

I the undersigned acknowledge that I have received the Building Permit Packet and understand that there is pertinent information regarding my Building Permit. I realize the importance of reading and understanding this information.

DATE: _____

NAME: _____

ADDRESS OF CONSTRUCTION: _____

TO: ALL GENERAL CONTRACTORS

FROM: MICHAEL PIM
BUILDING INSPECTOR
CITY OF CARL JUNCTION

RE: INSPECTIONS

DATE: June 30, 2011

THE FOLLOWING ARE SOME OF THE ITEMS THAT I WILL BE LOOKING AT THAT SEEM TO BE REPETITIVE FAILURES THROUGHOUT THE CONSTRUCTION PROCESS. THIS IS JUST A PARTIAL LIST OF ITEMS THAT I WILL BE LOOKING FOR DURING MY ROUTINE INSPECTIONS.

1. ADDRESS POSTED AT BUILDING SITE.
THE CORRECT ADDRESS MUST BE POSTED ON THE BUILDING SITE. IT IS PREFERRED TO BE A WOODEN SIGN SPRAY PAINTED WITH THE HOUSE NUMBER'S AND PLACED ON THE ADDRESS SIDE OF THE BUILDING LOT. IF THERE IS NOT A VISIBLE, LEDGEABLE SIGN POSTED ON THE SITE THROUGHOUT THE CONSTRUCTION PROCESS YOUR INSPECTIONS WILL AUTOMATICALLY FAIL.
2. FOOTING INSPECTIONS
BEFORE SCHEDULED A FOOTING INSPECTION YOU MUST PULL A STRING LINE BETWEEN ALL (4) PROPERTY CORNER PINS PRIOR TO INSPECTION, TO ALLOW FOR PROPER SET BACKS TO BE CHECKED. CHECK FOR PROPER PLACEMENT AND SIZE OF REINFORCING BARS. CHECK FOR PROPER DEPTH AND WIDTH OF FOOTING. IF NOT THEN THE INSPECTION FAILS AND YOU WILL HAVE TO PAY A RE-INSPECTION FEE AND RE-SCHEDULE THE INSPECTION.
3. FOUNDATION INSPECTION
DO NOT START FRAMING WITHOUT A FOUNDATION INSPECTION. ANCHOR BOLTS ON 6' FOOT CENTERS AND A BOLT WITHIN 12" OF EVERY CORNER. CHECK FOR PROPER SIZE AND PLACEMENT OF REINFORCING BARS, IF A POURED FOUNDATION IS USED. CHECK FOR PROPER SIZE AND TYPE OF CONCRETE BLOCKS.
4. FLOOR INSPECTION
A FLOOR INSPECTION IS REQUIRED ON ALL WOOD FRAME FLOORS. CHECK FOR PROPER SIZE AND SPACING OF FLOOR FRAMING MATERIAL AND FOR PROPER BRIDGING, PREFERABLY BEFORE SUBFLOOR MATERIAL IS INSTALLED. HURRICANE TIE DOWNS SHOULD BE USED BEGINNING AT THE POINT.
IF A SLAB FLOOR IS USED THEN AN INSPECTION IS REQUIRED BEFORE ANY CONCRETE CAN BE POURED, TO CHECK FOR PROPER PLUMBING DRAIN INSTALLATION.
5. FRAMING INSPECTION.
CHECK FOR PROPER SIZE AND GRADE OF DIMENSIONAL FRAMING LUMBER. MAKE CERTAIN YOU ARE NOT EXCEEDING WALL FRAMING HEIGHTS WITH 2X4 FRAMING MATERIAL.
MAKE SURE THAT YOU ARE USING THE CORRECT WINDOW IN BATHROOM. IF OVER A TUB, A TEMPERED GLASS UNIT MUST BE INSTALLED AND BEAR THE PROPER STAMP PER CODE. BEDROOM GRESS, MINIMUM WINDOW SIZE 20"X24". THE MAXIMUM WINDOW SILL HEIGHT FROM THE FLOOR IS 44". HURRICANE STRAPS SHOULD BE USED TIEING THE WALL TO THE FLOOR AND TIEING THE CEILING JOISTS AND RAFTERS TO THE WALLS.
6. ROUGH IN ELECTRIC INSPECTION.
IF THE SERVICE HEAD EXTENDS MORE THAN THREE (3) FEET FROM THE SUB PANEL YOU WILL HAVE A DISCONNECT AT SERVICE HEAD.
SMOKE DETECTORS IN ALL BEDROOMS AND ADJOINING HALLWAYS OR ROOMS MUST BE INTERCONNECTED.

