

Community Development Newsletter

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Week 1: The Warm Up (May 1–3)

Discover how building safety impacts our daily lives including the places where we work, learn and play.

Week 2: Build Your Offense (May 4–10)

Create a plan to actively support building safety programs in your community.

Week 3: Build Your Defense (May 11–17)

Stay prepared for natural hazards such as severe weather, wildfires, earthquakes and more with our disaster toolkits.

Week 4: The Starting Lineup (May 18–24)

Meet building safety professionals and learn about rewarding careers in building safety.

Week 5: Going Into Overtime (May 25–31)

See what's next for the building safety industry, including global trends, artificial intelligence and more.



GAME ON!



Get in the game and celebrate building safety!

www.buildingsafetymonth.org [#BuildingSafety2025](https://www.instagram.com/buildingsafetymonth) [Facebook](https://www.facebook.com/buildingsafetymonth) [LinkedIn](https://www.linkedin.com/company/buildingsafetymonth) [YouTube](https://www.youtube.com/channel/UCqj0K0L0L0L0L0L0L0L0L0L)

How to make a home fire escape plan



Draw a map of your home. Show all doors and windows.

Visit each room. Find two ways out.

All windows and doors should open easily. You should be able to use them to get outside.

Make sure your home has smoke alarms. Push the test button to make sure each alarm is working.

Pick a meeting place outside. It should be in front of your home. Everyone will meet at the meeting place.

Make sure your house or building number can be seen from the street.

Talk about your plan with everyone in your home.

Learn the emergency phone number for your fire department.

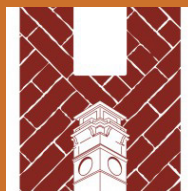
Practice your home fire drill!

Make your own home fire escape plan by drawing a grid sheet and mapping it out.

Effective October 17th, 2024, all multi-family and non-residential properties must screen trash and grease collection areas with a 6-foot opaque barrier, placed in the side or rear yard when possible, subject to setback requirements and inspection. No-cost building permit required. 240.050.G



Premises must have approved address numbers visible from the street, contrasting with the background. Numbers should be at least 4 inches in height and 0.5 inches in stroke width, using Arabic numerals or alphabet letters. Buildings must conform to the City's numbering map on file with the Director of Community Development. IPMC 2018 304.3, 505.050



Code Enforcement

Owning a home is part of the American dream, but life can make it hard to keep up with maintenance. Ignoring repairs can turn your home into an unsafe place.

Community Development has put together a **Property Maintenance Assistance Guide**



<https://www.harrisonville.com/DocumentCenter/View/11059/Property-Maintenance-Assistance-Guide?bidId=>

This guide provides helpful resources to make property maintenance easier, including labor, materials, and ways to reduce costs.

- Where to Start
- Assess Your Needs
- Hiring a Contractor
- Affordable Options
- Financial Assistance

The hardest part is asking for help, but once people know, they're often ready to lend a hand.

<http://www.harrisonville.com/>

Spring Maintenance Checklist

Exterior Maintenance

- Inspect the roof for damage, missing shingles, or leaks
- Clean gutters and downspouts, ensuring proper drainage
- Power wash siding, decks, patios, and driveways
- Check and repair any cracks in sidewalks or driveways
- Inspect and repair fences, gates, and outdoor structures
- Wash windows and replace damaged screens
- Inspect and touch up exterior paint as needed

Lawn & Garden

- Start mowing the lawn regularly and apply fertilizer
- Weed and mulch garden beds
- Trim trees and shrubs, removing dead branches
- Clean and prepare outdoor furniture
- Check irrigation systems for leaks and efficiency
- Plant flowers, vegetables, and herbs for summer

HVAC & Plumbing

- Replace HVAC filters and schedule an AC tune-up
- Check for leaks in outdoor spigots and hoses
- Inspect and clean the water heater
- Ensure sump pump is working properly before heavy rains

Interior Maintenance

- Test smoke and carbon monoxide detectors and alarms
- and change batteries
- Deep clean carpets and rugs
- Reverse ceiling fans to counterclockwise for cooling
- Declutter and donate unused household items
- Check basement and attic for mold, leaks, or pests

