

1. **SURVEY REQUIRED:** All new residential and commercial structures will require on-site staking by a registered surveyor. A certificate of survey, showing actual setback and side lot measurements, shall be submitted with the permit application.
2. **BUILDING PLANS REQUIRED:** Building plans shall be submitted with completed permit application. **All building plans must be drawn or sealed by a design professional. All garage floor levels should be at least 12” above the existing curb.**
3. **NO WORK BEFORE PERMIT APPROVAL:** No work of any kind shall be commenced until the building permit is approved. All permit fees are to be paid prior to beginning construction or before any inspections are required.
4. **NO OPEN BURNING OR BURN BARRELS ALLOWED:** No person or person shall burn or cause to be burned any sweepings, trash, lumber, paper, leaves, straw, hay, or any combustible materials within the City limits, per Ordinance #393-82.
5. **SIDEWALKS ALONG PUBLIC STREETS:** Sidewalks are required along both sides of all public streets including state highways and county roads. Multiple frontage lots must have sidewalks along all streets, roads, and highway frontage.
6. **REQUIRED CALL-IN INSPECTIONS:** Required inspections include: footer; foundation wall; ground rough plumbing, rough-in (includes rough in of electric, plumbing, and heating system); gas; sidewalk/driveway; final. All inspections require a 24-hour notice; however, only a 4-hour notice is needed for footer, wall, and driveway/sidewalk inspections. Other spot inspections may be made at the discretion of the inspector. The Water & Sewer Department will inspect sanitary sewer before backfill.
7. **TWO DAY NOTICE FOR WATER METER SET:** Customer or sub-contractor shall give a 48-hour notice to the Water Superintendent prior to installation of meter set. Meter sets shall be scheduled between the hours of 9:30am to 2:30pm, Monday - Friday. Work requested outside of this period shall be subject to additional overtime charges. Call 628-4805 to schedule.
8. **METER DEPOSIT REQUIRED:** Water service shall not commence until the meter deposit has been paid to the City.
9. **OCCUPATIONAL LICENSE REQUIRED BY BUILDER AND SUBS:** The City requires all contractors and subcontractors to hold a current city occupation license. The fee is \$30 per year. Occupation licensing can be handled by mail. The application is available upon request or at the city website: [www.ci.kearney.mo.us](http://www.ci.kearney.mo.us).
10. **MUD, TRASH, & DEBRIS - CONTRACTOR’S RESPONSIBILITY:** The contractor shall keep the job site and surrounding area free from trash and debris and the adjacent streets and other properties free of trash, debris, dirt and mud. The contractor is expected to remove mud tracked on the city streets from the job site daily. Excessive dirt, mud, trash and other debris constitutes a nuisance under city code. Violators will be issued citations.
11. **NOTICE TO ALL BUILDERS:** The Department of Natural Resources pursuant to Chapter 260, RsMO, regulates the disposal of demolition waste. Such waste, in types and quantities established by the Department, shall be taken to a demolition landfill or sanitary landfill for disposal.
12. **NOTICE TO COMMERCIAL AND MULTI-FAMILY PERMIT APPLICANTS:** Applications for commercial and multi-family projects require review and recommendation by the Planning & Zoning Commission, and final review and approval by the Board of Aldermen - this process can take as long as 6-8 weeks. **Architectural plans shall be provided as set forth in Missouri State Statute 327.101.**
13. **PERMITS INVOLVING FOOD SERVICE:** Permits involving public food service shall be reviewed and approved by the Clay County Health Department. Restaurants and delicatessens shall be required to install a grease trap designed to city specifications. Occupation licenses cannot be issued without Health Department inspection & approval.
14. **FIRE DISTRICT REQUIREMENTS:** The Kearney Fire & Rescue Protection District (KFRPD) has implemented a plan review fee for commercial/industrial development, with review and fee payment required at the time of building permit review. The District also requires installation of key boxes and hazardous materials storage cabinets for certain multi-family and commercial construction and improvements. The KFRPD can be contacted at 628-4122.
15. **MISSOURI ONE CALL:** All contractors are required by Missouri Law to request utility locates by contacting Missouri One Call at 1-800-DIG-RITE, 811, or [www.mo1call.com](http://www.mo1call.com) between 3-10 days prior to excavation activity.

ACKNOWLEDGEMENT OF PERMIT APPLICANT:

\_\_\_\_\_ Printed Name

\_\_\_\_\_ Signature

\_\_\_\_\_ Permit Number or Permit Address



**BUILDING INSPECTIONS**  
**100 E WASHINGTON**  
**KEARNEY, MO. 64060**  
**PHONE: 816-903-4736**  
**FAX: 816-628-4543**

**BUILDING PERMIT APPLICATION**

---

**PERMIT NUMBER:**

PROJECT ADDRESS: \_\_\_\_\_

TYPE OF WORK: NEW: [ ] ADDITION: [ ] DEMOLITION: [ ] OTHER: \_\_\_\_\_

DESCRIPTION OF WORK: \_\_\_\_\_

**OWNER:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **E-MAIL ADDRESS:** \_\_\_\_\_ **OCCUPATIONAL LICENSE NUMBER:** \_\_\_\_\_

**BUILDER:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **E-MAIL ADDRESS:** \_\_\_\_\_ **OCCUPATIONAL LICENSE NUMBER:** \_\_\_\_\_

**PLUMBER:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_ **OCCUPATIONAL LICENSE NUMBER:** \_\_\_\_\_

**ELECTRICIAN:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_ **OCCUPATIONAL LICENSE NUMBER:** \_\_\_\_\_

**MECHANICAL:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_ **OCCUPATIONAL LICENSE NUMBER:** \_\_\_\_\_

**SUBDIVISION:** \_\_\_\_\_ **LOT NO.:** \_\_\_\_\_

PROJECT DESIGNED BY: \_\_\_\_\_

USE OF BUILDING: \_\_\_\_\_ ZONING: \_\_\_\_\_ VALUATION OF BUILDING: \$ \_\_\_\_\_

TOTAL SQ. FT.: \_\_\_\_\_ LIVING AREA SQ.FT.: \_\_\_\_\_ NUMBER OF STORIES: \_\_\_\_\_

**APARTMENT BUILDINGS:** NUMBER OF LIVING UNITS \_\_\_\_\_ **BASEMENT:** NONE \_\_\_\_\_ FINISHED \_\_\_\_\_ UNFINISHED \_\_\_\_\_

