D, E, F, H, I, and O with a publication date of August 20~~17~~23, except for the following modifications.

a. Section 105.5.34 A Heart of America (HOA) operational inspection sticker is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease laden vapors

b. Section 110.3 Records of all system inspections, tests, and maintenance (ITM) of the following must be submitted electronically through who has been contracted with the fire authority have jurisdiction, and track compliance of the fire code as it pertains to the following:

1. Automatic Sprinkler Systems
2. Special Suppression Systems
3. Fire Pumps
4. Standpipes
5. Paint Booths
6. Hood and Ducts
7. Cleaning of Hood and Ducts
8. Commercial Fire Alarms
9. Fire doors
10. Emergency Responder Radio Coverage equipment

a. Section 503.1.1 Buildings And Facilities. Approved fire apparatus shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the

requirements of this Section and shall extend to within one hundred fifty (150) feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The approved apparatus access road will be designed to withstand the weight of a ninety thousand pounds (90,000) pound vehicle.

c. Section 506.1 Any business with an automatic sprinkler system or fire alarm system shall install a Knox Box Key Box

d. Section 506.1.2 Key boxes for elevator keys. Key boxes provided for elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.

2. The front cover shall be permanently labeled with the words "Fire Department Use Only-Elevator Keys."

3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.

4. The key box shall be mounted 5 feet 6 inches above the finished floor and within 10 feet of the elevator bank. The mounting location shall not be visually obstructed.

5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted where authorized by the fire code official.

6. In buildings with two or more elevator banks, a single key box shall be permitted to be used where such elevator banks are separated by not more than 30 feet. Additional key boxes shall be provided for each individual elevator or elevator bank by more than 30 feet.

e. 506.2 Key box maintenance. The key box shall be maintained in working order by the operator of the building. The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box."

f. Section 507.3 Fire-Flow. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by using the current adopted IFC code Appendix ~~C~~B.

g. Section 507.5.1.1 The minimum number of hydrants shall be determined by using the current adopted IFC code appendix C. Number of hydrants can be reduced by code official if deemed appropriate.

~~h. Section 507.5.1.2. Four (4) buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be six hundred (600) feet (183 m). The minimum number of hydrants shall be determined by using the current adopted IFC code Appendix C. Number of hydrants can be reduced by the Fire Code Official if deemed appropriate. Example: Building with automatic extinguishing system.~~

i. Section 510.1.2 Emergency Responder Radio Coverage.

Any building meeting the following criteria will produce signal strength test as described in IFC 510:

1.Any structure with an overall square footage of twelve thousand (12,000)

square feet.

2.Any structure with a height of thirty (30) feet or more above grade level.

3.Any structure with a level below grade.

4. Any structure determined to be of concern of proper radio communication, ~~Central Jackson County Fire Protection District~~ the fire authority having jurisdiction can request a signal strength study to be completed.

If a signal strength test is required it shall not be performed until all walls, roof, windows with glass, doors, and operational equipment has been completed and in place.

~~A field test will be performed by Central Jackson County Fire Protection District personnel at the time of Certificate of Occupancy utilizing Central Jackson County Fire Protection District portable two-way communications. If that test fails, a Temporary Certificate of Occupancy may be signed with an obligation to enhance the emergency radio communications coverage within six (6) months.~~

~~All other requirements for Emergency Responder Radio Coverage will follow IFC 510, NFPA 72, NFPA 1221, and UL 2425 as written in the current adopted code.~~

~~All BDA installations will include the following:~~

~~Cover 700 and 800 megahertz Install~~

~~an annunciator~~

~~Install a document box that contains installation plans, and pre- and post-survey test results~~

~~A field test will be performed by Central Jackson County Fire Protection District personnel at the time of Certificate of Occupancy utilizing Central Jackson County Fire Protection District portable two-way communications. If that test fails, a Temporary Certificate of Occupancy may be signed with an obligation to enhance the emergency radio communications coverage within six (6) months.~~

~~All other requirements for Emergency Responder Radio Coverage will follow IFC 510 and NFPA 72 as written in the current adopted code.~~

j. Section 510.4.1.1 A minimum signal strength of -95 dBm shall be available within the building in 95 percent of general areas and 99 percent of critical areas. A DAQ score may be provided with signal testing, however the DAQ score will not be utilized to determine the need for an Emergency Responder Communication Enhancement System (ERCES). An equivalent bit error rate (BER) of ≤ 2.5%, and a signal-to-interference-plus-noise ratio (SINR) of ≥ 18 dB can be used to predict acceptable coverage in areas not meeting the negative -95 dBm requirement.

k. Section 510.4.1.2 A minimum signal strength of -95 dBm shall be received by the agency's radio system when transmitted from within the building. A DAQ score may be provided with signal testing, however the DAQ score will not be utilized to determine the need for an Emergency Responder Communication Enhancement System (ERCES). An equivalent bit error rate (BER) of ≤ 2.5%, and a signal-to-interference-plus-noise ratio (SINR) of ≥ 18 dB can be used to predict acceptable coverage in areas not meeting the negative -95 dBm requirement.

Should a radio coverage survey show a received signal strength of less than -95 dBm OR an equivalent bit error rate (BER) of ≤ 2.5%, and a signal-to-interference-plus-noise ratio (SINR) of ≥ 18 dB resulting in the inability for speech to be understandable without repetition, an ERCES shall be installed to provide sufficient usable radio communication throughout the coverage area.

All other requirements for Emergency Responder Radio Coverage will follow IFC 510, NFPA 72, NFPA 1221, and UL 2524 as written in the current adopted code.

All BDA installation will follow the following:

i. Cover 700 and 800 megahertz
ii. Install an annunciator
iii. Install a document box that contains installation plans, and pre- and post-survey test results

l. Section 901.4.4 Fire walls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic sprinkler system thresholds based on fire areas per section 903.2. The most restrictive occupancy classification applied to automatic fire suppression system thresholds shall be applied to the entire building. Fire barriers are permitted to be considered when determining allowable building height and area limits per section 508 of the International Building Code as adopted and amended.

m. Section 901.6.3.2 Records.

Contractors who perform inspection, testing and/or maintenance service on fire and life safety systems must submit those records of service to the Fire Code Official.

Records of all system inspections, tests, and maintenance (ITM) of the following must be submitted electronically through ~~Central Jackson County Fire Protection District~~ the fire authority having jurisdiction or the contractor it chooses to collect and maintain ITM reports and track compliancy of the Fire Code as it pertains to the following and the Compliance Engine Software used by ~~Central Jackson County Fire Protection District~~ the fire authority having jurisdiction or its contractor used to collect and maintain ITM reports and track compliancy of the Fire Code as it pertains to the following:

Automatic Sprinkler Systems

Special Suppression Systems

Fire Pumps

Standpipes

Paint Booths

Hood and Ducts

Cleaning of Hood and Ducts

Commercial Fire Alarms

Fire doors

Emergency Responder Radio Coverage equipment.

n. Section 903.1 Any building requiring an automatic sprinkler system as required by IFC 903 or is voluntarily installed and meets the following criteria, must install a separate water flow switch that is addressable through the fire alarm system.