Pest Control

- Inspect for signs of termites, ants, or rodents
- Seal cracks and openings where pests could enter
- Refresh or replace pest deterrents around the home

Outdoor Living Spaces

- Open and clean the pool (if applicable)
- Service and prep the grill for summer use
- Inspect and restock emergency kits for summer storms

Smoke Alarm Requirements

Where to Install:

- Homes & Apartments: Outside bedrooms, in bedrooms, and every level.
- Near Cooking Areas: Keep ionization alarms at least 20 feet away, photoelectric alarms at least 6 feet.
- Near Bathrooms: Keep at least 3 feet away from bathroom doors with showers/tubs.

Interconnection:

- If multiple alarms are required, they must be linked so all sound together. Wireless alarms are allowed if they sync.

Power Source:

- Hardwired with battery backup in most cases.
- Battery-only alarms allowed in older buildings, off-grid buildings, or if no wiring access without major work.

Alternative: Fire Alarm System

- Allowed if it meets fire code standards and alerts the unit without setting off alarms in other units.

Testing & Replacement:

- Maintain and test as per manufacturer instructions.
- Replace non-working alarms.
- Replace alarms in homes every 10 years or if the manufacture date is missing.

For code specific code requirements regarding placement, installation, and maintenance of smoke alarms, see IPMC 2018 704.6-704.7





Building Division



Do I Need a Permit? Understanding Residential Permit Exemptions

Not all home projects require a permit! According to the 2018 IRC, the following are exempt from permits in most cases:

Small, one-story detached sheds less than 120sqft. All Zoning regulations apply.

Retaining walls under 4 feet (unless supporting a load).

Sidewalks and driveways on private property, not within right-of-way.

Painting, tiling, carpeting, cabinets, and other finish work.

Like-for-like replacement of doors and windows.

Prefabricated pools less than 24 inches deep.

Playground equipment, swings, and small decks (under 200sqft, not attached to a home, and under 30 inches high).

Certain minor electrical, gas, mechanical, and plumbing repairs are also exempt. However, exemptions do not allow work to be done unsafely or in a manner that would constitute a violation of adopted codes.

Always check with the Building Department if you're unsure! For emergency repairs, a permit must be submitted by the next business day. Questions? Contact us at 816-380-8958

https://codes.iccsafe.org/content/IRC2018/chapter-1-scope-and-administration#IRC2018_Pt01_Ch01_SubCh02_Se cR105.2

Building Permitting, Plan Review & Inspection

Building permits and inspections make sure construction in the city follows safety and quality standards. This helps maintain public safety and property values. The Building Division reviews plans, issues permits, and inspects properties before certificates of occupancy are issued.

Sign Regulation

Sign regulations improve the city's look and help with economic growth by ensuring signs are attractive and fit well within the community.

Property Maintenance Ordinances

These ordinances ensure properties are well-maintained. Buildings in deteriorated state must be repaired to avoid hurting neighborhood appeal.

Building Permits

You can apply online via the permit center portal or in person at city hall.

Payment Options: Pay over the phone, by mail, or drop it in the City Hall dropbox.

Scheduling Inspections: Call (816) 380-8958 to schedule inspections.

Questions? Call the Building Division at (816) 380-8958.

Roof Replacement

As of July 1, 2017, you don't need a permit for residential roof replacements unless there's structural repair or major work involved. Roofing contractors must have a business license. All roof replacements must follow current building codes.

Check out the City's website for the Developer's Toolbox. You'll find most of the documents for construction and development.



<https://www.harrisonville.com/674/Developers-Toolbox-PermitsApplications>

Looking for fun and interactive ways to get your child excited about community safety!?!

Check out the Children's Activity Book from the International Code Council; with stimulating and educational games and activities.



https://www.harrisonville.com/DocumentCenter/View/9110/ICC_Activity_Book?bidId=

<http://www.harrisonville.com/>



Missouri Law on Demolition & Waste

The Missouri Department of Natural Resources regulates construction and demolition waste. Waste must go to a designated landfill, and records of disposal sites must be kept for one year.

<http://www.harrisonville.com/16/Building-Division>