**SINGLE FAMILY:** NUMBER OF ROOMS \_\_\_\_\_ NUMBER OF BATHS \_\_\_\_\_ NUMBER OF FIREPLACES \_\_\_\_\_

**DWELLINGS:** CONSTRUCTION TYPE: FRAME \_\_\_\_\_ BRICK \_\_\_\_\_ BOTH \_\_\_\_\_ BASEMENT: NONE \_\_\_\_\_ FINISHED \_\_\_\_\_ UNFINISHED \_\_\_\_\_

**GARAGE:** SINGLE \_\_\_\_\_ DOUBLE \_\_\_\_\_ TRIPLE \_\_\_\_\_ ATTACHED \_\_\_\_\_ DETACHED \_\_\_\_\_

**PLOT PLAN REQUIREMENTS:** (1) SHOW PUBLIC ROADS AND DRIVEWAY ENTRANCES. (2) SHOW ALL BUILDINGS AND SETBACK DIMENSIONS. (3) SHOW LOCATION OF ALL OTHER STRUCTURES AND PONDS. (4) SHOW FENCE FOR SWIMMING POOLS IN RESIDENTIAL SUBDIVISIONS. (5) SHOW ALL RIGHT-OF-WAYS AND ALL UTILITY EASEMENTS.

I HEREBY AFFIRM THE ABOVE STATEMENTS ARE TRUE AND CORRECT AND ALSO AGREE TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE, THE 2012 BUILDING INTERNATIONAL, 2012 INTERNATIONAL PLUMBING, 2012 INTERNATIONAL MECHANICAL CODES, AND THE 2011 NATIONAL ELECTRIC CODE AND OTHER APPLICABLE REGULATIONS AND LAWS. CONSTRUCTION MUST BE STARTED WITHIN 90 DAYS AND WORK SHALL NOT BE SUSPENDED FOR MORE THAN 180 DAYS OR THIS PERMIT SHALL BE NULL AND VOID.

**AGENT** \_\_\_\_\_ **OWNER** \_\_\_\_\_

THIS PERMIT WILL EXPIRE IN 180 DAYS FROM THE DATE OF APPROVAL. PERMIT APPROVAL PROCESS MAY TAKE UP TO 24 HOURS.

**PHONE** \_\_\_\_\_

I HEREBY UNDERSTAND THAT THERE WILL BE A FINE TO THE BUILDING CONTRACTOR FOR ALLOWING THE OCCUPATION OF A STRUCTURE BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_

**PERMIT OFFICE WILL COMPLETE FORM BELOW THIS LINE**

<p><b>PERMIT FEES</b></p> <p>BUILDING PERMIT FEE: _____ SEWER TAP FEE: _____</p> <p>PLUMBING PERMIT FEE: _____ METER DEPOSIT: _____</p> <p>ELECTRICAL PERMIT FEE: _____ METER SET FEE: _____</p> <p>MECHANICAL PERMIT FEE: _____ OTHER: _____</p> <p>PARK ASSESSMENT: _____</p> <p><b>TOTAL PERMIT FEE:</b> _____</p>	OCCUPANCY GROUP: _____		CONST. TYPE: _____	
	FILED: PLOT PLAN: _____ DRAWINGS: _____ SPECS: _____			
	<b>MAKE CHECKS PAYABLE TO THE CITY OF KEARNEY</b>			
	PERMISSION IS HEREBY GRANTED TO PERFORM THE WORK INCLUDED IN THIS APPLICATION. THIS PERMIT SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATION OF APPLICABLE LAWS, REGULATIONS, ORDINANCES, AND CODES. THIS PERMIT EXPIRES IN 180 DAYS FROM THE DATE BELOW.			
	<b>BUILDING INSPECTOR:</b> _____		<b>DATE:</b> _____	
	PERMIT NUMBER		AMOUNT OF FEE	DATE PAID



Building Inspections  
100 East Washington  
Kearney, MO. 64060  
Phone : 816-903-4736  
Fax : 816-903-4747

### APPLICATION FOR ELECTRICAL, MECHANICAL, PLUMBING AND EXCAVATION PERMIT

Date	Address of Project		
Electrical Permit NO.	Mechanical Permit No.	Plumbing Permit No.	Excavation Permit No.
<b>PROPOSED WORK</b>			
<b>ELECTRICAL :</b> Electrical Service: 200 amp or less [ ] 400 amp [ ] other [ ] _____ amps Valuation of Electrical work to be done: \$ _____			
<b>MECHANICAL :</b> Heating and A/C unit [ ] Individual Heating unit [ ] Individual A/C unit [ ] other _____ [ ] Valuation of Mechanical work to be done: \$ _____			
<b>PLUMBING :</b> Water [ ] Sanitary Sewer [ ] Gas [ ] Lawn Irrigation [ ] Number of Traps ( include Washer , Floor Drains and Stools ) [ _____ ] Valuation of Plumbing work to be done: \$ _____			
<b>EXCAVATION :</b> Water [ ] Sanitary Sewer [ ] Other _____ [ ] Valuation of Excavation work to be done: \$ _____			

### OWNER OF PROPERTY

Name \_\_\_\_\_ Phone Work \_\_\_\_\_  
Home Phone \_\_\_\_\_ Address \_\_\_\_\_

### ELECTRICAL CONTRACTOR

Company Name \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_ Occupational License and Masters License No. \_\_\_\_\_

### MECHANICAL CONTRACTOR

Company Name \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_ Occupational License No. \_\_\_\_\_

### PLUMBING CONTRACTOR

Company Name \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_ Occupational License and Masters License No. \_\_\_\_\_

### EXCAVATION CONTRACTOR

Company Name \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_ Occupational License No. \_\_\_\_\_

THIS PERMIT SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATION OF APPLICABLE LAWS, REGULATIONS, ORDINANCES, AND CODES