[Type text]

ALL CLOSET LIGHTING MUST MEET NEC CODES.
WHEN YOU CALL FOR A PERMENANT ELECTRICAL INSPECTION MAKE SURE YOU HAVE ALL GFCI'S IN REQUIRED LOCATIONS.
REQUIRED LIGHTING IN ATTIC AND CRAWL SPACES WHERE EQUIPMENT IS LOCATED.
ABSOLUTELY NO ELECTRICAL PANELS LOCATED IN BEDROOM CLOSETS OR BATHROOMS.
ALL BEDROOMS ARE REQUIRED TO HAVE ARC FAULT PROTECTION.
ALL WIRING MUST BE SECURED TO BUILDING.

7. ROUGH IN PLUMBING INSPECTION.

NAIL GAURDS ARE REQUIRED ON ALL STUD AND PLATE PENETRATIONS WITHIN ½" OF WALL SURFACE EDGE.
A MINUMUM 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 NEEDED AND PROPER PRV PIPING PER CODE.
NO GAS FLEX CONNECTORS OVER THREE (3) FEET LONG.

8. 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.
MINIMUM ATTIC ACCESS OPENING TO EQUIPMENT WILL BE 22"X30".
NO GAS FLEX CONNECTORS OVER THREE (3) FEET LONG.

9. PERMANENT ELECTRIC INSPECTION

SERVICE HEAD INSTALLED WITH SERVICE LATERAL DUG OUT FOUR (4) FEET FROM HOUSE. ALL BONDING AND GROUNDING COMPLETE.
CONDUIT PROPERLY CLAMPED TO STRUCTURE.
GFIC CIRCUITS MADE UP.

10. MISCELLANEOUS ITEMS.

STAIRWAY CONSTRUCTION NEEDS CLOSE ATTENTION TO DETAIL. TREAD HEIGHT, TREAD DEPTH, NOSING, HANDRAILS AND ALL CLEARANCES

THESE ARE SOME OF THE MAIN ITEMS THAT HAVE BEEN A CONCERN IN THE PAST. MY INTENT IS TO POINT OUT THESE ITEMS OUT TO REMIND YOU IN ADVANCE PRIOR TO THE INSPECTION. I REALIZE RE-INSPECTIONS ARE TIME CONSUMING AND COSTLY FOR YOU TO DEAL WITH.

PERMITS FOR NEW CONSTRUCTION AND REMODEL ARE PRICED AS FOLLOWS:

COST IS BASED ON TOTAL COST OF CONSTRUCTION.

\$5.00 FOR THE FIRST \$1,000.00

\$.50 FOR EACH \$1,000.00 AFTER THAT

IF ANY QUESTION ARISES PLEASE FEEL FREE TO CONTACT ME.

MICHAEL PIM
BUILDING INSPECTOR
CITY OF CARL JUNCTION MO

CITY HALL- 417-649-7237

CELL- 417-438-4645

[Type text]

CITY OF CARL JUNCTION, MO.
SUB-CONTRACTOR LIST

DATE: _____ **PERMIT #:** _____

CONSTRUCTION SITE ADDRESS: _____

CONTRACTOR/BUILDER: _____

CONTRACTOR FAX #: _____

CONTRACTOR PHONE #: _____

OWNER: _____

ELECTRICAL CONTRACTOR: _____

PLUMBING CONTRACTOR: _____

MECHANICAL CONTRACTOR: _____

EPA LICENSE NO: _____

PLEASE MAKE NOTE TO CALL CITY HALL (417) 649-7237 TO SET UP ALL INSPECTIONS AND THAT A 24 HOUR NOTICE IS REQUIRED.

