



City of Lexington

BUILDING INSPECTION/CODE ENFORCEMENT

Planning ~ Zoning ~ Inspection ~ Code Compliance

919 Franklin Avenue, Lexington, MO 64067~ (660) 259-4633 ~ Fax (660) 259-4093

The City of Lexington Building Department is staffed by an ICC Certified Building Official. The focus of the department is to ensure buildings and structures are constructed, utilized, and maintained in a manner that reduces the risk to public health, safety and welfare. The Building Department also enforces local property maintenance codes and adopted municipal ordinances, assisting to educate the public in code issues and to work with the citizens to assure the property is maintained in a safe code compliant manner.

THE CITY OF LEXINGTON ADOPTED THE FOLLOWING CODES ON FEBRUARY 12, 2019 (REF: ORD.NO. 2019-08)

2018	International Building Code International Residential Code International Plumbing Code International Mechanical Code International Fuel Gas Code International Fire Code International Property Maintenance Code International Existing Building Code International Private Sewage Disposal Code International Energy Conservation Code International Swimming Pool and Spa Code
2017	National Electric Code NFPA
2009	Accessible & Useable Buildings & Facilities

WORK REQUIRING PERMITS:

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by these codes, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Note: If your property is located in one of the City's recognized Historic Districts, any alteration to the exterior of the building must be approved by the Lexington Historic Preservation Commission prior to permit issuance.*

- Demolition of a building
- Relocation of a building
- Interior residential and commercial remodeling except cosmetic work such as painting, papering, floor refinishing, carpeting, cabinetry and similar work
- Exterior remodeling and additions
- Construction of a new building
- Repair or replacement of roofing
- Installation or repair of siding on existing structures
- Accessory structures on a permanent foundation, regardless of size

- Accessory structures over 99 square feet not on a permanent foundation
- Addition or remodeling of a porch or deck which is attached to a building or over 100sf, or more than 30 inches off the ground and serves the exit door required by Section R311.4 of the International Residential Code.
- Swimming pools over 24 inches deep. Refer to LCC Chapter 29, Section 29-32 for permitted locations.
- Off street parking
- Communication towers or structures
- Water heater installation or replacement.
- HVAC installation or replacement
- Commercial fencing installations, residential fencing for fences over 3 ½ feet in height.
- Sidewalks and driveways
- Excavations in the public right away
- Sign installations

WORK EXEMPT FROM BUILDING PERMITS:

- One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 99 sf. (zoning setbacks still apply)
- Retaining walls that 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.
- Oil derricks.
- 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 or impounding Class I, II or IIIA liquids.
- Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Temporary motion picture, television and theater stage sets and scenery.
- Prefabricated *swimming pools* accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
- Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- Swings and other playground equipment accessory to detached one- and two-family *dwellings*.
- Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.
- Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

- **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.
- **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
- **Temporary testing systems:** A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

- Portable heating appliance.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

- Portable heating appliance.
- Portable ventilation equipment.
- Portable cooling unit.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any part that does not alter its approval or make it unsafe.
- Portable evaporative cooler.
- Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Emergency Repairs: Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

Building Permits: Applications for building permits can be obtained at City Hall or on the City's Website. The fee for the permit is established by the Lexington Code of Ordinances and is based on the valuation of the proposed project. (See Lexington City Code Chapter 6-30, Table A)

PLAN SUBMITTAL DOCUMENTS REQUIRED: Construction documents and other data shall be submitted with each application for permit. A registered design professional licensed by the State of Missouri may be required to prepare the construction documents and provide their seal/stamp on the prepared documents. This requirement also applies to any accessory structure over 400 square feet. Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a design professional if it is found that the nature of the work applied for is such that the reviewing of construction documents is not necessary to obtain compliance with the code.

INFORMATION ON CONSTRUCTION DOCUMENTS: Construction documents shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations as determined by the building official. Where required by the building official, all braced wall lines shall be identified on the construction documents and all pertinent information including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom shall be provided. (REF 2018 IRC 106.1.1; IBC 107.2.1)

INSPECTIONS: Inspections are to be called for with 24hr notice when not an emergency repair. The Building Official will review inspection requirements at the time of permit issuance.

NO OCCUPANCY WILL BE ALLOWED WITHOUT A FINAL INSPECTION AND A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL.

If you have any questions or concerns regarding the building permit process, code requirements, or property maintenance standards, please call Justin Petray, Building Official, at 660-259-4633.