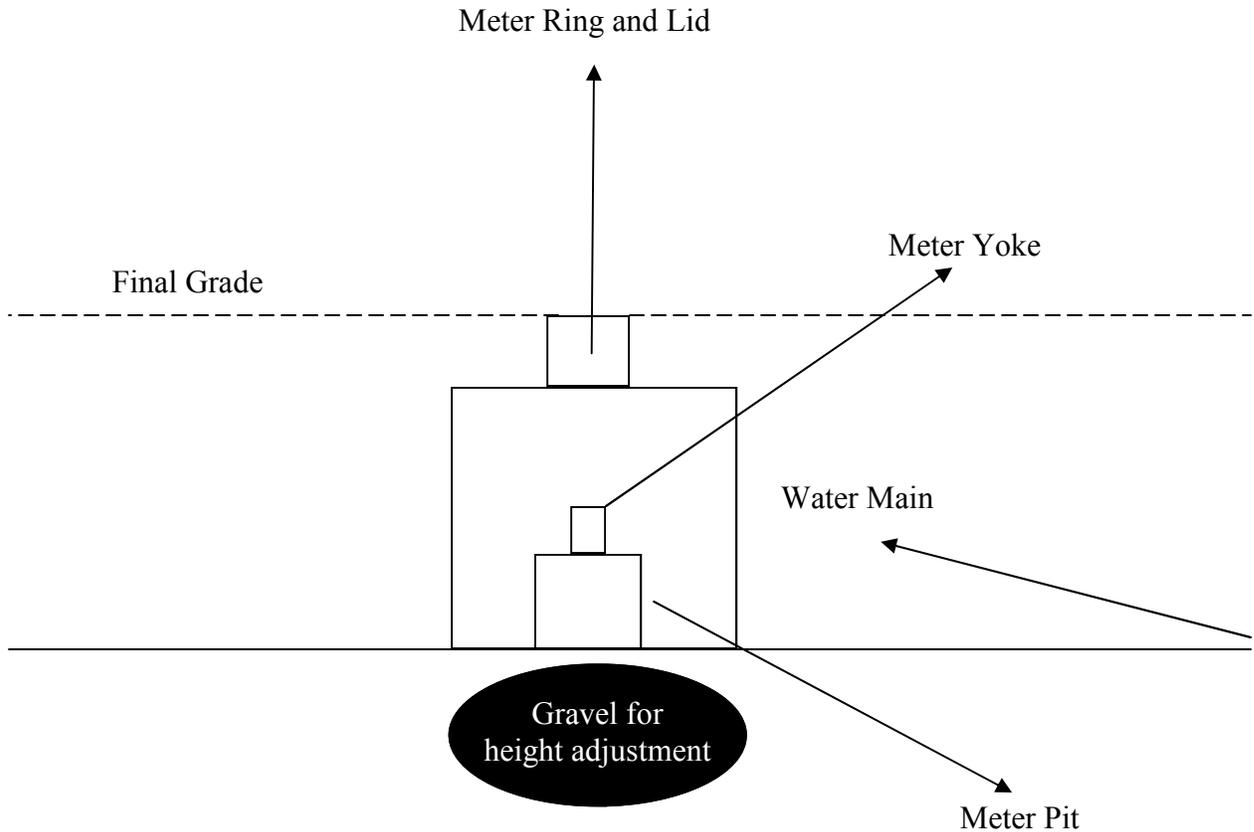
**SIGNATURE OF APPLICANT:** \_\_\_\_\_ **DATE :** \_\_\_\_\_

**APPROVED BY :** \_\_\_\_\_ **DATE :** \_\_\_\_\_



Applicant and/or Builder/Owner is responsible for final grading of yard in and around water Meter according to the following specifications:

**NO METERS WILL BE SET UNTIL GRADE STAKES IS SET FOR METTER SET**



Any further adjustments in meter set will be charged to applicant/builder/owner in regular billing procedures.

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Jay Bettis  
Utilities/Street Director

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Applicant/Builder/Owner



## The City of Kearney, Missouri

100 E. Washington Street  
P.O. Box 797  
Kearney, Missouri 64060  
(816) 628-4142  
(816) 628-4543 FAX

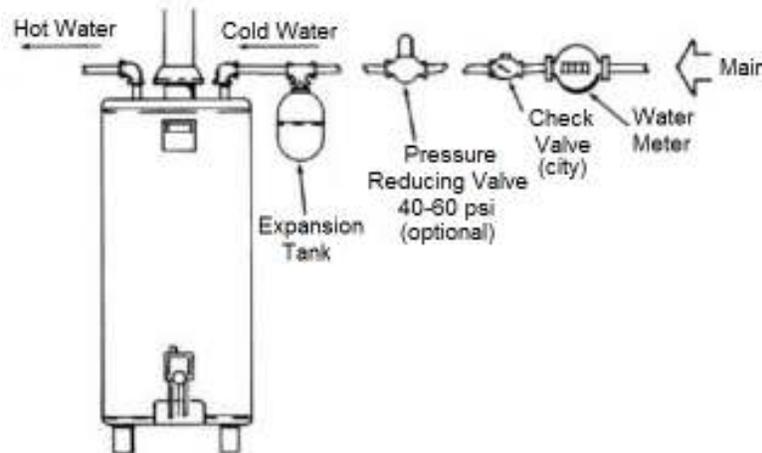
Updated 04/2016

### Notice To Builders & Plumbers

The City of Kearney uses a water meter setter containing a check valve to prevent possible backflows. This creates a "closed water system" in the household plumbing. Thermal expansion from the water heater can build up excessive water pressure that can damage the water heater and other parts of the system.

The Building Code requires water heaters and ancillary equipment be installed in accordance with manufacturers' installation instructions. We have found that the water heater manufacturers indicate thermal expansion tanks are needed with closed water systems.

**Installation of an expansion tank on the cold water line between the check valve and the water heater is required to address thermal expansion. In lieu of an expansion tank, an alternate system, certified by a licensed mechanical engineer, may be accepted.**



The city will charge the builder to repair and/or relocate the meter pit, if damaged. Water service may be disconnected if the charges are not paid in full.