BUILDING SPECIFICATION: PLEASE MAKE INQUIRIES TO BLDG INPSECTOR AS TO CURRENT CODE

NOTE: THE CITY OF CARL JUNCTION, MO. REQUIRES ALL CONTRACTORS AND SUB-CONTRACTORS TO BE FULLY LICENSED.

Attach a list of all sub-contractors that will be working on the job site.

All Sub Contractors are required to have a License with the City of Carl Junction.

[Type text]

LISTS OF ALL SUB-CONTRACTORS

- EXCAVATING _____
- CONCRETE _____
- BLOCK AND BRICK LAYERS _____
- FRAMERS _____
- ELECTRICIANS' _____
- PLUMBERS' _____
- HVAC _____
- GARAGE DOOR INSTALLERS _____
- INSULATORS _____
- DRYWALL HANGERS _____
- DRYWALL FINISHERS _____
- PAINTERS' _____
- ROOFERS' _____
- CABINET INSTALLERS _____
- SIDING INSTALLER _____
- WINDOW INSTALLER _____
- GUTTERING INSTALLERS _____
- CARPET & TILE INSTALLERS _____
- LANDSCAPING _____

INFORMATION NEEDED FOR BUILDING PERMIT

NAME OF APPLICANT:

ADDRESS OF APPLICANT: _____

PHONE # OF APPLICANT: _____

FAX # OF APPLICANT: _____

TYPE OF BUILDING: NEW CONSTRUCTION SINGLE FAMILY NEW CONSTRUCTION MULTI-FAMILY

DETACHED BLDG REMODEL ADD-ON NEW CONSTRUCTION COMMERCIAL

NUMBER OF STORIES: 1 2

SUBDIVISION NAME: _____

LOT #: _____ LOT SIZE: _____

CONSTRUCTION SITE ADDRESS: _____

TYPE OF FOUNDATION: BLOCK BASEMENT CONCRETE PAD POURED CONCRETE

NUMBER OF SQUARE FEET:

ESTIMATED COST OF CONSTRUCTION: _____

SPEC CUSTOM: NAME OF OWNER: _____

ADDRESS: _____

REMINDER: A SITE PLAN HAS TO BE ATTACHED TO THESE FORMS.

[Type text]

APPLICATION FOR PLACEMENT OF A STRUCTURE PLUS A BUILDING PERMIT

(SEC.405 110: SEC 415.040 SEC 415.090 SEC 415,130; SEC 500.040: AND SEC 500.090)

APPLICANT: _____ PERMIT# _____ DATE: _____

APPLICANT'S CURRENT ADDRESS: _____

PHONE #: _____ LOCATION/ADDRESS OF STRUCTURE: _____

The City Clerk shall review with the applicant the land-use and zoning regulations pertaining to applicant's request to place (or construct) a structure. Where applicable, please provide name of subdivision: _____

Because this form is used for several purposes, please check the structure, which applies to your request:

_____ **Single-Family Home R-1 Residential District**

_____ **Two to Four Family R-2 Residential District**

_____ **Multi-Family Residential R-3 Residential District**

_____ **Modular Home R-2 Residential District**

_____ **Manufactured Home Outside a Manufactured Home Park R-3 Resid.Dist.**

_____ **Manufactured Home Within a Manufactured Home Park R-3 Resid. Dist.**

_____ **Accessory Structure (Building Permit required if construction cost exceeds exceeds \$1000.00)**

IDENTIFY: Garage____; Storage Bldg____; Workshop____; Addition____; Other____:

In addition to the completed Building Permit form, applicant shall supply the

City Clerk with building site/lot plan information. Please complete the following section as it applies to your request. The City Clerk will advise you if additional information is needed to act upon your application. No action will be taken until the completed APPLICATION TO PLACE A STRUCTURE AND BUILDING PERMIT, plus appropriate fees, have been filed with the City Clerk.

