

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**170771****Ordinance Number**

Amending Chapter 18, Kansas City Building & Rehabilitation Code as a companion amendment to the Chapter 88 Zoning and Development Code regarding short term rentals and transient uses.

### Details

**Location:**

City-wide

**Reason for Legislation**

This revision to Chapter 18, Kansas City Building & Rehabilitation Code, is offered as a potential companion to the Short Term Rental amendments as proposed to Chapter 88, Zoning & Development Code. The changes in this ordinance would address recommendations provided by the City Plan Commission related to the building code impact on these types of uses. A concern of the CPC and in the public testimony was the impact of building code-mandated upgrades, especially a mandate for a fire sprinkler system.

Currently adopted are the 2012 International Building Code (IBC) and 2012 International Residential Code (IRC), as amended. The 2015 edition of the IBC introduces a new category called a Lodging House, which allows an owner to share up to five bedrooms in their home, while still considering the use to be considered a single family dwelling as permitted under the 2012 IRC. Under this provision, the owner must occupy the dwelling unit and live in common with the guests in the unit. This ordinance would add the Lodging House provision from the 2015 IBC to our current building code. [The currently adopted IRC allows the rental of an entire single family dwelling to a single group with no trigger of code improvements, as the IRC does not distinguish transit vs nontransient use.]

### Positions/Recommendations

<b>Sponsor</b>	Jeffrey Williams, AICP Director, City Planning & Development
<b>Programs, Departments, or Groups Affected</b>	City Wide
<b>Applicants / Proponents</b>	<b>Applicant</b>  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b> none known  <b>Basis of opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against  <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	None
<b>Council Committee Actions</b>	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

(Continued on reverse side)

**Details**

Note that the unamended 2012 I-codes require fire sprinklers in all residential occupancies, even detached houses; however, due to MO State statute, fire sprinklers are not required in projects within the scope of the IRC (ie detached single family dwellings, duplexes, and townhouses). The previously adopted 2006 IBC also included provisions allowing the limited rental of rooms in a single family dwelling.

The 2012 IBC distinguishes transient vs non-transient use in multifamily residential buildings. This ordinance also includes text to provide that in a multi-family building, rental of up to 25% of the total number of units in the building could be considered to be primarily nontransient in nature, and therefore would not be considered to be a change of occupancy classification of the building.

**Policy/Program Impact**

<b>Policy or Program Change</b>	<input type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	

**Fact Sheet Prepared By:**

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**Date: 09/25/2017****Reference Numbers**