The water department shall deny or discontinue water service when a required backflow prevention assembly is not installed, tested, and maintained in an acceptable manner; if the backflow prevention assembly had been removed or bypassed, or if an unprotected cross-connection exists.

The builder acknowledges that their plumbing contractor has been notified of these requirements.

\_\_\_\_\_  
Builder / Plumbing Contractor

\_\_\_\_\_  
Building Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jay Bettis, Utilities/Street Director



**CITY OF KEARNEY**  
**STREET CUT / EXCAVATION / BORING PERMIT**

Fee:	\$ <u>5.00</u>
Deposit:	\$ <u>250.00</u>
(n/a for borings)	
Total:	\$ <u>255.00</u>
Date Paid:	_____

Contact Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Occupation License Number: \_\_\_\_\_

Exact Location of Excavation (attach map): \_\_\_\_\_

Start Date of Excavation: \_\_\_\_\_ Finish Date of Excavation: \_\_\_\_\_

Size of Excavation: \_\_\_\_\_

Reason for Excavation: \_\_\_\_\_

Has Missouri One Call Been Notified: \_\_\_\_\_ YES \_\_\_\_\_ NO

In Case of Emergency, Contact:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**REQUIREMENTS:** Repair/Replacement of any sub-grade and asphaltic surface to be in compliance with APWA standards, including all street cuts to be made with a saw and backfill with gravel and fines.

**SECTION 510.020 PERMIT REQUIRED:** It shall be unlawful for any person to dig up, excavate, tunnel, undermine or in any manner break up any street, alley or sidewalk or to make or cause to make any excavations in or under the surface of any street, any earth or any other excavated material obstructing or tending to interfere with the free use of the street unless such persons shall first have obtained an excavation permit therefore from the Building Inspector. A fee of five dollars (\$5.00) will be charged for such permit.

**SECTION 510.030 DEPOSIT REQUIRED:** Where it shall be necessary to make an excavation within the limits of any streets, alley or sidewalk, the applicant for an excavation permit shall, before receiving a permit, deposit with the Building Inspector a security deposit in the amount of two hundred fifty dollars (\$250.00), such deposit to apply to payment for the proper repair of such excavation in accordance with the terms of this Article.

**SECTION 510.040 BARRICADES AND LIGHTS REQUIRED ON EXCAVATIONS:** All excavations shall be barricaded by permittee in such a manner as to protect both pedestrians and vehicular traffic until such time as backfilling is completed. Such excavations and barricades shall be lighted at night with danger signals in such a manner that all traffic may be warned of the existence and location of such excavations and barricades. All surplus excavation materials, tools or supplies at the site of the excavation shall be barricaded and lighted at night in the manner described in this Section.

**SECTION 510.050 PROVISIONS OF INDEMNITY AGREEMENT:** A permittee in accepting a permit hereunder agrees that when the permittee or his/her subcontractor or agents make an excavation in a street, sidewalk, alley, curb or public place in the City, with or without a permit, the permittee does: (1) Indemnify, save harmless and defend the City for any claim or loss, damage or expense sustained on account of damages to persons or property occurring by reason of an excavation made by the permittee, his/her subcontractor or agent; (2) Indemnify, save harmless and defend the City from any and all liability for the City's own negligence occurring by reason of said opening or excavation. This indemnification agreement covering the City's liability for its own negligence shall not apply to injuries or damages sustained while City employees are present at the excavation pouring cement or asphalt therein; (3) The permittee assumes the sole responsibility for maintaining proper barricades and/or lights as required by Section 510.040 from the time of the opening of the excavation until the excavation is surfaced and opened for travel; (4) For any and all other liability incurred subsequent to the completion of the operation and the excavation having been opened for travel, the permittee indemnifies the City for work performed by the permittee in the City, except liability arising out of the sole negligence of the City.

**SECTION 510.060 CHARGES FOR BACKFILLING:** Upon completion by the permittee of the excavation, he/she shall immediately notify the City of Kearney, Missouri, to begin backfill work. All asphalt and backfill work will be done by the City of Kearney on a time and material basis and such service will be deducted from the deposit submitted by the permittee at the time of making application for such permit. Any additional charge over the deposited amount will be paid for immediately by permittee upon completion of backfilling.

**SECTION 510.070 PENALTY:** Any violation of Section 510.020 of this Article shall be an ordinance violation. Any person found guilty of violating this Article shall be punished by a fine of not more than two hundred fifty dollars (\$250.00) and costs for each separate violation.

BY MY SIGNATURE BELOW, I HEREBY STATE THAT THE INFORMATION CONTAINED IN THIS PERMIT IS CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO ACKNOWLEDGE THAT I HAVE READ THE ABOVE INFORMATION AND AGREE TO ITS CONTENTS.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

Building Inspector: 564-3819  
Community Development Department: 903-4731  
Utilities/Street Director: 215-9787

Approved By: \_\_\_\_\_  
Name \_\_\_\_\_ Date \_\_\_\_\_



## **The City of Kearney, Missouri**

100 E. Washington • P.O. Box 797  
Kearney, MO 64060  
816-628-4142 • 816-628-4543  
[www.ci.kearney.mo.us](http://www.ci.kearney.mo.us)

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Date: January 21, 2015

To: Builders, Building Permit Applicants

From: Chad Coffelt, Building Inspector  
David Pavlich, Community Development Director

Re: 2012 Building Code Update

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In August 2014, the Kearney Board of Aldermen approved Ordinance #1262-2014, updating the City's building codes to the 2012 Building Code for both residential and commercial development. This change is scheduled to go into effect on January 1, 2015.

A copy of the ordinance, with list of amendments, is available online at [www.ci.kearney.mo.us/Building-Codes-Sections.asp](http://www.ci.kearney.mo.us/Building-Codes-Sections.asp).

If you would like a paper copy of the ordinance, or have questions, call or email Chad Coffelt, Building Inspector, at 816-903-4736 or [ccoffelt@kearneymo.us](mailto:ccoffelt@kearneymo.us).