Application for placement of a structure plus a Building Permit

A. Construction standards for a factory-built home or unit to be placed or setup in the City of Carl Junction:

- 1. **Factory-Built Manufactured Homes must bear a seal issued by the U.S. Dept. of Housing and Urban Development.**
- 2. **Factory-Built Manufactured Homes/ Units must meet construction standards of the Building Officials & Code Administrations International, Inc. (BOCA) which has been adopted by the City of Carl Junction.**

B. **Building Site/Lot Plan Information (Sec. 405.110):**

Generally if your request for a Building Permit is to construct (or setup) a residence (includes factory-built outside a manufactured home park), all of the following items will be needed:

- 1. **A copy of your plat drawing of the building site/lot plan (see attached example) (preferred to be prepared by a registered land surveyor or professional engineer) showing address, legal description, boundaries, date, north arrow and scale of plat with the following noted:**
 - a. **Lot number (or indicate metes and bounds)**
 - b. **Location of building/structure on the lot and its accurate dimensions;**
 - c. **Location of all present, proposed public and private ways, driveways, curbs;**

- 2. **City water and city sewer must be available for you to connect to 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 city water and city sewer? _____

- 3. **If applicable, existing and proposed topography shown at not more than two-foot intervals. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations;**

- 4. **Explain storm water runoff control plans and drainage system. Indicate pattern of water drainage.**

- 5. **Zoning district boundaries adjacent to sites perimeter.**

Application for placement of a structure plus a Building Permit

Depending upon your request and information provided, additional detail may be needed.

The City Clerk, Building Inspector, City Administrator or Supt. of Public Works will review your application along with the building site/lot plan detail and the Building Permit information. They may approve, conditionally approve, or deny the Building Permit. If not approved, applicant shall be notified by the City Clerk of such action, explaining deficiencies in writing, and outline remedies deemed necessary to gain approval of the application to place or construct a structure.

(Signatures of the 4 city officials reviewing application)

_____ City Clerk _____ Building Inspector

_____ City Adm. _____ Supt. Public Works

Dated: _____

(This form is to be filed with the City Clerk’s office copy of the Building Permit.)

SCALE: 1" = 20.00'

BASIS OF BEARINGS: THE RECORDED PLAT.
CLASS OF PROPERTY: (C) URBAN.



C/L BOGWOOD TRAILS LOOP

COPY



#1

SECTION - 15	TOWNSHIP - 28	RANGE - 33
SCALE: 1" = 20.00'	DATE: 08/24/04	FILE NAME: LOT32F
FIELD BOOK #		
STEWART & NEECE LAND SURVEYING COMPANY, LLC		
2607 SOUTH MAIN STREET, LOPLIN, MISSOURI 64804		
PHONE: 417-897-0311 FAX: 417-897-0312 E-MAIL: STEWART@STWARTANDNEECE.COM		
SERVING THE FOUR STATES SINCE THE YEAR 1922		
LAND SURVEYS, LOT SURVEYS, SUBDIVISION, MINE DATA & BLUEPRINTS		
E-MAIL: STEWARTANDNEECE@GGBRONLINE.COM		

LEGAL DESCRIPTION:
ALL OF LOT #32 IN DOGWOOD TRAILS SUBDIVISION, PLAT #1, IN THE CITY OF CARL JUNCTION,
JASPER COUNTY, MISSOURI, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND
RESERVATIONS OF RECORD.

W. NEECE, REGISTERED LAND SURVEYOR OF JOPLIN, JASPER COUNTY,
CERTIFIES THAT THE ATTACHED PLAT WAS PREPARED UNDER MY
SUPERVISION AND ACCURATELY DESCRIBES THE LOCATION OF THE WORK
HEREIN TAKEN. THIS IS NOT A LAND SURVEY. IT IS A
PLAN SHOWING THE PROPOSED LOCATION OF IMPROVEMENTS IN
PROPERTY BOUNDARIES.

W. Neece 8/24/04
W. NEECE, MO.L.S. #396