



Department Source: Law
To: City Council
From: City Manager & Staff
Council Meeting Date: April 6, 2020
Re: Administrative Delay Due to COVID-19 Pandemic

Executive Summary

Due to COVID-19 pandemic, a bill has been prepared for Council consideration which would impose an administrative delay in the issuance of certain types of building permits and the processing of applications in the Community Development Department.

Discussion

In response to the Stay at Home Order issued by the Director of Public Health and Human Services to limit public interaction and to only authorize construction activities for open construction projects, which are construction activities for which a building permit has been approved prior to the effective date of the Order (i.e., before 8:00 a.m., March 25, 2020). No permits will be issued for new buildings and structures and new building additions until further notice.

Exceptions will be made for building permits for improvements to existing buildings that preserve the health and safety of the structure (e.g., replacement of a water heater or damaged roof) or mission-critical construction (e.g., any emergency facilities needed to mitigate the impacts of COVID-19).

Section 4 of the ordinance delays the processing of development applications, that is, applications for zoning changes, conditional uses, appeals, variances, design adjustments, and subdivisions. These are activities that are dependent of recommendations or decisions of the Planning and Zoning Commission, Board of Adjustment, or Building Construction Codes Commission. In the interest of public health, City boards and commissions are not meeting until further notice.

Section 5 of the ordinance delays the processing of applications for rental Certificates of Compliance and applications for renewals of Certificates of Compliance, ordinarily due on April 1st or May 1st, until June 1, 2020. The Department's Neighborhood Services Division has suspended interior rental inspections to limit potential exposure of staff and the public.

The Department has redeployed some of its inspections staff to assist the Department of Public Health and Human Services and the Contact Center with Stay at Home Order compliance.

It should be made clear that the Department continues to accept and review new applications to make as many projects ready-to-go as possible when the emergency order is lifted.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The City Manager's actions which suspended the processing of permits and applications are only valid up to a period of 21 days unless confirmed and authorized by Council. If Council chooses not to approve these actions, the department will resume normal activities.

The bill has an emergency clause which allows for Council to consider the bill and adopt it on the same day as introduction. In order to do so, the bill must receive a six-sevenths (6/7) vote of the entire Council.

Fiscal Impact

Short-Term Impact: Not applicable.

Long-Term Impact: Not applicable.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
	None.

Suggested Council Action

None.