



## STAFF REPORT

### Board of Aldermen

**AN ORDINANCE AMENDING CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, ADDING SECTION 18-10 BUILDING/STRUCTURE DEMOLITION OF THE BRANSON MUNICIPAL CODE TO REGULATE THE DEMOLITION PROCESS.**

**FIRST READING:    MAY 13, 2025**

**FINAL READING:    MAY 27, 2025**

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**Initiated By:** Planning and Development

**Approved By:** *Cathy Stepp*

**Financial Impact:** No Impact/Not Applicable

**Community Plan 2030:** LU-5:Development Codes & Regulations

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#### **FACTS:**

The proposed ordinance introduces a new Section 18-10 to Chapter 18 of the Branson Municipal Code, establishing formal procedures and requirements for building and structure demolition. At present, no specific code section addresses demolition permitting, resulting in inconsistent practices and limited safeguards. Section 18-10 outlines clear expectations, including the need for owner authorization, verification of utility disconnections, appropriate handling of asbestos or hazardous materials, and coordination with adjacent property owners and emergency services when demolition activities pose a risk. It also allows the Planning and Development Director to require temporary protective barriers in the public right-of-way when necessary.

#### **DETAILED ANALYSIS:**

The addition of Section 18-10 fills a critical gap in Branson's building regulations by providing a structured and enforceable process for demolition activities. Without existing code provisions, the City has lacked the legal framework to ensure demolition is conducted safely, responsibly, and in coordination with utility providers and public safety agencies. Section 18-10 provides guidance for staff and permittees to mitigate public hazards, improve communication with stakeholders, and safeguard adjacent properties and infrastructure. It also introduces administrative discretion, allowing the Director of Planning and Development to assess risk and apply appropriate conditions based on each project's location and complexity. This addition brings Branson's demolition regulations in line with modern municipal standards and reinforces the City's proactive approach to development oversight and public safety.

#### **BACKUP DOCUMENTATION:**

No Additional Information