1. Any building that has an automatic sprinkler system with multiple addresses or suites that is greater than two (2)

2. Any building requiring an automatic sprinkler system as required by IFC 903 or is voluntarily installed shall have a permanent, maintained water source within 100' of the fire department connection.

o. ~~Section 903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through~~

~~903.2.12. Any building requiring an automatic sprinkler system as required by IFC 903, which meets the following criteria, must install a separate water flow switch that is addressable through the fire alarm system.~~

~~1. Any building that has an automatic sprinkler system with multiple addresses or suites that is greater than two (2).~~

~~2. Any building requiring an automatic sprinkler system as required by IFC 903 shall have a permanent, maintained water source within one hundred (100) feet of the Fire Department connection.~~

Section 903.2 Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. In addition, all occupancies shall be provided with an automatic sprinkler system whenever the building has a total combined building area of 12,000 Square feet or greater or is more than two stories. Firewalls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic sprinkler system thresholds based on fire areas, as per Section 903.2. Fire barriers are permitted to be considered when determining allowable building height and area limits per section 503.3.1 of the International Building Code as adopted and amended.

p. Section 903.4.2 An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler systems shall actuate the building fire alarm system.

q. Section 903.4.~~2~~3.1 Notification Devices. Where an automatic extinguishing system is installed in a building, audible and visible notification appliances shall be installed throughout the building as follows:

1. Audible notification appliances shall be installed so as to be audible at 15 dBa above average sound pressure level throughout the building.
2. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.
3. Visible notification devices can be eliminated in normally unoccupied portions of buildings where permitted by the code official.

Exception: The requirements of this Section do not apply to Group R-3 occupancies."

r. Section 904.5.1 System Test. Systems shall be inspected and tested for proper operation following the recommended schedule shown in NFPA 96. Tests shall include a check of the detection system, alarms and releasing devices, including manual stations and other associated equipment. Extinguishing system units shall be weighed, and the required amount of agent verified. Stored pressure-type units shall be checked for the required pressure. The cartridge of cartridge-operated units shall be weighed and replaced at intervals indicated by the manufacturer.

s. Section 905.3 Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.7. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies and Group R-2 occupancies 3 stories or less that have individual units' egress directly to the exterior, or unenclosed stairwells.

t. Section 907.2.7.1.1 Delete

u. Section 907.6 Installation And Monitoring. A fire alarm system shall be installed and monitored in accordance with Sections 907.6.1 through 907.6.6.2 and NFPA 72. Fire alarm systems required by the International Fire Code or by the International Building Code shall be monitored by a listed central station as defined in NFPA 72. A certificate or placard shall be issued by a recognizing organization that has listed the prime contractor for the newly installed fire alarm systems in commercial occupancies in accordance with NFPA 72. This regulation shall apply to all fire alarm systems that are newly installed in commercial occupancies that reside within ~~Central Jackson County Fire Protection District~~ the City of Blue Springs boundaries on or after January 1, 2021. Any existing fire alarm system in a commercial occupancy wherein the fire alarm control panel and/or alarm system components are to be replaced shall be considered newly installed for the purpose of this Section. Also, where there is reasonable cause due to non-compliance or faulty conditions, the Fire Code Official may require an existing fire alarm system meet the same requirements as a newly installed system. Central station service in full compliance with the 2016 Edition of NFPA 72, Chapter 26, shall be maintained at the protected property, so long as the requirement for the fire alarm exists.

v. Appendix B - Table B105.2 Change Chart value to 50% from 25

~~3. ICC Electrical Code (Administrative Provisions) 2006, with a publication date of May 2009.~~

3. National Electrical Code NFPA 70, 20~~17~~23 Edition.

4. International Plumbing Code 20~~18~~24, with a publication date of ~~August 2017~~ May 2024, except for the following modification to Section 607.2 of the International Plumbing Code 20~~12~~24:

a. Section 607.2 Hot Or Tempered Water Supply To Fixtures. The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed one hundred (100) feet (15,240 mm). Recirculating system piping and heat-traced piping shall be considered to be sources of hot or tempered water.

b. Section 607.2.1 Delete.

5. International Mechanical Code 20~~18~~24, with a publication date of ~~August 2017~~ May 2024.

6. International Fuel Gas Code 20~~18~~24 with a publication date of ~~August 2017~~ October 2023.

7. International Residential Code 20~~18~~24 (for One- and Two- Family Dwellings) including Appendices BB, BC & BO, with a publication date of ~~August 2017~~ May 2024, except for the following modifications to the International Residential Code 20~~18~~24:

   c. Table R301.2(1) Climatic and Geographic Design Criteria add the following items to this table.

Ground Snow Load	20
Wind Speed (mph)	115
Topographic Effects	No
Special Wind Region	No
Windborne Debris Zone	No
Seismic Design Category	A
Weathering	Severe
Frost Line Depth	36"
Termite	M-H
Winter Design Temp	6° F.
Ice Barrier Underlayment Required	Yes
Air Freezing Index	927
Mean Annual Temp	55° F.

   d. Section ~~R303.7~~ R325.7. Light Activation shall have added a new exception number 2; which shall read as follows:

      "2.Sunken or raised area with steps and only one (1) access direction to the space; lighting may be activated at only one (1) point in the access area to the steps and space."

   e. Section 318.3.2 Floor elevations at other exterior doors.

      Exception: An exterior landing or floor is not required at the exterior doorway where a stairway of not more than three (3) risers is located on the exterior side of the door, provided that the door does not swing over the stairway.

   f. Section R908.1 Shall be amended to include the following.

Re-roofing includes any repairs of more than 10% of the total roof covering in any three-year period. A repair of 10% or less of the total roof covering in any three-year period may utilize approved roofing materials comparable to the existing roofing materials.

g. Part IV — Energy Conservation, CHAPTER 11 [RE], ENERGY, EFFICIENCY, SECTION N1101, GENERAL, N1101.1 Scope is amended to read:

"N1101.1 Scope. This Chapter is adopted for reference purpose only, and compliance with this Chapter is not required but can be voluntarily partially or completely followed.