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May 23, 2001  
(updated January 1, 2015)

The following is the city's interpretation of the specific area that is referenced at the beginning of each bullet:

- R303.3 Bathrooms: Our interpretation is that all bathrooms, regardless of the combination of equipment in them, (i.e. – toilet and sink only, toilet-sink-shower) must be provided with a minimum of a 3 sq. ft. window, 1.5 sq. ft. or ½ of the total window sq. ft. must be openable.

The exception allows for the substitution of artificial lighting and ventilation with a minimum exchange rate of 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation instead of the window. Ventilation air from the space shall be exhausted directly to the outside.

- R311.7.8 Handrails: Our interpretation is as follows (1) Handrails must be placed 34 to 38 inches in height from the nosing of the stairs; (2) There must be a handrail on at least one side of the stairs; (3) All handrails shall be continuous the full length of the stairways of two or more stairs; (4) Ends shall be returned to the wall or shall terminate in newel post or safety terminals; (5) Handrails shall be 1.5 inches away from the wall.

The exception allows for the use of a volute, turnout, or starting easing over the lowest tread. It also allows handrails to be interrupted by newel post at turns.

- R407.3 Structural requirements: The steel support columns shall be restrained to prevent lateral displacement at the bottom end.
- R807.1 Attic access: Our interpretation is that there is only one change in this section and that change is that attic accesses shall be located in a hallway or other readily accessible location. Which means that attic access's must be accessible without having to move anything i.e. (cannot be located over shelves in closets)
- P2603.4 Pipes through footings or foundation walls: Our interpretation of this section is that any soil, waste, or building drain passing under or through a footer or foundation wall must have a relieving arch, or there shall be built into the masonry wall a pipe sleeve two pipe sizes greater than the pipe passing through it.
- P2606.1. Sealing of annular spaces. Our interpretation of this section is that the space between the pipe and the inner wall of the sleeve needs to be caulked and watertight, and on fire-rated assemblies the caulk shall be caulked with fire-rated caulk.
- P2903.9.3 Valve requirements: Our interpretation is that all fixtures (i.e. – sinks, dishwasher, and water closets) must have individual shutoff valves on both hot and cold service lines.
- E3901.4.1 Wall counter space: Our interpretation is that the outlets in the kitchen and in the dining room where there is a counter space need to be spaced so that an appliance can reach an outlet within 12 inches either way. Also, all outlets in the kitchen or in the dining room where there is counter space need to be GFCI outlets or on a GFCI protected circuit.



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- E3901.4.2 Island counter space: Our interpretation is that any permanently secured island that is 12 inches or greater on the short side and 24 inches or greater on the long side must have a GFCI outlet or protected by a GFCI circuit.
- E3901.4.3 Peninsular counter space: Our interpretation is that any peninsular that is 12 inches or greater on the short side and 24 inches or greater on the long side must have at least one GFCI outlet or protected by a GFCI circuit.
- E3901.4.5 Receptacle outlet locations: Our interpretation of this section is that the outlets in the kitchen or dining area with counter space shall be installed within 18 inches of the countertop and outlets cannot be installed in the face-up position on work surfaces or countertops. Furthermore, outlets covered by a permanently-secured appliance cannot be counted in the space configuration.

The exception allows outlets to be installed within 12 inches below the countertop for the following reasons. (1) The construction is designed for the physically impaired. (2) Island and peninsular countertops where the countertop is flat across its entire surface and there are no means to mount the outlet within 18 inches above the countertop. This exception cannot be used in areas where the countertop extends more than 6 inches from its support base.

(See attached for code sections)



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### Code Sections for Interpretations:

#### SECTION R303 – LIGHTS, VENTILATION AND HEATING

**R303.3 Bathrooms.** Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m<sup>2</sup>), one-half of which must be openable.

**Exception:** The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be determined in accordance with Section M1507. Exhaust air from the space shall be exhausted directly to the outdoors.

#### SECTION R311 – HANDRAILS

**R311.7.8 Handrails.** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

**R311.7.8.1 Height.** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

**Exceptions:**

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

**R311.7.8.2 Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch (38 mm) between the wall and the handrails.

**Exceptions:**

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

**R311.7.8.3 Grip-size.** All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2¼ inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6¼ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of ¾ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾ inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

#### SECTION R407 – COLUMNS

**R407.3 Structural requirements.** The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches (102 mm by 102 mm) and steel columns shall not be less than 3-inch-diameter (76 mm) standard pipe or approved equivalent. Steel columns shall not be less than 3-inch-diameter (76 mm) Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or approved equivalent

**Exception:** In Seismic Design Categories A, B and C columns no more than 48 inches (1219 mm) in height on a pier or footing are exempt from the bottom end lateral displacement requirement within under floor areas enclosed by a continuous foundation.

#### SECTION R807 – ATTIC ACCESS

**R807.1 Attic access.** Buildings with combustible ceiling or roof construction shall have an *attic* access opening to *attic* areas that exceed 30 square feet (2.8 m<sup>2</sup>) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.



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The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high (559 mm wide by 762 mm high). When the access is located in a ceiling, minimum unobstructed headroom in the *attic* space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical *equipment* is located in *attics*.

### SECTION P2603 – STRUCTURAL AND PIPING PROTECTION

**P2603.4 Pipes through footings or foundation walls.** A pipe that passes through a foundation wall shall be provided with a relieving arch, or a pipe sleeve shall be built into the foundation wall. The sleeve shall be two pipe sizes greater than the pipe passing through the wall.

