CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-006 – AN ORDINANCE amending Chapter 26, Buildings and Regulations, Article X, Dangerous Buildings, Sec. 26-615. - Duties of building inspector; issuance of notices.

MEETING DATE
September 2, 2025

ORIGINATING DEPARTMENT
Planning Department

ATTACHMENTS
Council Bill No. 2025-00

REVIEWED BY
Director of Planning, Development, & Neighborhood Services Troy Bolander; City Attorney Peter Edwards; and City Manager Nicholas Edwards.

SUMMARY
The City of Joplin building inspectors identify dangerous buildings throughout the City and work with owners to improve the condition of the property. Building inspectors prioritize the most problematic and dangerous properties and report them to the Building Board. This amendment is a better reflection of the current and historical practice of the building department rather than a literal reading of the ordinance that all dangerous buildings be addressed with the Building Board of Appeals.

BACKGROUND
The Building Department posts all dangerous buildings and notifies interested parties in writing in compliance with City Code and 67.400, RSMo. Properties that are escalated to the Building Board of Appeals are vacant or instances where the owner has not shown acceptable improvement of dangerous conditions. In order to keep the agenda items manageable and board meetings to roughly three hours in length, properties that are poised for demolition are prioritized and listed as agenda items. In cases where the property owners are taking the initiative to improve dangerous conditions, the Building Department monitors progress until the property is no longer considered dangerous.

FUNDING SOURCE
N/A

RECOMMENDATION
Staff recommends this Council Bill be approved on First Reading.

COUNCIL BILL NO. 2025-006 ORDINANCE NO.

AN ORDINANCE amending Chapter 26, Buildings and Regulations, Article X, Dangerous Buildings, Sec. 26-615. - Duties of building inspector; issuance of notices.

WHEREAS, The City of Joplin building inspectors identify dangerous buildings throughout the City and work with owners to improve the condition of the property; and

WHEREAS, it is in the best interest of the City for its building inspectors to prioritize vacant and derelict buildings and specifically report to the Building Board those properties which cannot be timely or feasibly repaired by the owner.

BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Chapter 26, Buildings and Regulations, Article X, Dangerous Buildings, Sec. 26-615. - Duties of building inspector; issuance of notices, is amended as follows:

"Sec. 26-615. - Duties of building inspector; issuance of notices.

The duties of the building inspector under this article shall include but not be limited to the following. The building inspector shall:

(1) Inspect any building or portion thereof or any structure which is or may be existing in violation of this article or the building code.

(2) Report to the building board all buildings, structures or portions thereof deemed to be an emergency as defined in section 26-625.

(3) Except in emergency cases, report buildings to the building board and notify in writing all parties of any building or structure which, in the opinion of the inspector, is considered to be a dangerous building, unless the owner is working with the building department to correct dangerous conditions, in which case the building inspector shall not report to the building board. The notice, which shall be a "Declaration of Nuisance" as contemplated by RSMo. 67.410(3), shall include a statement that the owner and all other interested parties shall have a right and duty to obtain a building permit or permit for demolition from the building department and to start repair or demolition within ten days after receipt of such notice. The notice shall be served by personal service or by certified mail with return receipt requested. If service cannot be had by either of these modes of service, then service may be had by publication. Where service is had by publication as permitted by RSMo 67.410(3), a courtesy notice, which shall include the text sent to the newspaper for publication, shall be posted on the dangerous building by the inspector, but if such courtesy notice is altered, defaced or removed there shall be no duty to replace or renew such courtesy notice, which constitutes and shall be construed to be notice in addition to that required by state law.

(4) Report to the building board any noncompliance with the notice.

(5) Appear and testify at all hearings conducted by the building board.

(6) Authorize issuance of building permits after sufficient information has been received, including plans and specifications deemed necessary.

(7) Issue a stop order to the owner or anyone doing or causing work of any kind in a building which has been determined by a building inspector to be a dangerous building when no active building, demolition or moving permit exists, or when work done is contrary to the provisions of this article or the building code."

Section 2. That this ordinance shall be in full force and effect twenty days (20) after its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney