

CITY OF ORONOGO

Application for Building Permit & Certificate of Occupancy

Date _____

Permit # _____

General Contractor

Name: _____

Address: _____

Phone #: _____ Fax#: _____

Property Owner

Name: _____

Address: _____

Phone #: _____

(NOTE: Please provide a copy of a recorded Deed for proof of ownership and a survey if applicable.)

TYPE OF CONSTRUCTION

Single Family Multi Family Commercial Remodel Addition Accessory Building

(Circle one)

Building Site Address _____ Zoning _____

Subdivision Name: _____ Lot# _____

Flood Zone: Yes No
(circle yes or no)

Lead/Cadmium Area: Yes No
(circle yes or no)

Storm Water Plan: Yes No
(circle yes or no)

Number of Stories **1 2 3** Lot Size: _____
(circle one)

Use of Building _____ # of Dwelling Units _____

Number of feet from property lines: Front _____ Sides: ____/____ Rear _____

Structures presently on site _____

	<u>Finished</u>	<u>Unfinished</u>	<u>Square Feet</u>
Basement square footage	_____	_____	= _____
1 st Floor square footage	_____	_____	= _____
2 nd Floor square footage	_____	_____	= _____
Other	_____	_____	= _____

Additional contractors on jobsite cont'd:

Oronogo City License #

Garage Door Installer _____	_____
Insulator _____	_____
Drywall Hanger _____	_____
Drywall Finisher _____	_____
Roofer _____	_____
Countertop Installer _____	_____
Cabinet Installer _____	_____
Closet Installer _____	_____
Siding Installer _____	_____
Stucco/EIFS Installer _____	_____
Window Installer _____	_____
Guttering Installer _____	_____
Countertop Installer _____	_____
Carpet & Tile Installer _____	_____
Landscaping Contractor _____	_____
Fireplace Installer _____	_____
Termite Treatment _____	_____
Other (_____) _____	_____

Permits for new construction are valid for one year. Remodel, modular and new addition permits are valid for 6 months. Accessory building permits are valid for 3 months. If the construction is not completed within the timeframe allowed you may request additional time from the Board of Alderman. No permit fees or inspections will be reimbursed unless approved by the Board of Alderman, even if all inspections were not performed due to the expiration of the permit. If the Board of Alderman requires a new permit fee, then remaining inspections to be completed must be paid for along with the new permit fee.

Estimated Construction Start Date: _____

Estimated Construction End Date: _____

No permit will be approved or issued until the completed building permit application has been filed in the office of the City Clerk and all appropriate fees have been paid. Please allow up to five days for processing.

I understand that a **CERTIFICATE OF OCCUPANCY** is required prior to occupancy of this structure and that, no structure shall be occupied until the structure passes the Final Inspections and a **CERTIFICATE OF OCCUPANCY** has been issued.

I hereby certify that I have read and examined this application and I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

READ AND REVIEW CAREFULLY

I further understand that per Section 500.620 paragraph D- The Building Inspector or other competent person designated by him/her as his/her agent shall have the right to enter into any building or structure in the discharge of his/her official duties; and for that purpose he/she shall be given prompt access to all buildings or structures, public and private, on application to the company or individual owning or having charge or control thereof. Any person who denies access to the Building Inspector or his/her agent shall be in violation of the terms of the application for building permit and said permit may be revoked at the discretion of the Building Inspector, subject to appeal before the Board of Aldermen.

Signature of applicant: _____ Date _____

Address: _____

Phone # : _____

Please provide a survey/sketch plan with proposed location of building.

1. Please show, and label, streets/roads and indicate location of driveway.
2. Please show the location and dimensions of the proposed building in relation to lot lines.
3. Indicate location of wastewater treatment in relation to structure and lot lines
4. Indicate and label all existing structures on property.
5. For additions, indicate existing structure and location of addition.

City Clerk: _____ Date: _____

Building Inspector: _____ Date: _____

Public Works Superintendent: _____ Date: _____

The City Clerk, Building Inspector, and the Superintendent of Public Works will review your application, along with the site plan detail. They may approve, conditionally approve, or deny the application. If not approved, the applicant shall be notified by the City Clerk or Building Inspector of such action, pointing out deficiencies in writing and outline the remedy deemed necessary to gain approval of the application.

ADDITIONAL PERMIT INFORMATION

The building inspector will review with the applicant the land use and zoning regulations pertinent to the applicant's request to place (or construct) a structure.

