

**CITY OF BRANSON – MUNICIPLE CODE**  
**Chapter 18 – BUILDINGS AND BUILDING REGULATIONS**  
**ARTICLE II. – BUILDING CODES**

Sec. 18-27. - International Building Code.

- (a) *Adopted.* The International Building Code, 2018 edition, published by the International Code Council, Inc., a copy of which is on file in the office of the city clerk, is hereby adopted as the building code of the city with the additions, insertions, deletions and changes, if any, prescribed in subsection (b) of this section.
- (b) *Amendments.* The code adopted by subsection (a) of this section is hereby amended by substituting the following sections or portions of sections for those sections or portions of sections with corresponding numbers of the International Building Code, 2018 edition, or where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

*Section 101.1 Title:* These regulations shall be known as the Building Code of the City of Branson, hereinafter referred to as "this code".

*Section 109.2 Fee Schedule:* See Article I of this chapter.

*Section 109.4 Work commencing before permit issuance:* See Article 1 of this chapter.

*Section 109.6:* Refunds. See Article I of this chapter.

*Delete in its entirety Section 110.3.7:* Energy efficiency inspections.

*Section 111.3:* Temporary Occupancy.

- a. The building official may issue a certificate of substantial completion and/or a temporary certificate of occupancy in accordance with this section.
- b. For the purpose of this section, "white box construction" means the construction of a shell structure, which will house two or more separate commercial tenants. White box construction consists of the architecture of the building, including the framework, the perimeter/exterior walls, the building core and columns, and other structural load bearing elements of the building with all tenant space completed to a shell condition with all utilities and common and shared systems stubbed in and accessible for extension and connection. A working GFCI protected receptacle and sufficient lighting with control shall be provided.
- c. Certificate of substantial completion.
  1. Prior to the completion of all of the remaining requirements for a certificate of completion under the code, the building official may issue a certificate of substantial completion for a building or structure that is a white box construction, provided, that all of the following requirements have been satisfied.
    - i. All areas of the white box construction can be occupied safely for the purposes of tenant infill, which will be completed under a separate building permit for each tenant who is finishing a portion of the white box construction.

- ii. The applicant for the certificate of substantial completion enters into an agreement, in a form acceptable to the city attorney and the building official, which establishes the applicant's duties and obligations related to completing all remaining requirements for a certificate of completion, which requirements shall be completed not later than one year from the issuance of the certificate of substantial completion.
  - iii. The applicant for a certificate of substantial completion provides a performance bond in an amount sufficient to complete all remaining requirements of certificate of completion. The amount of the bond shall be set at an amount equal to the finished construction costs as estimated and certified by a licensed design professional in the State of Missouri or as established by the 2015 International Building Code Building Valuation Data Table, published February 2015, whichever is greater.
2. Upon the completion of all of the remaining requirements for a certificate of completion under the code and pursuant to the agreement entered into under this section, the holder of a certificate of substantial completion shall submit a written application for a certificate of completion, which may be issued pursuant to section 111.2.

*Section 114.4 Violation Penalties:* See Chapter 1 of this Code.

Delete in its entirety *Section 115.1 Authority*.

*Section 115.1 Authority.* See Article I of this chapter.

*Section 115.3 Unlawful Continuance.* See Article I of this chapter.

*Section 403.1 Applicability:* The provisions of this section shall apply to all buildings having floors located more than 50 feet above grade level or more than five stories in height. All references, in other sections of this code, to the 75 feet height restrictions shall be made to read 50 feet or more than five stories in height.

*Exception:*

6. When a minimum of 25-foot clear, hard surfaced, fire lane is provided immediately adjacent to the structure for fire department vehicle access, then allowing a maximum height not to exceed 60 feet.

Delete in its entirety Chapter 13 Energy Efficiency.

*Section 1612.3 Establishment of flood hazard areas.* Insert: City of Branson, March 15, 2012.