

# CITY OF AVA

## Occupancy Permit Application

Building Permit # \_\_\_\_\_  
Permit Issue Date \_\_\_\_/\_\_\_\_/\_\_\_\_\_  
Proposed use \_\_\_\_\_  
Permanent or temporary permit \_\_\_\_\_  
Property street address \_\_\_\_\_ Ava, MO 65608  
Property owner \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_ Zip Code \_\_\_\_\_  
Phone#(\_\_\_\_)-\_\_\_\_-\_\_\_\_\_

I am hereby applying for a certificate of occupancy for the above listed property. I agree to pay all applicable fees for the issuance of said permit. I understand that no occupancy permit will be issued unless the property complies with the following codes and ordinances where applicable:

- City of Ava Municipal Code
- International Building Code 2006
- International Residential Code 2006
- International Mechanical Code 2006
- International Fire Prevention Code 2006
- International Energy Conservation Code 2006
- International Plumbing Code 2006
- International Fuel Gas Code 2006
- International Property Code 2006
- International Existing Building Code 2006
- International Electric Code Administrative Provisions 2006
- National Electric Code 2005

Printed Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_\_

Office Use Only		Zoning Class	
Occupation Class		Approval	Y ___ N ___
Construction Type		Approved By	

# **The following is a checklist for obtaining a Certificate of Occupancy**

This inspection is a visual inspection mainly looking for safety hazards and unsanitary conditions along with any Code Violations. This inspection is not designed to check every outlet, open and close windows, run appliances through their cycles, and turn on heat during summer months.

1. Address numbers 4" in height placed conspicuously on street side of building.
2. Electric, gas, and water must be turned on at time of inspection.
3. Interconnected smoke detectors are required on all levels, in all sleeping areas, and in all areas in the means of egress from sleeping areas. -Residential
4. Interconnected smoke detectors with audio and visual notification or a fire alarm system shall be installed that will be seen/heard in all areas of the building. -Commercial
5. Carbon monoxide detector required outside sleeping areas. Exception: All electric appliances and detached garages. -Residential
6. At least one Fire extinguisher (Type ABC) is recommended. – One and two family residential
7. Fire extinguishers are required within 30 ft of cooking equipment, in areas where flammable or combustible liquids are stored, used, or dispensed, where required by table 906.1 IFC 2006 and special hazard areas. Placement of fire extinguishers shall comply with tables 906.3(1) & 906.3(2) IFC 2006. - Commercial (see addendums)
8. Outlets in wet locations are to be GFCI protected. (Kitchens, baths, outdoors, garages, unfinished basements, etc.)
9. Outlets in sleeping areas are to be Arc Fault protected.
10. All appliances must be installed properly and be in proper working order. (stoves, exhaust fans, garbage disposals, etc.). All fixtures for commercial spaces must be installed.
11. All stairs of three (3) or more steps must have a handrail installed. (must meet current adopted codes).
12. All landings or porches 30" inches in height or higher must have a rail around entire area.
13. Mobile homes and/or trailers are required to have a section of skirting removed to check for tie downs every 10ft.
14. All supporting members must be structurally sound (floors, walls, ceilings, roof members, etc.).

15. Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware (sash cords etc.).
16. Excessive peeling paint, cracked or loose plaster, decayed wood shall be repaired and or replaced and properly painted.
17. Basements and crawl spaces shall be reasonably free from water and /or dampness. Sump pumps are acceptable.
18. Wood stoves, fireplaces, fireplace inserts, etc. must be installed in accordance with the building code and manufacturers instructions.
19. Buildings must be free of insect infestation.
20. No extension cord type wiring is permitted for permanent installation.
21. All lighting fixtures, outlets and switches must be properly secured.
22. All grass and weeds shall be properly cut and maintained.
23. No miscellaneous debris is permitted to be left on site.
24. Sidewalks and driveways must be free of trip hazards.
25. No broken, cracked or missing glass.
26. Roof must be in sound condition and waterproof, with no excessive deterioration.
27. All trim work around doors, windows, etc. must be properly caulked to eliminate moisture penetration.
28. Electrical service wire to building must be in sound condition and properly secured to the building.
29. Panels are to be labeled for their ratings and usage – Commercial.
30. All swimming pools must be structurally sound, containing no stagnate water and properly fenced. No body of water that will create a place for mosquitoes to breed is permitted.
31. All pools shall be protected by a ground fault circuit interrupter.
32. Bathroom and kitchen floors shall be impervious to water and be in a clean and sanitary condition.
33. All bathtubs and showers must be properly caulked and maintained in good repair.
34. Heater must be in proper working order, free from defects and wired properly with an emergency shut off switch.
35. Hot water heater must be in proper working order. And all pressure relief valves must have an extension pipe installed and terminating within six (6) inches of the floor or an approved drain.
36. All plumbing fixtures must be properly installed and properly working as designed with no drips and/or leaks.
37. Zoning will be reviewed to ensure compliance before a Certificate of Occupancy is issued.