BUILDING SITE/LOT PLAN INFORMATION:

- 1- A copy of your plat drawing of the building site/lot plan preferred to be prepared by a registered land surveyor or registered engineer showing address, legal description, boundaries, date, north arrow, grade and scale of the plat with the following noted:
 - A. Lot number (or indicate metes and bounds)
 - B. Location of building/structure on the lot and its accurate measurements
 - C. Location of all present, proposed public and private ways, driveways, and curbs.
2. City water and sewer must be available for you to connect at your building site/lot. Septic tanks (or private sewage systems) and wells for potable water are not permitted within the city.

Does your building site/lot have water and sewer? Yes No **(circle one)**

If the City of Oronogo utilities are off-site of your lot/property or project it is the responsibility of the Permit applicant/builder/developer of this intended permit to acquire the necessary easements and incur all of the additional cost of the extension of the City of Oronogo utilities to your lot/property or project. The City of Oronogo utilities shall be constructed per the City of Oronogo specification ordinances. The issuance of this permit does not imply nor insure the City of Oronogo utilities are located on your lot/property or project nor does it imply the City will incur the cost to bring the City Of Oronogo' utilities to your lot/property or project for either residential or commercial projects. (utilities definition includes gas line/gas main/sewer lateral/sewer main/water main/water service connection)

3. If applicable, existing and proposed topography shown at not more than two-foot intervals, if any portion of the parcel is in the 100-year flood plain, the area shall be shown, with base flood elevations.
4. Explain storm water runoff control plan and drainage system. Indicate pattern of water discharge.
5. Zoning district boundaries adjacent to site perimeter.

Please call **24 hours in advance** to schedule an inspection; **failed inspections require correction and a \$50 re-inspection** fee before further inspections. Please make a note to call City Hall (417-673-4541) to set up all inspections; **a 24 - 48-hour notice is required**. There will be NO inspections scheduled on weekends. Please make inquiries to the building inspector regarding current code.

INSPECTIONS

The following are just some of the items that will be looked at throughout the construction process which seem to cause failures. This is just a partial list of items that will be looked for during routine inspections/

ADDRESSES POSTED ON BUILDING SITE

The correct address must be posted on the building site. The sign may be one furnished by your supplier or of your design, it must be easily visible from the street.

SILT FENCING/FOOTING INSPECTION

Before scheduling a footing inspection, you must have silt fencing in place and you must pull a string line between all four (4) property corner pins. Required set back rules are as follows: interior lots; 20 feet front minimum of ten percent (10%) of the lot width, except that a width greater than twenty (20) feet shall not be required and, not less than 25 feet for rear yard. Corner lots must follow the same rules as interior lots with the following exception for side yard which must be 20 feet. **ALL SILT FENCING MUST BE IN PLACE PRIOR TO ANY EXCAVATING.**

FOUNDATION INSPECTION

Anchor bolts should be on 6foot centers and a bolt within 12" of every corner and joint.

FLOOR INSPECTION

A floor inspection is required on all wood frame floors and slab floors. A wood floor must be inspected prior to laying sub flooring. A slab floor inspection is required before concrete may be poured.

FRAMING INSPECTION

Make certain you are not exceeding wall framing heights with 2x4 framing material. Bedroom egress minimum window must be 20" x 24". The maximum window sill height from the floor is 44". Hurricane ties must be used securing the ceiling joists and rafters to the walls.

ROUGH IN ELECTRIC INSPECTION

All wiring must comply with the National Electric Code as adopted by the City of Oronogo. Smoke detectors in all bedrooms and adjoining hallways must be interconnected. When you call for a permanent electrical inspection be sure you have all GFCI's and AFCI's in required locations. Absolutely no electrical panels located in bedroom closets or bathrooms.

ROUGH IN PLUMBING INSPECTION

Nail guards are required on all stud and plate penetrations within 1½" of wall surface edge. A minimum of a 12" x 12" framed opening for access to all slip joints on tub installations. Check for correct water heater installations. Install pans where required and proper pressure relief valve piping per code.

MECHANICAL SYSTEMS INSPECTION

Flex ducting needs to be supported at least every four (4) feet, no kinks are allowed. Make sure all boots are completely insulated. The secondary drain from emergency pan needs to terminate at a conspicuous place. The minimum attic access opening to equipment must be 22"x 30".

PERMANENT ELECTRIC INSPECTION

Service head and disconnect installed with service lateral dug out four (4) feet from house. All bonding and grounding complete. Conduit properly clamped to structure.