### SECTION P2606 – PENETRATIONS

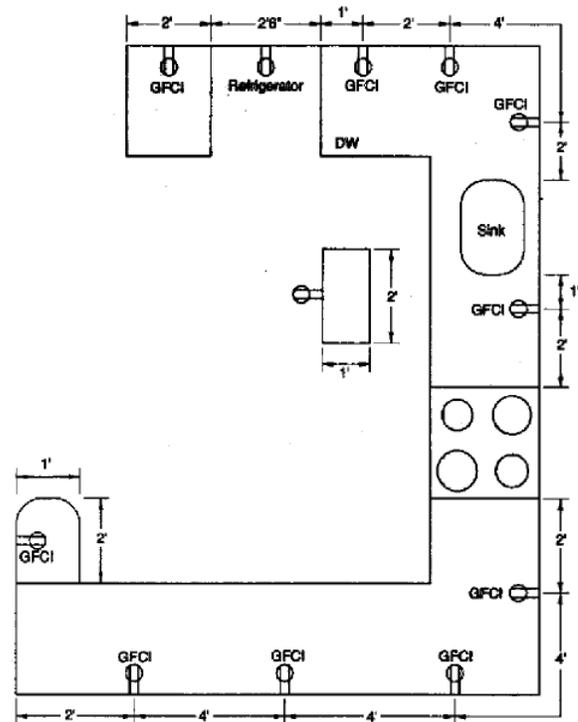
**P2606.1 Sealing of annular spaces.** The annular space between the outside of a pipe and the inside of a pipe sleeve or between the outside of a pipe and an opening in a building envelope wall, floor, or ceiling assembly penetrated by a pipe shall be sealed with caulking material or foam sealant or closed with a gasketing system. The caulking material, foam sealant or gasketing system shall be designed for the conditions at the penetration location and shall be compatible with the pipe, sleeve and building materials in contact with the sealing materials. Annular spaces created by pipes penetrating fire-resistance-rated assemblies or membranes of such assemblies shall be sealed or closed in accordance with the building portion of this code.

### SECTION P2903 – WATER SUPPLY SYSTEM

**P2903.9.3 Fixture valves and access.** Valves serving individual fixtures, *appliances*, risers and branches shall be provided with access. An individual shutoff valve shall be required on the fixture supply pipe to each plumbing fixture other than bathtubs and showers.

### SECTION P3901 – RECEPTACLE OUTLETS

**E3901.4 Countertop receptacles.** In kitchens and dining rooms of dwelling units, receptacle outlets for counter spaces shall be installed in accordance with E3901.4.1 through E3901.4.5. (See Figure E3901.4.)



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

**FIGURE E3901.4**  
**COUNTERTOP RECEPTACLES**

**E3901.4.1 Wall counter space.** A receptacle outlet shall be installed at each wall counter space 12 inches (305 mm) or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches (610 mm), measured horizontally from a receptacle outlet in that space.

**Exception:** Receptacle outlets shall not be required on a wall directly behind a range, counter-mounted cooking unit or sink in the installation described in Figure E3901.4.1.

**E3901.4.2 Island counter spaces.** At least one receptacle outlet shall be installed at each island counter space with a long dimension of 24 inches (610 mm) or greater and a short dimension of 12 inches (305 mm) or greater.

**E3901.4.3 Peninsular counter space.** At least one receptacle outlet shall be installed at each peninsular counter space with a long dimension of 24 inches (610 mm) or greater and a short dimension of 12 inches (305 mm) or greater. A peninsular countertop is measured from the connecting edge.

(continued on next page)



## **The City of Kearney, Missouri**

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Kearney, MO 64060

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**E3901.4.4 Separate spaces.** Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces in applying the requirements of E3901.4.1, E3901.4.2 and E3901.4.3. Where a range, counter-mounted cooking unit, or sink is installed in an island or peninsular countertop and the depth of the countertop behind the range, counter-mounted cooking unit, or sink is less than 12 inches (305 mm), the range, counter-mounted cooking unit, or sink has divided the countertop space into two separate countertop spaces as defined in Section E3901.4.4. Each separate countertop space shall comply with the applicable requirements of this section

**E3901.4.5 Receptacle outlet location.** Receptacle outlets shall be located not more than 20 inches (508 mm) above the countertop. Receptacle outlet assemblies installed in countertops shall be listed for the application. Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks or rangetops as addressed in the exception to Section E3901.4.1, or appliances occupying dedicated space shall not be considered as these required outlets.

**Exception:** Receptacle outlets shall be permitted to be mounted not more than 12 inches (305 mm) below the countertop in construction designed for the physically impaired and for island and peninsular countertops where the countertop is flat across its entire surface and there are no means to mount a receptacle within 20 inches (508 mm) above the countertop, such as in an overhead cabinet. Receptacles mounted below the countertop in accordance with this exception shall not be located where the countertop extends more than 6 inches (152 mm) beyond its support base.

# Memo

**To:** ALL RESIDENTIAL, COMMERCIAL, INDUSTRIAL BUILDERS  
**From:** DAVID LEHMAN, BUILDING INSPECTOR  
**CC:** MISSOURI GAS ENERGY, KALEB, and FILE  
**Date:** 06/23/00  
**Re:** GAS LINE INSPECTIONS

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EFFECTIVE JULY 1 2000, the City of Kearney, Missouri, BUILDING INSPECTION DEPARTMENT will require gas pressure testing on all new construction per Section 1206.1 of the 1988 UNIFORM PLUMBING CODE as adopted by ordinance 526-90 on July 2<sup>nd</sup> 1990.

Section 1206.1 states the following, This inspection shall be made after all gas piping authorized by the permit has been installed, and before any such piping has been covered or concealed, or any fixture or appliance has been attached thereto. This inspection shall include a determination that the gas material and installation meet the requirements of this code.

The following methods of testing will be the only ones accepted by the city inspector.

1. This inspection shall include an air test, at which time the gas piping shall stand a pressure test of not less than ten (10) pounds per square inch gauge pressure for no less than fifteen (15) minutes.  
NOTE: FOR GAS PIPING CARRYING GAS AT PRESSURES IN EXCESS OF FOURTEEN (14) INCHES WATER COLUMN PRESSURE, CONTACT THE BUILDING INSPECTOR FOR THE PROPER TEST.
2. The piping and valves may be tested at a pressure of at least six (6) inches of mercury, measured with a manometer or slope gauge, for no less than fifteen (15) minutes.

This inspection will be performed during the rough in inspection, and an inspection sticker will be left on the gas piping to verify that the piping has passed.

After the gas inspection has been performed, **NO** additions or alterations will be allowed without another inspection.

As per section 1207.(a) it shall be unlawful for any serving gas supplier, or person furnishing gas, to turn on, or cause to be turned on, any fuel gas or any gas meter or meters, until such inspection has been completed.

After the gas inspection has passed the city building inspector will call Missouri Gas Energy to issue a city release, at which time the builder will need to call Missouri Gas Energy for them to set a meter, A METER SHALL NOT BE SET WITHOUT A CITY RELEASE!

If you have any questions, you may call the BUILDING INSPECTIONS DEPARTMENT at 628-4142.

# Kearney Fire & Rescue Protection District

P. O. Box 341 • 201 E. Sixth Street • Kearney, MO 64060 • Ph. 816-628-4122 • FAX 816-628-5696

## Fee Schedule

**Adopted by the Kearney Fire & Rescue Protection District Board of Directors on March 21, 2016. All fees will be collected at Kearney Fire & Rescue, 201 East 6<sup>th</sup> Street Kearney MO, 64060.**

### Commercial/Industrial Property Plan Review

- \$0.04 per Square Foot up to 10,000 Square Feet
- \$0.02 for each additional Square Foot

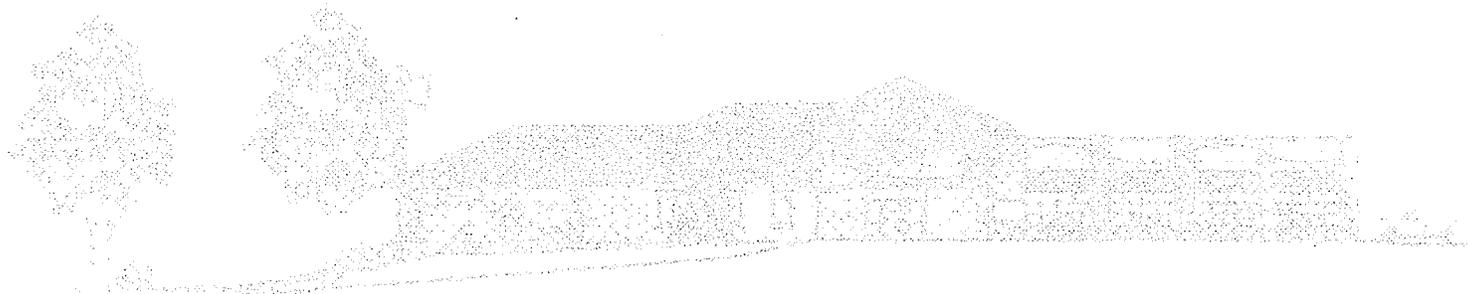
### Commercial/Industrial Property Plan Review with alarm or suppression systems

- \$0.08 per Square Foot up to 10,000 Square Feet
- \$0.04 for each additional Square Foot

All plan review fees include 3 site inspections. An additional \$75.00 fee will be assessed for each additional site inspection over 3. Properties with multiple alarm or suppression systems shall be subject to a third party plan review at the cost of the developer or owner. A third party plan review will cost a minimum of \$300.00 and should be expected to take 7-10 days for completion. An additional plan review fee shall be charged at the discretion of the fire code official to review plans that have been resubmitted due to revisions made. If the revisions are made at the request of the fire code official, no additional charge will be assessed.

### Additional Fees

- |   |                                  |
|---|----------------------------------|
| ▪ Fireworks display permit                                  | \$75.00                          |
| ▪ Permit for the sale of fireworks                          | \$300.00                         |
| ▪ Special use 30 day permit<br>(Tent/Festival/Seasonal Use) | \$150.00                         |
| ▪ Special use 3 day permit<br>(Single use only)             | \$75.00                          |
| ▪ Standby/Special Service Fee                               | \$150.00 per hour 2 hour minimum |



# CHILDPROOF YOUR HOME IMPROVEMENTS.

HAVING WORK DONE ON YOUR PLACE?  
USE A LEAD-SAFE CERTIFIED CONTRACTOR.

## The Danger

Lead paint hazards have not gone away. If your home or apartment was built before 1978, unqualified workers could spread lead paint dust. Even doing a small job.

- **Kids:** Lead exposure can cause lower intelligence, behavior problems and learning disabilities.
- **Pregnant women:** Lead paint dust can be harmful to your developing fetus.
- **All adults:** Exposure to lead paint dust can cause nervous system effects, high blood pressure, fertility problems, and kidney effects.

## The Renovation, Repair and Painting Rule

The EPA is requiring that contractors be Lead-Safe Certified.

- Contractors include: renovators, electricians, HVAC specialists, plumbers, painters and maintenance staff who disrupt more than six square feet of lead paint.
- This rule covers schools, day care centers, or any buildings where children gather.

## The Solution

Protect your family and loved ones.

- Make sure to hire a contractor who is Lead-Safe Certified. It may cost just a little more but you'll get the job done right.



To find a contractor who is Lead-Safe Certified near you,  
visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe) or call 800-424-LEAD.

To report violations, visit [epa.gov/tips](http://epa.gov/tips)



# ASEGÚRESE DE QUE LAS MEJORAS A SU HOGAR SEAN A PRUEBA DE NIÑOS.

¿ESTÁ CONTRATANDO PERSONAL PARA HACER REPARACIONES EN SU HOGAR? USE UN CONTRATISTA CERTIFICADO PARA TRABAJAR DE UNA MANERA SEGURA CON EL PLOMO.

## EL PELIGRO

El envenenamiento causado por el plomo no ha desaparecido. Si su casa o apartamento fue construida antes de 1978, trabajadores no calificados podrían esparcir polvo de pintura que contenga plomo. Incluso durante un trabajo pequeño.

- **Niños:** Más de un millón son afectados ahora mismo. La exposición puede causar Coeficiente Intelectual (CI) bajo, problemas de comportamiento y dificultades en el aprendizaje.
- **Mujeres embarazadas:** Puede ser dañino al feto en desarrollo
- **Adultos en general:** La exposición puede causar presión de sangre alta, hipertensión e incluso efectos a los riñones

## La Nueva Regla

La EPA está requiriendo que todos los contratistas sean certificados para trabajar de una manera segura con el plomo.

