

EXCEPTIONS:

1. Live/work units complying with the requirements of Section 419 of the International Building Code shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the International Building Code when constructed under the International Residential Code for One- and Two- family Dwellings shall conform to Section P2904.
2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings when equipped with a fire sprinkler system in accordance with the International Residential Code for One- and Two-family Dwellings when equipped with a fire sprinkler system in accordance with Section P2904.

(Ord. 2599C; 12-03-12)

4-903.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS; SECTION R102.7. EXISTING STRUCTURES. Section R102.7 is hereby amended to read as follows: **Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *Leawood Property Maintenance Code (Chapter VIII)*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

(Ord. 2599C; 12-03-12)

(Ord. 2297C; 02-04-08)

(Ord. 1936C; 01-22-02)

4-904.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS; SECTION R105.1. PERMITS, REQUIRED. Section R105.1 is hereby amended to read as follows: **Permits, Required.** Any owner or authorized agent who intends to do work subject to this code or to otherwise construct, enlarge, alter, repair, move, shore, 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, plumbing, or elevator system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

(A) Any such permit that will result in a new structure or exterior alteration resulting in a change in square footage of an existing structure of ten percent or more or for demolition of an existing structure shall not be issued on residential projects unless and until copies of preliminary or final plans have been submitted to any requesting Homes Association in the City of Leawood as follows:

1. Any legally constituted and existing Homes Association [including any Homeowners Association or residential Condominium Owners Association] may file a written request with the City of Leawood Building Official to receive notice of any application for permit, including applications for permits for moving buildings or changes, additions, constructions or reconstructions to the exterior of any residential home resulting in a change in square footage of ten (10) percent or more of the existing structure in their Association area or applications for demolition of an existing residential structure in the Association area. In such request, the Homes Association shall confirm that it understands any plans received by it from the City may be subject to copyright laws and actions and will be used solely for review in accordance with the applicable declarations and restrictions and will, thereafter, be destroyed. Any mailings to such Association shall be to the designated address. By so submitting the request, the Homes Association acknowledges that it has the duty to review such plans and respond to the owner or authorized agent and also acknowledges that a failure of response within 10 working days of the date of mailing of the preliminary plans, will be presumed to mean acceptance by the Homes Association.

2. Any owner or authorized agent who intends to do work subject to the Leawood Building Code and requiring a permit hereunder in an Association area may:

(a) Submit two (2) copies of preliminary plans for the project, to include elevations, materials and footprint, to the City Building Official. If so submitted, the Building Official shall forward one (1) copy by regular mail to the requesting Homes Association at the address shown on the written request. In such case, the owner or authorized agent may submit a permit application ten (10) working days after the preliminary plans have been mailed to the requesting Association; or

(b) Submit a permit application without first submitting the preliminary plans in accordance with subsection (b)(1) above. In such case, the Owner or Agent must submit one additional set of plans and those plans shall be submitted to the requesting Association by regular mail and the Building official shall not take any action on the permit application until twenty five (25) days have elapsed since the mailing of the permit plans to the requesting Association.

(B) Applications for a re-roofing permit on a residential structure shall meet the following additional requirements:

1. Any legally constituted and existing Homes Association [including any Homeowners Association or residential Condominium Owners Association] may file a written request with the City of Leawood Building Official to receive e-mail notice of any application for a re-roofing permit for a residential structure within its jurisdiction.
2. When an application is received for a re-roofing permit to be issued within an area governed by a requesting association, then the Building Official shall immediately notify the requesting association by e-mail of the receipt of the application and the address for the proposed permit and no permit shall be issued until two full business days after the receipt of the application.

(Ord. 2599C; 12-03-12)

(Ord. 2394C; 05-18-09)

(Ord. 2297C; 02-04-08)

(Ord. 1936C; 01-22-02)

4-905.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS; SECTION R105.2. WORK EXEMPT FROM PERMIT. Section R105.2 is hereby amended to read as follows: **Work exempt from permit.** Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. Retaining walls that are not over four (4) feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
2. Sidewalks and driveways not more than thirty (30) inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route and are not located in the public right-of-way.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
4. Swings and other playground equipment accessory to one-and two-family dwellings.
5. Window awnings supported by an exterior wall of Group R-3 and Group U occupancies.