



Department Source: Community Development - BSD

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: An Ordinance Amending Chapter 6 (Buildings and Building Regulations) to Expand the Delay of Demolition Permits from 30 Days to 45 Days

Executive Summary

Staff has prepared for City Council consideration an ordinance amending Chapter 6 (Buildings and Building Regulations) to expand the delay of demolition period from thirty (30) days to forty-five (45) days from the date of application for a demolition permit. The delay is intended to give the City of Columbia Historic Preservation Commission adequate time to review and discuss demolitions of structures that are fifty years and older.

Discussion

At the February 1, 2021 City Council meeting, the Council received a report from staff on behalf of the Historic Preservation Commission requesting that the current delay of demolitions be expanded from thirty days to forty-five days following the submission of an application. Council directed staff to prepare an ordinance making the change.

The City of Columbia Building Code (Chapter 6, Article II, Section 6-17 Amendments, subsection 3308.8) contains provisions for Historic Preservation Commission review of demolition permits when the structures to be razed are fifty years or older. The review is advisory, and allows for outcomes such as voluntary salvage of useful fixtures, documentation of the building to be razed, and general awareness of the loss of buildings in the community. In rare instances the delay might attract resources to save a historic building.

The proposed ordinance expands the demolition review permit from thirty to forty-five days. No other changes have been made. Provisions to waive the forty-five day delay for life-safety reasons remain in the code. The delay does not apply to structures less than fifty years old.

Fiscal Impact

Short-Term Impact: Neutral

Long-Term Impact: Neutral

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Environmental Management, Tertiary Impact: Tertiary



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
December 2, 2008	Ord. 20124: Amending Chapter 6 of the City Code as it relates to the building code and demolition of structures; amending Chapter 29 of the City Code as it relates to the powers and duties of the Historic Preservation Commission

Suggested Council Action

Approval of the proposed ordinance.