**PRECAUCIÓN PRECAUCIÓN PRECAUCIÓN PRECAUCIÓN PRECAUCIÓN**

- Entre los contratistas se encuentran: renovadores, electricistas, especialistas en calefacción, ventilación y aire acondicionado (HVAC por sus siglas en inglés), plomeros, pintores y personal de mantenimiento, que alteran más de seis pies cuadrados de pintura a base de plomo.
- Si usted vive en un apartamento o condominio, exija los servicios de un contratista certificado para trabajar de una manera segura con el plomo.
- La regla también cubre escuelas, centros de cuidado infantil, o cualquier edificio donde se reúnen niños.

## La solución

Proteja a su familia y seres queridos.

- Asegúrese de contratar a un contratista certificado para trabajar de una manera segura con el plomo. Costará un poco más pero se completará el trabajo correctamente.

Para encontrar un contratista que sea certificado para trabajar de una manera segura con el plomo, visite [www.epa.gov/getleadsafe](http://www.epa.gov/getleadsafe) o llame al 1-800-424-LEAD (5323).



**ADVERTENCIA**  
AREA DE TRABAJO  
PLOMO VENENOSO  
NO FUMAR NI COMER



**IF YOU'RE NOT  
LEAD-SAFE CERTIFIED,  
DISTURBING  
JUST SIX  
SQUARE FEET  
COULD COST YOU  
BIG TIME.**



**If you're working on homes, schools or day care centers built pre-1978, you now must be EPA Lead-Safe Certified.**

## **WHAT**

The Lead-Based Paint Renovation, Repair and Painting (RRP) rule is a federal regulatory program affecting anyone who disturbs painted surfaces where lead may be present.

- Submit an application to certify your firm for five years.
- A one-day class will certify your renovators for five years.
- Learn the required steps to contain the work area, minimize dust and thoroughly clean up every day.

## **WHO**

• Any contractor, including renovators, electricians, HVAC specialists, plumbers, painters and maintenance staff, who disrupts more than six square feet of lead paint in pre-1978 homes, schools, day care centers and other places where children spend time.

## **WHY**

1. Avoid risk of government fines and civil liability:
  - Without certification and by not following approved practices, you and your company can face tens of thousands of dollars in fines and put yourself and your company at risk of potential lawsuits.
2. Protect your workers, yourself and your customers from a health risk:
  - Dust from renovation, repairs and painting can contaminate an entire home and, if inhaled or ingested, can cause irreversible damage to children and adults.
3. Gain competitive advantage:
  - Certification makes you stand out from others and positions you as a professional contractor consumers can trust. Using your company's certification in your marketing materials may help attract business.
  - Consumers will look for the certification before hiring contractors and may be more accepting of additional costs and time associated with doing the job safely.
  - Upon certification of your firm, your company will be listed as a Lead-Safe Certified Contractor on the EPA website, giving your firm the potential for new customers.

## **WHERE**

**To find an accredited trainer in your local area or get additional info, go to [epa.gov/getleadsafe](http://epa.gov/getleadsafe) or call 800-424-LEAD.**

## **WHEN**

**Now** – Certification requirements begin April 22, 2010.

**SI USTED NO CUENTA  
CON CERTIFICACIÓN PARA  
TRABAJAR DE UNA MANERA  
SEGURA CON EL PLOMO,  
ALTERAR SÓLO  
SEIS PIES  
CUADRADOS  
PODRÍA COSTARLE  
MUY CARO.**

**OBTENGA LA CERTIFICACIÓN PARA TRABAJAR DE UNA  
MANERA SEGURA CON EL PLOMO ANTES DEL  
22 DE ABRIL DE 2010**



**Si trabaja en casas, escuelas o guarderías infantiles construidas antes de 1978, debe contar con la certificación de la EPA para trabajar de una manera segura con el plomo.**

## **QUÉ**

La Regla de Renovación, Reparación y Pintura a Base de Plomo (Lead-Based Paint Renovation, Repair and Painting (RRP)) es un programa normativo federal que afecta a todas las personas que alteren superficies que podrían contener plomo.

- Presente una solicitud para certificar a su empresa por cinco años.
- Sus renovadores sólo tendrán que asistir a un día de clases para obtener la certificación por cinco años.
- Aprenda los pasos necesarios para contener el área de trabajo, minimizar la generación de polvo y realizar una limpieza minuciosa todos los días.

## **QUIÉN**

• Cualquier contratista, incluidos renovadores, electricistas, especialistas en ventilación, calefacción y aire acondicionado, plomeros, pintores y personal de mantenimiento, que alteren más de seis pies cuadrados de pintura con plomo en casas, escuelas y guarderías infantiles, así como otros lugares construidos antes de 1978 donde los niños pasan algún tiempo.

## **POR QUÉ**

1. Evite el riesgo de multas gubernamentales y juicios por responsabilidad civil:
  - Si no cuenta con la debida certificación, y no acata las prácticas aprobadas, usted y su empresa se arriesgan a decenas de miles de dólares en multas y posibles demandas judiciales.
2. Proteja su salud y la de sus empleados y clientes:
  - El polvo proveniente de las renovaciones, las reparaciones y la pintura puede contaminar toda una casa y, si se ingiere o inhala, puede causar daño irreversible en niños y adultos.
3. Obtenga una ventaja competitiva:
  - La certificación lo destaca de los demás y lo acredita como un contratista profesional en quien los consumidores pueden confiar. Usar la certificación de su empresa en los materiales de marketing puede ayudar a atraer clientes.
  - Los consumidores se fijarán en la certificación antes de contratar a una empresa y puede que estén dispuestos a aceptar los costos y el tiempo adicionales asociados con realizar el trabajo en forma segura.
  - Al convertirse en Contratista dotado de certificación de seguridad con el plomo, se incluirá a su empresa como tal en el sitio web de la EPA, lo que podría atraer nuevos clientes.

## **DÓNDE**

**Para encontrar a un capacitador acreditado en su área u obtener mayor información visite el sitio [epa.gov/getleadsafe](http://epa.gov/getleadsafe) o llame al 800-424-LEAD.**

## **CUÁNDO**

**Ya mismo** – Los requisitos de certificación comienzan a regir el 22 de abril de 2010.