Note: The text of the following Sections N1101.2 through N1105 is extracted from the 2018 Edition of the International Energy Conservation Code — Residential Provisions and has been editorially revised to conform to the scope and application of this code. The Section numbers appearing in parenthesis after each Section number are the Section

numbers of the corresponding text in the International Energy Conservation Code — Residential Provisions."

h. Part IV — Energy Conservation, CHAPTER 11 [RE], ENERGY, EFFICIENCY, SECTION N1101, GENERAL, N1101.2 (R101.3) Intent is amended to read:

"N1101.2 (R101.3) Intent. This Chapter may regulate the design and construction of buildings for the effective use and conservation of energy over the useful life of each building. This Chapter is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This Chapter is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances."

i. ~~R317.1.1 Delete~~.

j. ~~R318.1.2 Delete~~.

~~k. E3901.9 Basements, Garages And Accessory Buildings. Not less than one (1) receptacle outlet, in addition to any provided for specific equipment, shall be installed in each separate unfinished portion of a basement; in a vehicle bay not more than five and five-tenths (5.5) feet (1,676 mm) above the floor in attached garages; in a vehicle bay not more than five and five-tenths (5.5) feet (1,676 mm) above the floor in detached garages that are provided with electric power and in accessory buildings that are provided with electric power.~~

i. E3902.2.~~1~~ Garage And Accessory Building Receptacles. 125-volt single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. With the

exception of electrical receptacles dedicated to serve refrigerators, freezers, alarm, garage door openers, sump pumps, irrigation controls, to be non-GFCI.

j. E3902.5 Exceptions:

1. A receptacle supplying only a permanently installed fire alarm, burglar alarm, or sump pump system. Receptacles installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9.
2. All receptacles installed in finished areas of the basement unless further restricted by a specific location listed in section 3902.

k. Section E3902.6 Exception: A receptacle supplying only permanently installed appliances such as dishwashers, disposals, refrigerators, hood/range fans, ice makers, wine coolers, microwaves, etc.

l. E3902.10 Delete.

m. E3902.12 Amend exception to delete items 3 through 9.

n. Section E3902.18 Amend to include the following:
5. Air condition units

o. Section E3905.6.3 Amend to read as follows:
Weight-supporting ceiling receptacles (WSCR) and weight-supporting attachment fittings (WSAF). Outlet boxes required in Section E3905.6 that are located in the center of the room in bedrooms, living spaces and recreation rooms, shall be permitted to support listed weight-supporting ceiling receptacles (WSCR). A WSCR shall be used in combination with compatible weight-supporting attachment fittings (WASF) that are identified for the support of equipment within the weight and mounting orientation limits of the listing. Where the WSCR is installed within a box, it shall be included in the fill calculation covered in Section E3905.12.1. Listed WSCR used in combination with compatible WSAF shall be permitted to be installed in outlet boxes for the sole support of ceiling-suspended (paddle) fans, in accordance with Section E3905.8. [314.27(E)]

8. Standard For Accessible And Usable Buildings And Facilities, ICC A117.1-20~~09~~17.

9. International Existing Building Code 20~~18~~24, with a publication date of August 20~~17~~24.

10. 20~~18~~24 International Energy Conservation Code, with publication date of June 20~~18~~24 is adopted for reference purposes only, and compliance with that code is not required but can be voluntarily partially or completely followed.

Section 500.020**Exceptions To the International Building Code and Related Codes.** [R.O. 1996 § 500.020; CC 1968 § 5-1.1; Ord. No. 2255 § 2, 9-21-1992; Ord. No. 2402 § 1, 12-20-1993; Ord. No. 2503 § 1, 10-5-1994; Ord. No. 3079 § 3, 9-21-1998; Ord.

No. 3487 § 2, 7-15-2002; Ord. No. 3557 § 2, 4-7-2003; Ord. No. 3797 § 1, 7-7-2004; Ord. No. 4028 § 2, 2-5-2007; Ord. No. 4396 § 2, 7-2-2012; Ord. No. 5021, 7-19-2021]

A. The following Sections of the 20~~18~~24 International Building Code and related codes are modified or amended in the following respects:
1. Chapter 1, Section 105, Permits, of the 20~~18~~24 International Building Code is amended as follows:

a. Permits Required. Except as specified in Subsection (b) of this section, no building or structure regulated by this chapter shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Community Development Department.

b. Work Exempt from Permit. A building permit shall not be required for the following:
(1) One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected floor area does not exceed two hundred fifty (250) square feet.
(2) Oil derricks.
(3) Movable cases, counters and partitions not over five (5) feet nine (9) inches high.
(4) Retaining walls which are not over four (4) feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class 1, 11 or 111A liquids.
(5) Platforms, decks and walks without any overhead structure that are not more than thirty (30) inches above grade and not over any basement or story below.
(6) Painting, papering and similar finish work.
(7) Temporary motion picture, television and theater stage sets and scenery.
(8) Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than fifty-four (54) inches.
(9) Prefabricated swimming pools accessory to a Group R-3 occupancy that is less than twenty-four (24) inches (610mm) deep."
(10) Monument signs that are less than 6 feet in height and do not have wiring for power supply
(11) Projecting signs over a public walkway that are less than 2.5 square feet

2. Section R309, Automatic Fire Sprinkler Systems, of the 20~~18~~24 International Residential Code is deleted in its entirety as required by Section 67.281, RSMo., and a builder of a one- or two-family dwelling or townhouse shall offer to any purchaser on or before entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling or townhouse.

Section 500.090 Application — Plans to Accompany.
[R.O. 1996 § 500.090; CC 1968 § 5-12; Ord. No. 228 Art. I § 2, 9-6-1960; Ord. No. 4396 § 4, 7-2-2012; Ord. No. 5021, 7-19-2021]

Application for such permits shall be made to the Community Development Department and shall be accompanied by plans and specifications as required by the Codes Administration showing the work to be done; such plans shall be verified by the

signature of either the owner of the premises or by the architect, engineer or the contractor in charge of the operations. Commercial project plans shall be signed and sealed on all pages by a Missouri licensed architect or engineer unless deemed unnecessary by the Code's Administrator.

Section 515.450 Definitions.

[R.O. 1996 § 515.450; Ord. No. 4517 § 2, 11-3-2014]

As used in this Chapter, the following terms shall have the meanings indicated:

STRUCTURE

That which is built or constructed, or a portion thereof (examples: houses, buildings, detached buildings, ~~wells~~ walls, fences, etc.).

Section 515.960 Use Of Insurance Proceeds For Reimbursement Of City's Costs.

[R.O. 1996 § 515.960; Ord. No. 4517 § 2, 11-3-2014]

A. If there are proceeds of any insurance policy based on a covered claim payment for damage or loss to a building or other structure arising out of or caused by fire, explosion or other casualty loss, and the covered claim payment exceeds fifty percent (50%) of the face value of the policy covering such building or other structure, then the insurer shall pay to the Department of Finance a sum equal to twenty-five percent (25%) of the covered claim, within thirty (30) days of the determination of coverage, to be held by the City in an interest-bearing account. The proceeds shall be used to reimburse the City for its costs in the removal of such building or other structure, if necessary.

