

House _____ Amendment NO. _____

Offered By _____

1 AMEND House Committee Substitute for Senate Substitute for Senate Committee Substitute for Senate Bill
2 No. 918, Page 1, Section A, Line 3, by inserting after all of said section and line the following:

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4 "67.115. 1. This section shall be known as the "Fairness to Homeowners Act". This section shall
5 only apply to all counties of the first classification and all political subdivisions of counties of the first
6 classification of this state, as defined in section 70.120, without exception, inclusive of the governing body,
7 commissions, board, contractors, and employees of such political subdivisions.

8 2. The political subdivision, governing body, or department responsible for reviewing and approving
9 building plans of single family residential buildings in accordance with a residential building code observed
10 by the political subdivision, including, but not limited to, the international residential code and its
11 successors, replacements, updates, supplements, or building codes governing the construction of a residential
12 structure for the issuance of a building permit, shall approve or deny such building plans within eight
13 business days following submission of such plans. Any denied plans shall be accompanied by a documented
14 list of specific code violations which shall be addressed in order to obtain a building permit. If denied plans
15 are resubmitted and properly address such written reasons for denial, the revised building plans shall be
16 reconsidered and approved within seven business days of resubmission without any new or additional
17 recommendations made on such plans, unless the resubmission contains a defect not contained in the original
18 submission. In the event any resubmitted plans are not approved or denied within seven business days, such
19 plans shall be deemed approved as resubmitted and a permit for the work described in the building plans
20 shall be issued within three business days.

21 3. The recipient of a building permit may retain an engineer or architect licensed in the state of
22 Missouri to conduct structural inspections of the concrete, footing, and foundation work being undertaken
23 pursuant to a building permit in lieu of the political subdivision, governing body, or department of such
24 political subdivision conducting building permit inspections. Such licensed engineer or architect shall have a
25 business license in the political subdivision in which the inspection is held if required to do so by said
26 political subdivision. The political subdivision may create an approval process for licensed engineers and
27 architects to be authorized to certify the building inspections. An engineer or architect may be removed from
28 the approved third-party inspection list if the engineer or architect fails to maintain his or her professional
29 certification or fails to follow required procedures outlined in the political subdivision's policy. To avoid a
30 conflict of interest, inspections may not be performed for a contractor if the inspector or certifying person is
31 employed by, or affiliated with, the contractor through a partnership, corporation, or other business entity.
32 The licensed engineer or architect shall submit reports to the political subdivision of the work being
33 undertaken under the building permit on the uniform inspection forms in use by the political subdivision.
34 Structural inspections shall include concrete footings and foundation walls. Should the recipient of a
35 building permit choose to use a licensed engineer or architect to conduct the structural inspections on the
36 dwelling, this shall not prohibit the political subdivision from conducting framing, mechanical, plumbing,
37 electrical, or other required inspections before the drywall cover up."; and

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39 Further amend said bill by amending the title, enacting clause, and intersectional references accordingly.

Action Taken _____ Date _____