MISCELLANEOUS ITEMS

Stairway construction needs close attention to detail regarding tread height, tread depth, nosing, handrails and all clearances

Permits for new construction and remodel are based on total cost of construction as follows:

New Construction – sq. ft. of living space X \$90.00 X .0025

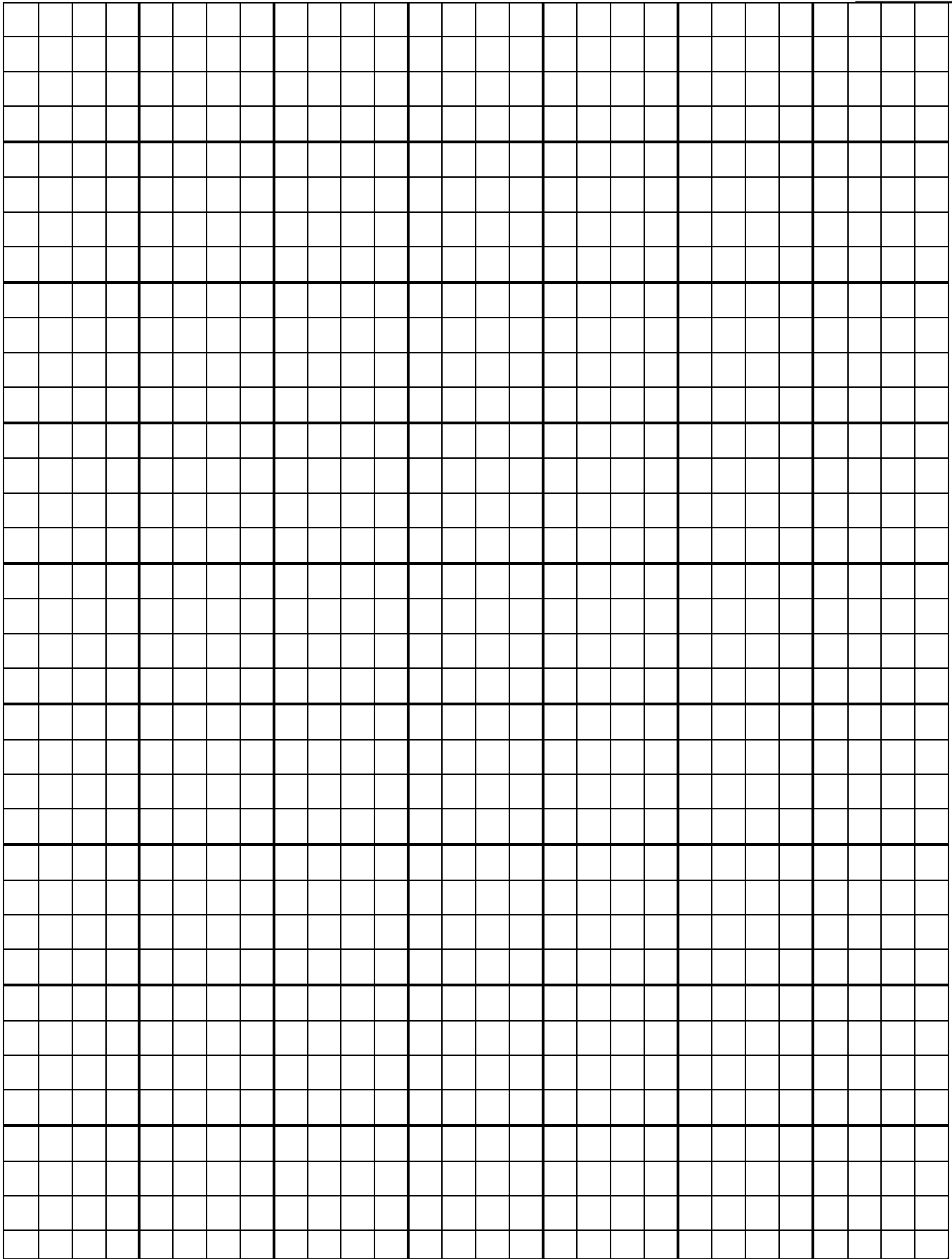
Remodel \$75.00 for less than 499 square feet over 500 square feet same calculation as above

PLUS, ALL REQUIRED INSPECTIONS.

ADMINISTRATIVE	\$50.00
PLAN & LOT REVIEW	\$50.00
FOOTING	\$35.00
FOUNDATION	\$35.00
TEMPORARY ELECTRIC	\$35.00
FLOOR	\$35.00
FRAMING	\$35.00
ROOFING	\$35.00
UNDERLAYMENT	\$35.00
UNDERGROUND ELECTRIC	\$35.00
ROUGH IN ELECTRIC	\$35.00
ROUGH IN PLUMBING	\$35.00
ROUGH SLAB PLUMBING	\$35.00
ROUGH IN MECHANICAL	\$35.00

PERMANENT ELECTRIC	\$35.00
ROUGH-IN GAS	\$35.00
FINALS/OCCUPANCY	\$50.00
RE-INSPECTION	\$50.00
ELECTRIC UPGRADE	\$35.00

SITE PLAN



Scale – 1 in = _____

1 inch