B. The City shall release the proceeds paid to it pursuant to Subsection (A) of this Section to the insured or in accordance with the provisions of the insurance policy and endorsements thereto as directed by the insurer unless, within thirty (30) days after receipt of the insurance proceeds, the designated official of the City has commenced an action under Section 515.830 et seq., for the building or other structure to be repaired, secured or demolished. If the designated official of the City has commenced an action under Section 515.830 et seq., the City shall release such proceeds after substantial completion of the required repairs or demolition as determined by the Code's Administrator.

C. The City shall apply the insurance proceeds first to the cost of the removal of any building or other structure found to be a nuisance under this Article, less any salvage value, prior to the expenditure of any City funds. Should any balance of insurance proceeds remain in the interest-bearing account after the expense of removal of such building or structure has been paid, the balance shall be paid over to the insured.

D. Nothing in this Section shall be construed to affect the priority of a named mortgagee on the insurance policy to the proceeds of the policy.

E. It shall be unlawful for an insurance carrier to fail to pay insurance proceeds to the City after being notified pursuant to this Article.

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

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 2nd day of February 2026.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

HOME BUILDERS ASSOCIATION
OF GREATER KANSAS CITY

RECOMMENDED CHANGES TO THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC)
POSITION OF THE HOME BUILDERS ASSOCIATION OF GREATER KANSAS CITY (KCHBA)

Position paper prepared by the Codes Task Force
George Schluter, Chairman

Approved and Endorsed by the Board of Directors of KCHBA
Justin Pfiefer, President
May 20th, 2025

The KCHBA has prepared the following commentary to address the adoption of the 2024 IRC. This document presents our organization's position on specific sections of the IRC regarding residential construction, developed through Codes Task Force (made up of approximately 20 builders + associate members) discussion and member input. Our provided assessment is intended for distribution to cities and counties within the Kansas City metropolitan area for their consideration during the adoption process.

We are supportive of adopting the 2024 IRC in conjunction with the following amendments. There may be certain amendments that would only apply to a specific city or county, and we will be glad to discuss these on an individual basis and submit our recommendations. We will not support any code adoption that does not include local amendments and that does not provide the homeowner with a guaranteed return on their investment in 10 years, based on current interest rates of 7%.

In this recommendation we have used some abbreviations for organizations. They are as follows:

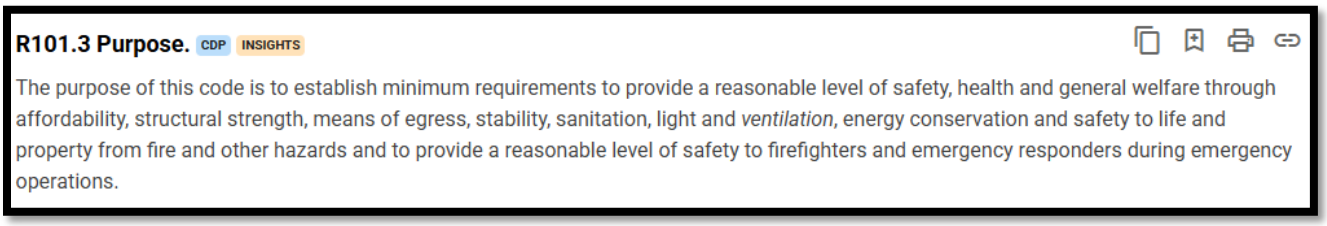
ICC—International Code Council
IRC—International Residential Code
IECC-International Energy Conservation Code
NAHB—National Association of Home Builders
KC HBA & HBA—Home Builders Association of Greater Kansas City
ERI-Energy Rating Index
HERS-Home Energy Rating System

George Schluter
Chairman, Codes Task Force
816-804-3159
gschluter800@gmail.com

Chapter 1 - Scope and Administration

Not Included

Due to most cities adopting their own administrative code, we understand why this section should be omitted. However, we do ask that there be an exception for **R101.3** due to its reference to affordability. SECTION IS NOT OMMITTED



Chapter 3 – Building Planning

Not Included

R304.1.1 – Field treatment. Delete this section in its entirety. We understand why this is in the code due to various wood species that may be treated, but it is NOT necessary when Southern Yellow Pine (SYP) is treated in exterior applications, which is the species used in our area, except possibly when 6x6 or larger material is in use. 2x SYP material is fully protected in the treatment process at lumber mills. There is no way to verify that field treatment has been done in the field. If left in the code it could expose the builder to lawsuits by unhappy homeowners. REMOVAL OF THE SECTION COULD SHIFT LIABILITY TO THE CITY

Included

R318.3.2 – Floor elevations at exterior doors, other than means of egress. It is requested to amend the exception to three risers. This is to address space and cost constraints on smaller residential lots with limited yard and patio areas. NOT RECOGNIZED AS A FALL HAZARD

Chapter 5 – Floors

Not Included

R507.9.2 – Lateral connection. Either delete any reference to the lateral deck attachment details in Figure R507.9.2(1) and R507.9.2(2) or specifically state that ½” bolts or ½” wood lag screws staggered at 12” on center for attachment of the band or ledger joist to the structure are sufficient to provide protection in our area.

SECTION IS ALREADY BEING ENFORCED

Appendixes

It is requested that the following appendices be deleted in their entirety – not needed nor required for enforcement of the IRC.

Appendix NB – Solar-Ready Provisions – Detached One- and Two-Family Dwellings and Townhouses
Appendix NC – Zero Net Energy Residential Building Provisions
Appendix ND – Electric Energy Storage Provisions
Appendix NE – Electric Vehicle Charging Infrastructure
Appendix NF – Alternative Building Thermal Envelope Insulation R-Value Options
Appendix NG – 2024 IECC Stretch Code
Appendix NH – Operational Carbon Rating and Energy Reporting
Appendix NI – On-Site Renewable Energy
Appendix NJ – Demand Responsive Controls
Appendix NK – Electric-Ready Residential Building Provisions
Appendix NL – Renewable Energy Infrastructure

Part IV – Energy Conservation

After extensive analysis and discussions with stakeholders on the updated energy code's accepted compliance pathways, we believe the Energy Rating Index (ERI) pathway offers the greatest flexibility for builders to balance cost, performance, and market-driven design preferences. This pathway uses the Home Energy Rating System (HERS) Index to evaluate a building's overall energy performance. Based on current HERS software modeling and cost comparison data from current energy rating experts, achieving a 10-year payback at a 7% interest rate for the homebuyer would align with setting a HERS target score of 68. This threshold supports the overarching goal of establishing a minimum energy standard, maximizing homeowner savings while maintaining substantial energy efficiency. Recognizing that needs and market conditions vary across jurisdictions, we recommend adopting jurisdiction-specific HERS targets to best protect and serve local residents.

If a builder chooses the prescriptive pathway to comply with the updated 2024 energy codes, the following are amendments to Chapter 11 of the IRC that have been adopted—or are currently under consideration—by various jurisdictions across the Kansas City metro. The KCHBA has supported these amendments as they play a critical role in addressing the region's housing affordability crisis.

Chapter 11-Energy Efficiency

Delete; Except as listed Herein:

ENERGY CODE IS ADOPTED AS REFERENCE ONLY - ALL REQUESTED MODIFICATIONS ARE NOT REQUIRED OR ENFORCED

Table N 1101.10

Table N 1101.12.3 (1) Delete this section in its entirety.
Table N 1101.12.3 (2) Delete this section in its entirety.
Table N 1101.12.3 (3) Delete this section in its entirety.

N 1101.1.2
Table: N 1102.1.2 Amend Wood frame wall R Value in climate zone 4 except marine row column 5 to read 13

N 1102.2.1 (R402.2.1) Ceiling with attic spaces. When Section N1102.1.3 would require R-38 in the ceiling, R 30 shall be deemed to satisfy the requirement for R 38 wherever the full height of uncompressed R 30 insulation extends over the wall plate at the eaves. Similarly, R 38 shall be deemed to satisfy the requirement for R 49 whenever the full height of uncompressed R 38 insulation extends over the wall top plate at the eaves.

N1102.2.2 (402.2.2) Ceilings without attic spaces. When section N 1102.1.3 would require insulation levels above R 30 and the design of the roof/ceiling assemblies does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R 30

N1102.2.4 (R402.2.4) Eave baffle. For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal to or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

N1102.2.8 (R402.2.8) Floors. Floor insulation should be installed to maintain permanent contact with the underside of the subfloor decking.

N1102.2.9 (R 402.2.9) Basement Walls. Walls associated with conditional basements shall be insulated from the top of the basement wall down to 10 feet below grade or to the basement floor, whichever is less. Walls associated with unconditioned basement shall meet the requirement unless the floor overhead is insulated in accordance with Table N. 1102.1.3

Part VIII – Electrical

After careful review of these changes to the currently adopted IRC electrical codes by the various cities and counties within our jurisdiction, we recommend that each local city/county continue their present requirements for residential construction.
The continuation of using existing codes/ordinances for electrical construction offers the following benefits:

- For cities and counties, there will be no cost to building departments for new training of field inspectors or supervisors in learning and understanding new requirements of the 2023 NEC for residential construction.

- For builders and electrical contractors, there will be no new training needs for field personnel and supervisors.
- For new homebuyers, there will be significant cost savings from not adopting new requirements that have been added to the 2021 & 2023 NEC residential requirements. Those savings for the consumer could range between **$4860 - $6200.**

This action of continuing with the currently amended sections of the electrical code for 1 & 2 family dwellings & townhomes where arc fault protection would still be provided in bedrooms and GFCI protection would still be provided in critically identified locations and that no major area of protection is lost or compromised.
In the event your jurisdiction wants to consider the 2023 NEC as shown in chapters 34-43 of the 2024 IRC, we recommend the following amendments:

Chapter 36 - Services

Included **3601.8** – Emergency Disconnects. Delete this section in its entirety. This section dealing with outside emergency disconnects is not needed or necessary. If it our understanding that most emergency responders call and/or wait for Evergy or their electrical utility to disconnect power to the structure. - **$1000 cost per home** DELETING ALLOWS TO REFERENCE TO 2018 REQUIREMENT OF EITHER OUTSIDE OR IMMEDIATELY INSIDE NEAR THE METER. NOT REQUIRED BY EVERGY
SECTION WAS ALSO DELETED BY LEE'S SUMMIT

Included **3.606.5** – Surge Protection. Delete this section in its entirety. We are not aware of any problems in this area. The surge protectors, ex Eaton, are just insurance policies that pay up to a specific amount if a homeowner experiences such. If there is a problem, it is that of the utility, not builders and electricians. - **$420 per 200-amp panel** NO ISSUES IDENTIFIED. NOT REQUIRED IN 2018 CODE

Chapter 39 – Power and Lighting Distribution

Not Included **3901.4.2** –Island and Peninsular Countertops and Work Surfaces. Delete this section in its entirety. – Refer to next section. CODE COMMENTARY IDENTIES A CONTINUOUS HISTORY OF DANGERS WITH ISLAND & PENINSULAR RECEPTACLES. CODE SECTION PROVIDES AN ALTERNATIVE IF OUTLET IS NOT INSTALLED

Not Included **3901.4.3** – Receptacle Outlet Location. Delete this section in its entirety. In place, continue to allow island receptacle outlets on the side of the island as long as maintained. The outlet should be no more than 12" down from countertop and not under counter overhangs exceeding 4". There are many inherent dangers in "pop-up" countertop receptacles such as exposure to water if a sink is in an island. A "pop-up" receptacle would not be functional for a person in a wheelchair. Considering the continued increase in the consumers' desire for larger islands, most would require two outlets. - **$300 cost per outlet** SEE 3901.4.2 CODE COMMENTARY INCLUDED

Customers frequently request outlets on sides of the island.

Not Included **3902.1** – Bathroom Receptacles. Delete this section in its entirety. There is no justification for this requirement. GFCI circuits should be required for locations within 6 feet of a water

source (tub, shower, stool, faucet, etc.) but not in other areas of the bathroom. - **$40 minimum** ALL LOCATIONS WITHIN THE BATHROOM HAVE POTENTIAL TO BE DAMP OR WET. GFCI PROTECTION SHOULD BE REQUIRED THROUGHOUT

240 Volt Circuit (Floor Heat) would add $160.00.

Included **3902.2** – Garage and Accessory Building Receptacles. Amend section to allow for non GFCI receptacles for garage door operators, alarms, irrigation systems, and refrigerators/freezers. EXISTING MODIFICATION FROM 2018 ADOPTION. NO ISSUES

Included **3902.5** – Basement Receptacles. Amend section to allow for non GFCI receptacles for sump pumps, refrigerators, alarm systems in the unfinished areas of a basement and then exempt all receptacles in the finished areas of a basement. INCLUDED BUT ALSO AMENDED TO STATE UNLESS FURTHER RESTRICTED BY A SPECIFIC LOCATION IN 3902. (BAR, KITCHEN, BATHROOM)

