

**BILL NO. 25-080**

**ORDINANCE NO. 5017**

**FIRST READING 12.16.2025**

**SECOND READING 01.06.2026**

**AN ORDINANCE REVISING CHAPTER 7 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. - TECHNICAL CODES AND STANDARDS DIVISION 1. – GENERALLY, BY AMENDING SECTION 7-26 AND FURTHER BY CREATING A NEW SECTION 7-27**

Be it Ordained by the City Council of the City of Hannibal:

**Section 1.** Chapter 7 – Buildings and Building Regulations, Article II. - Technical Codes and Standards, Division 1. – Generally, Section 7-26 has not been recently updated as a whole, and as a result various fees and charges do not reflect the reasonable costs of processing and review due to inflation and other regular pressure upon the cost of such actions;

AND WHEREAS, further the current ordinances in said Chapter 7 – Buildings and Building Regulations, Article II. - Technical Codes and Standards, Division 1. – Generally, do not make clear nor adequately explain the process of when the City requires code review for construction and in order to promote transparency and to aid builders, the City Council determined that it is appropriate to create a new Section 7-27 setting out such rules;

NOW THEREFORE, the City Council hereby revises Chapter 7 – Buildings and Building Regulations, Article II. - Technical Codes and Standards, Division 1. – Generally, by amending Section 7-26 and creating a new Section 7-27, of the Ordinances of the City of Hannibal as follows:

**Section 1** That Section Sec. 7-26 is revoked and a new section Sec. 7-26 is created as follows:

**Sec. 7-26. Fees for permits and inspections.**

- (a) Building permits ensure that building construction and materials conform to the provisions of the International Building Code as adopted per Section 7-25. The purpose of the IBC is to protect public health, safety and welfare by requiring safe construction.
  - (1) Building permits are applicable to any new construction, addition, extension, or renovation of a structure.

- (2) For renovations, building permits are not required for replacement of roofs (unless changing pitch), fences, siding, and windows. Renovation is only applicable if walls or demolition involving walls is a part of the project.
  - (3) Building permits for decks over 250 square feet are required or if a deck is being enclosed.
- (b) All applicants for building permits for work to be performed shall pay the following fees:
- (1) For new residential construction, extensions, and additions, the building permit fee shall be as follows:

Cost of construction, not less than the Building Valuation Data value (most recently published edition – International Code Council) taken by a multiplier of 0.003.
  - (2) For commercial and industrial construction, extensions, and additions, the building permit fee shall be as follows:

Cost of construction, not less than the Building Valuation Data value (most recently published edition – International Code Council) taken by a multiplier of 0.005.
  - (3) For residential renovation, remodeling and repair, the building permit fee shall be as follows:

Cost of renovation, not less than the Building Valuation Data value (most recently published edition – International Code Council) taken by a multiplier of 0.003.
  - (4) For commercial and industrial renovation, remodeling and repair, the building permit fee shall be as follows:

Cost of renovation, not less than the Building Valuation Data value (most recently published edition – International Code Council) taken by a multiplier of 0.003.
  - (5) Other permit fees for swimming pools, storage buildings, detached garages, electrical, demolition, plumbing, and signs are applicable and is maintained in a fee schedule by the Building Inspector.
- (c) All money received for building permits and inspections shall be paid to the office of the city collector. The building inspector will calculate the permit fee at which time the individual will make payment to the city collector. The collector will issue a receipt with the individual's name, permit number, and amount received. The building inspector will then issue the permit and retain the receipt for the department's records.

**Section 2** That a new section 7-27 is created as follows:

**Sec. 7-27. Building Code Reviews**

(a) Applicability

- (1) Not required for residential construction or renovation.
- (2) Required for all new commercial and industrial construction
- (3) Required for all commercial and industrial renovations where the occupancy hazard classification changes use of the building changes.
- (4) Required for all commercial and industrial renovations over 12,000 square feet where the ownership of the building changes.

(b) Responsibility

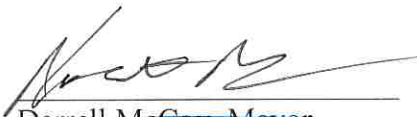
The owner of the construction will be responsible for providing and paying for the building code review. The building code review shall be conducted by a licensed architect in the State of Missouri and be submitted to the Building Inspector for review and approval prior to the initiation of construction.

**Section 3** All ordinances and parts of ordinances in conflict with this ordinance, in so far as they conflict, are hereby repealed.

**Section 4** That this Ordinance shall be in full force and effect from and after its passage and approval.

Adopted on this 6<sup>th</sup> day of January, 2026.

Approved on this 6<sup>th</sup> day of January, 2026.

  
Darrell McCoy, Mayor  
Nathan Munger, Mayor Pro Tempore

Attest:

  
Melissa Cogdal, City Clerk