Included **3902.6** – Kitchen Receptacles. Amend section to allow for non GFCI receptacles for all permanently installed appliances such as dishwashers, disposals, refrigerators, hood/range fans, ice makers, wine coolers, microwaves, etc. There are too many problems from false trips on these appliances. MOST ARE DESIGNATED CIRCUITS AND AGREED FALSE TRIPS PROVIDED ISSUES. NOT REQUIRED IN 2018 IRC

Not Included **3902.11** – Indoor Damp and Wet Locations. Amend section to remove the requirement that this circuit be GFCI protected. It is usually in the ceiling and contains a motor which easily trips the GFCI. SECTION IS GENERAL TO ADDRESS ALL INDOOR DAMP AND WET LOCATIONS AND NEEDS TO STAY

Included **3902.12** – Specific Appliance Outlets. Amend section to exclude items 3 through 9 from requirements for GFCI protection. This includes sump pumps, dishwashers, electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers, and microwave ovens. MOST ARE DESIGNATED CIRCUITS. NOT REQUIRED IN 2018 IRC

120 Volt GFCI Circuit - $50.00 each
240 Volt GFCI Circuit - $160.00 each

Included **3902.18** – Receptacles not required to be GFCI protected. Amend section to allow air conditioning units to not require GFCI breakers. **$250-400 cost per circuit**
DESIGNATED CIRCUIT. NOT REQUIRED IN 2018 IRC

Not Included **3902.21** – Arc Fault Circuit Interrupter Protection. Amend section to limit the requirement for arc fault to bedroom receptacles as adopted in previous code cycles. There have been many problems with arc faults related to dishwashers, TVs, vacuums, power chairs and other motorized equipment. SECTION IS THE SAME AS 2018 IRC. ALREADY BEING ENFORCED.

$115 Each and average 20 per 200 Amp Service.

Not Included

3902.21 (3.2) – Delete this section in its entirety. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet for 14 AWG conductors and 70 feet for 12 AWG conductors. ALTERNATIVE OPTIONS ARE GIVEN. SECTION IS THE SAME AS 2018 IRC WHICH WAS NOT AMENDED

Addition of a Sub Panel located in central area of home to minimize circuit length would add minimum $1,100 on average.

Included

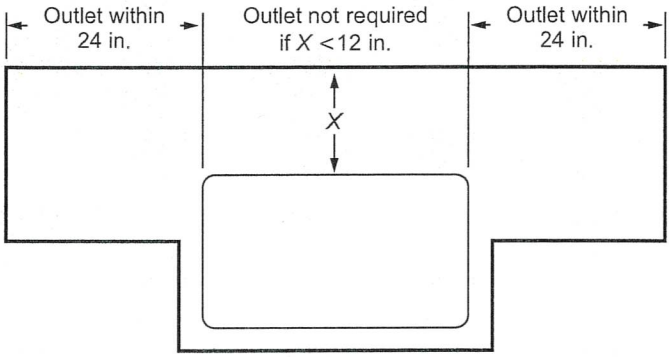
3905.6.3 – Weight supporting ceiling receptacles and weight supporting attachment fittings. Amend section to limit this to outlets in center of the following rooms – bedrooms, living spaces, and recreation rooms. Today's technology has brought us LED fixtures that appear to be can lights but are just LED attached to a receptacle box in ceiling. These should not be required to be weight supporting for ceiling fans. - **$600, minimum ($50 per application)** AGREED.

As indicated in Figure E3901.4, receptacle outlets must not be spaced more than 48 inches (1219 mm) apart along the wall line of the countertop. Notice the measurement at the left of the sink in the figure, as you would face the sink. The edge of the sink is considered to be the beginning of the countertop, and an outlet must be available within 24 inches (610 mm) of that point. Continuing to the left from that point, the measurement follows the wall line.

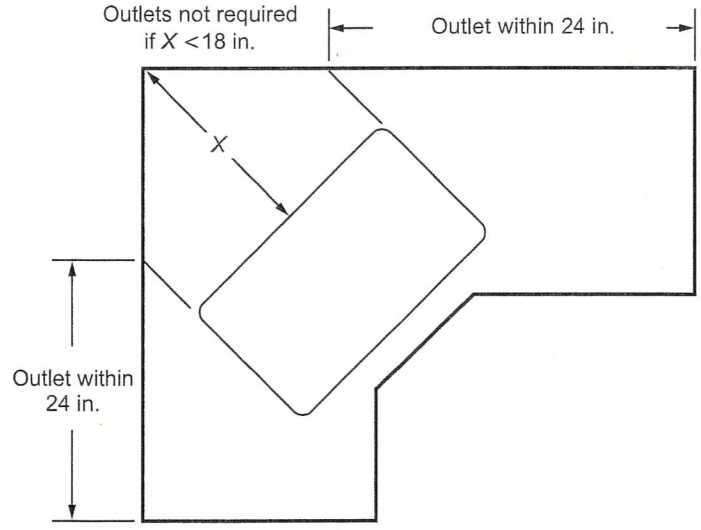
Using Figure E3901.4, it is incorrect, for example, to draw an imaginary line along the front edge of the countertop in front of the sink all the way to the wall left of the sink, consider that to be one "countertop," then begin at that point to measure to the refrigerator. The wall line in the corner must be included in the measurement.

The exception allows, in most cases, for receptacles to be omitted in the wall space or spaces directly behind the sink, range or counter-mounted cooking unit because such space is not likely to be used for countertop appliances since the appliances would be out of reach and inconvenient for the user, and the cords could be dragged over hot cooking surfaces. However, as noted in Figure E3901.4.1, a receptacle would be required behind sinks, ranges and cooktop units where the space behind them is 12 or more inches in straight sections of countertop and 18 or more inches in corners of countertops. Exception 2 allows for some flexibility, enabling the installer and inspector to meet code requirements while maintaining the intent of the code, which is to provide adequate receptacles and reduce the need for extension cords.

FIGURE E3901.4.1—DETERMINATION OF AREA BEHIND SINK OR RANGE



Sink, range or counter-mounted cooking unit extending from face of counter



Sink, range or counter-mounted cooking unit mounted in corner

For SI: 1 inch = 25.4 mm.

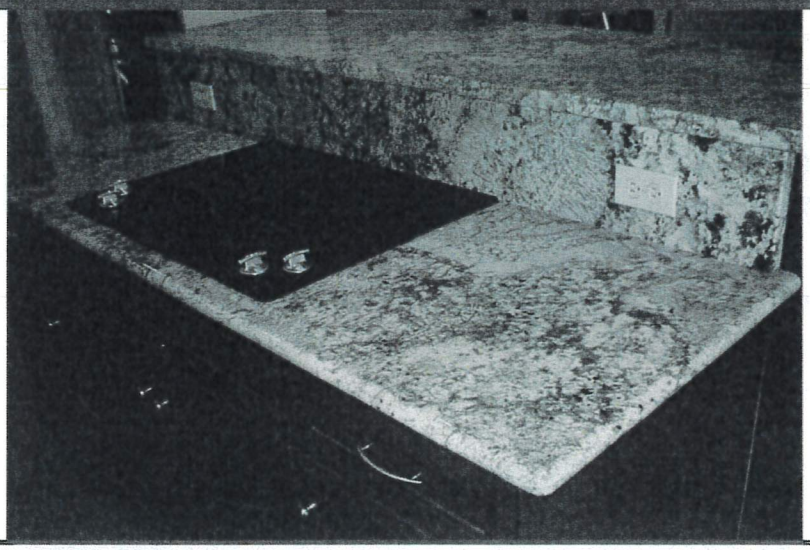
E3901.4.2 Island and peninsular countertops and work surfaces . Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with Section E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.

C Installing receptacles in islands like those shown in Commentary Figure E3901.4.2 and peninsulas is now optional. However, if they are installed, they must comply with all applicable requirements of Section E3901.4.3. If you choose not to install them initially, provisions must be made for future installation. These provisions can include installing an unused

INTERNATIONAL CODE COUNCIL® Copyright © ICC. ALL RIGHTS RESERVED. Accessed by Norman Gurney (ngurney@bluespringsgov.com), (City of Blue Springs) Order Number #102040292 on Jul 24, 2025 12:11 PM (CDT) pursuant to License Agreement with ICC. No further reproduction, no further reproductions by any third party, or distribution authorized. Single user only, copying and networking prohibited. ANY UNAUTHORIZED

conduit in a slab-on-grade scenario or running a circuit to a junction box beneath the island or peninsula. The specific approach will ultimately be determined by the installer and the Authority Having Jurisdiction (AHJ). This change was driven by data, particularly concerning accidents involving children and individuals in wheelchairs.

Commentary Figure E3901.4.2—Island with Two Counter Spaces



E3901.4.3 Receptacle outlet location. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than 20 inches (508 mm) above, the countertop or work surface.
2. In a countertop using receptacle outlet assemblies listed for the use in countertops.
3. In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops. [210.52(C)(3)]

C The intent of this section is to have receptacles available for small appliances used on the countertops and work surfaces. This section lists several locations for receptacles that do not comply with the intent to provide easily accessed (handy) receptacles. Appliance garages are storage spaces for small countertop appliances. Such spaces have side walls and doors to hide the appliances when not in use and are accessed at countertop level.

It can be a hazard to have appliances plugged into receptacles that are below the countertop surface because the cord would be draped over the edge of the countertop, and the cord could easily be snagged, pulling the appliance off the countertop. One can picture the very real and hazardous scenario of a hot oil fryer on the countertop and small children or big dogs pulling on a cord that is hanging over the edge of the countertop. Where an island or peninsular countertop does not overhang the base cabinet more than 6 inches (152 mm), the required receptacle is permitted to be installed below the countertop if not more than 12 inches (305 mm) below it. This is the least desirable location because the appliance cord would still be reachable by children and pets, as well as careless adults. Often, countertop surfaces extend 6 inches (152 mm) or more beyond the base cabinet support to provide larger work surfaces and to provide a counter space at which persons can eat or drink while seated. Receptacles must not be mounted faceup in a countertop surface because spilled liquids and debris would enter the device. The code recognizes receptacle assemblies that are designed for installation in countertop surfaces and listed for this application. Such assemblies consist of a device box, cover assembly and a pop-up receptacle. These assemblies are hardwired with permanent raceway wiring methods from under the countertop and are designed to prevent liquids from entering the device and box.

E3901.5 Appliance receptacle outlets. Appliance receptacle outlets installed for specific appliances, such as laundry equipment, shall be installed within 6 feet (1829 mm) of the intended location of the appliance. (210.50(C)]

C Where the outlet is not more than 6 feet (1829 mm) from the location of an appliance, it is assumed that the appliance cord will reach the outlet. The intent is that extension cords will not have to be used. Common sense should be used here, and the 6-foot (1829 mm) measurement may not be adequate if the measured distance is simply from the edge of the appliance space. For example, if a 120-volt receptacle for a gas clothes dryer is 6 feet (1829 mm) from the edge of the dryer space, the receptacle placement may satisfy the code rule, but the power cord for the dryer might attach to the dryer at a point farther away from the receptacle, such that the 6-foot power cord will not reach the receptacle. Consideration should be given to the location of the appliances such as garage door openers, sump pumps, clothes washers, etc., so that extension cords will not have to be used.

INTERNATIONAL CODE COUNCIL®
Copyright © ICC. ALL RIGHTS RESERVED. Accessed by Norman Gurney (ngurney@bluespringsgov.com), (City of Blue Springs) Order Number #102040292 on Jul 24, 2025 12:11 PM (CDT) pursuant to License Agreement with ICC. No further reproduction, no further reproductions by any third party, or distribution authorized. Single user only, copying and networking prohibited. ANY UNAUTHORIZED

2024 Code Adoption Significant Changes

RESIDENTIAL CHANGES

IRC

- R301.1.4 – Section added to address shipping containers
- R311.2.2 – New fuel fired appliance installs require updated CO detectors throughout the residence. (This requirement was in place under the 2012 I-codes but removed during the 2018)
- R329.5 – Provisions related to building-integrated solar panels have been added (Ex. Tesla Solar Roofs)
- R403.1(1) – Footing table has been updated to reflect current industry practices (Sizes either stay the same or are reduced)
- R506.2 – Section added with reference standard to address post tension slabs (Lennar Homes uses post tension slabs)
- R507.3.1 – Deck pier sizes have been updated, and additional pier sizes are provided for small tributary load areas. (Provides options for smaller pier sizes then what is currently allowed)
- E3601.8 – Exterior emergency disconnect is now required on the electric services on one- and two-family dwelling units. (Proposed to be removed)
- E3901.4.2 – Outlets in kitchens islands or peninsulas are no longer able to be installed on the exterior surface of the cabinet below the countertop. They will need to be on or above the countertop. There are listed pop up outlets for this. Builders can also choose not to install an outlet but provided the ability for future install. (See attached commentary)
- Appendix AW – Added section to address 3D printed buildings. (We would need to specifically adopt this to be applicable)
- Appendix BC – Added section to address accessory dwelling units. (We would need to specifically adopt this to be applicable

COMMERCIAL CHANGES

IBC

- 411 – Provisions added to address puzzle rooms (Escape rooms)
- 602.4 – Three new construction types are established to address various forms of mass timber construction
- 903.2.4.2 & 903.2.9.3 – Sprinkler system required for both manufacturing and bulk storage of distilled spirits.

- 915 – CO Detectors required in all occupancies where CO producing devices are installed
- 1105.1.1 – Automatic power operated doors are now required into large occupancy most A (A-1 through 4), B, M and R-1 occupancies (Occupant loads over 300 for A occupancies, over 500 for B, M & R-1 occupancies)
- 1809.5.1 – Frost protection now required at exterior door landings where door swings outward.
- 2902 – Clarifications and additional options are provided to address when separate facilities for genders are not required in bathrooms
- 3114 - Section added to address shipping containers.
- 3313 – Provides specifics on water supply for fire protection required onsite during combustible vertical construction.

ICC A117.1 2017 Edition - Accessibility

- 304.3.1 – Required turning radius has increased from 60" to 67". (Allowances are made for existing buildings to remain at 60")
- 304.3.2 – T Shaped turning space now has 3 options. All three have increased in size from the requirements in the 2009 edition. (Allowances are made for existing buildings to remain)
- 305.3 – Clear floor space has increased in size from 48"by 30" to 52"by 30". This affects multiple other sections (Allowances are made for existing buildings to remain)
- 502.11 – Section added to address accessibility at electric vehicle charging stations

DEVELOMPENT ADVISORY COMMISSION STAFF REPORT

Meeting Dates:	Development Advisory Commission: January 20, 2026
Project Request:	UDCT-01-26-9774: UDC Text Amendments Short-Term Rental (STR)

Applicant: City of Blue Springs
Property Owner: N/A
Staff Planner: Nic Hutchison, Director City Development

Project Description: An Ordinance amending the Code of Ordinances by adding a new article to Chapter 605, Business Licensing and Regulations, to establish Short-Term Rental registration and operating standards; and amending Chapter 655 (Hotels and Motels) and the Unified Development Code (Chapter 405 and 407) to provide tax compliance and land use regulation of Short-Term Rentals.

The proposed UDC Text Amendments are being proposed to address concerns raised by the City Council and direction provided to staff to bring forward amendments for the above items.

Staff recommends approval of the UDC changes.

Section 1. Chapter 605—Business Licensing and Regulation of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by adding a new Section 605.220—Short –Term Rental Registration and Operating Standards, to read as follows:

ARTICLE XX- SHORT-TERM RENTAL REGISTRATION AND OPERATING STANDARDS

Sec. 605.020. Definitions

For purposes of this Article:

1. Short-Term Rental (STR): The rental of a dwelling unit, or any portion thereof, for periods of thirty-one (31) consecutive days or fewer to a transient guest, as defined in Chapter 655.
2. Operator/Host: The person or entity offering a Short-Term Rental
3. Local Responsible Agent: A person residing or doing business in Jackson County, Missouri, or the surrounding area, designated by the Operator to respond to complaints or emergencies and who is available twenty-four (24) hours per day and capable of responding on-site within sixty (60) minutes.

Sec. 605.220. Registration Requirements for Short-Term Rentals

A. No person shall operate a Short-Term Rental within the City without first registering annually with the City.
B. Registration shall require submission of the following:
    a. Owner/Operator name and contact information;
    b. Property address and description, including number of bedrooms or sleeping areas;
    c. Local Responsible agent name, phone number, and email address;
    d. Proof of compliance with Chapter 655 (Hotel/Motel Tax account or documentation of platform remittance);

e. A signed self-certification checklist verifying the presence of smoke and carbon monoxide alarms, a fire extinguisher, a code-compliant egress, trash service plan, parking plan, and acknowledgement of applicable tax obligations; and
f. Payment of the registration fee as established by resolution of the City Council.

C. Each registration Short-Term Rental shall be issued a unique registration number, which shall be displayed on all advertisements and listings.

Sec. 605.230. Performance Standards

A. Occupancy: Maximum occupancy shall be two (2) persons per legal bedroom plus two (2) additional persons, not to exceed ten (10) occupants unless otherwise approved by the Fire Marshal.
B. Parking: One (1) off-street parking space per bedroom, up to a maximum of four (4) spaces. No blocking of sidewalks, driveways, or the public right-of-way.
C. Noise: Compliance with all City peace disturbance and noise regulations. Quiet hours shall be from 11:00pm to 6:00am. No outdoor amplified sound during quiet hours.
D. Trash and Property Maintenance: Use of City-approved refuse containers; placement and removal in accordance with City collection schedules; and maintenance of yards, porches, and exterior areas free of refuse.
E. Events: commercial events, ticketed parties, or similar activities are prohibited.
F. Life Safety: Smoke detectors, carbon monoxide detectors, and at least one (1) fire extinguisher per level of the dwelling should be provided and maintained in compliance with applicable codes.
G. Local Contact: The Local Responsible Agent shall be available twenty-four (24) hours per day and respond on-site within sixty (60) minutes to complaints or emergencies.
H. Listing Disclosure: All listings shall include the City Registration number, occupancy limit, parking instructions, and quiet hours.

Sec. 605.240. Enforcement

A. Violations of this Article shall be enforced as follows:
    a. First Violation: Written Warning;
    b. Second Violation within a twelve (12) month period: One Hundred dollars ($100.00) dollars;
    c. Third Violation: Two Hundred and fifty ($250.00) dollars;
    d. Fourth Violation: Two Hundred and fifty ($250.00) dollars;
    e. Fourth or subsequent violations: Five hundred ($500.00) dollars per violation;
B. Major Violations: include life-safety violations, failure to remit required taxes, or repeated nuisance activity, may result in suspension of registration for up to ninety (90) days or revocation of registration for up to one (1) year.
C. Appeals shall be conducted in accordance with Chapter 605 procedures.

Section 2. Amendment to Chapter 655 –Hotels and Motels

Sec.655.130. Applicability to Short-Term Rentals

A. All Short-Term Rentals, as defined in Chapter 605, are subject to the City's hotel/motel (transient guest) tax.
B. Operators shall file monthly returns or provide documentation that a booking platform has remitted taxes on their behalf.
C. Failure to remit required taxes shall constitute grounds for suspension or revocation of Short-Term Rental registration under Chapter 605.

Section 3. Amendment to the Unified Development Code (UDC)

That Chapter 405 (Building and Use Regulations) of the Unified Development Code are hereby amended as follows:

A. Chapter 404.050 –Special Use Standards:
    a. 41. Short-Term Rentals. Short-Term Rental dwelling units shall be permitted (“P”) use in all zoning districts where dwelling units are otherwise permitted. Operational requirements are contained in Chapter 605.
        i. Short-Term Rentals shall not be permitted in recreational vehicles or accessory structures not approved for dwelling use. Private covenants or HOA restrictions shall not be enforced by the City.