**IT IS THE HOME OWNERS RESPONSIBILITY TO TAKE OUT  
ALL NECESSARY PERMITS REQUIRED BY LAW.**

This list is subject to change without notice. It is the homeowner and/or agents responsibility to obtain a current copy. {revision 03042014}

**Addendums:**

**Copy of the City of Ava municipal code**

**Sec. 90-46. - Construction and occupancy permits.**

(a) No building shall hereafter be erected, reconstructed or altered, nor shall any work be start upon same until a building permit for same has been issued by the superintendent of buildings, which permit(s) shall state that the proposed building complies with all the provisions of this chapter.

(b) No land should be occupied or used and no building hereafter erected or structurally altered shall be occupied or used in whole or in part for any purpose whatsoever other than farming until a certificate of occupancy is issued by the superintendent of buildings stating that the building and use comply with the provisions of this chapter. No change of use shall be made in any multiple-family dwelling or nonresidential building or part thereof now or hereafter erected or structurally altered without an occupancy permit being issued therefore by the superintendent of buildings. No permit shall be issued to make a change unless the changes are in conformity with the provisions of this chapter.

(c) Certificates of occupancy shall be applied for coincidentally with the application for a building permit and shall be issued with ten days after the lawful erection, reconstruction or alteration of the building is completed. A record of all construction and occupancy permits(s) shall be kept on file in the office of the superintendent of buildings and copies shall be furnished on request to any person having a property of tendency interest in the building affected.

(d) No building permits shall be issued until the plans for a proposed building are reviewed and approved according to the procedure and requirements of the section on minimum standards of civic design.

(e) Nothing in this section shall prevent the continuance of a non-conforming use as herein before authorized, unless a discontinuance is necessary for the safety of life and property.

(f) Prior to closing on any new residential structure, or any new or existing commercial, industrial or institutional structure, the builder, contractor or seller shall obtain a copy of a certificate of occupancy for that structure from the city, and furnish a copy of same to the financial institution, title company or any person or agency processing the closing. At the time the final inspection of the new structure is completed, and it is determined the construction meets provision of the applicable codes, the city's inspector shall leave the completed certificate of occupancy on the premises for disposition by the builder/owner. Where construction is not completed and no impediments to the health, safety and welfare of any occupants exist, a temporary occupancy permit may be issued for a period of not longer than 30 days

*(Ord. No. 727, 4-24-07)*

FIRE PROTECTION SYSTEMS

**TABLE 906.1**  
**ADDITIONAL REQUIRED PORTABLE FIRE EXTINGUISHERS**

SECTION	SUBJECT
303.5	Asphalt kettles
307.5	Open burning
308.4	Open flames—torches
309.4	Powered industrial trucks
1105.2	Aircraft towing vehicles
1105.3	Aircraft welding apparatus
1105.4	Aircraft fuel-servicing tank vehicles
1105.5	Aircraft hydrant fuel-servicing vehicles
1105.6	Aircraft fuel-dispensing stations
1107.7	Heliports and helistops
1208.4	Dry cleaning plants
1415.1	Buildings under construction or demolition
1417.3	Roofing operations
1504.4.1	Spray-finishing operations
1505.4.2	Dip-tank operations
1506.4.2	Powder-coating areas
1904.2	Lumberyards/woodworking facilities
1908.8	Recycling facilities
1909.5	Exterior lumber storage
2003.5	Organic-coating areas
2106.3	Industrial ovens
2205.5	Motor fuel-dispensing facilities
2210.6.4	Marine motor fuel-dispensing facilities
2211.6	Repair garages
2306.10	Rack storage
2404.12	Tents, canopies and membrane structures
2508.2	Tire rebuilding/storage
2604.2.6	Welding and other hot work
2903.6	Combustible fibers
3308.11	Fireworks
3403.2.1	Flammable and combustible liquids, general
3404.3.3.1	Indoor storage of flammable and combustible liquids
3404.3.7.5.2	Liquid storage rooms for flammable and combustible liquids
3405.4.9	Solvent distillation units
3406.2.7	Farms and construction sites—flammable and combustible liquids storage
3406.4.10.1	Bulk plants and terminals for flammable and combustible liquids
3406.5.4.5	Commercial, industrial, governmental or manufacturing establishments—fuel dispensing
3406.6.4	Tank vehicles for flammable and combustible liquids
3606.5.7	Flammable solids
3808.2	LP-gas

2. In Group I-3 occupancies and in mental health areas in Group I-2 occupancies, access to portable fire extinguishers shall be permitted to be locked or to be located in staff locations provided the staff has keys.

**906.9 Height above floor.** Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that its top is not more than 5 feet (1524 mm) above the floor. Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that its top is not more than 3.5 feet (1067 mm) above the floor. The clearance between the floor and the bottom of installed hand-held extinguishers shall not be less than 4 inches (102 mm).

**906.10 Wheeled units.** Wheeled fire extinguishers shall be conspicuously located in a designated location.

**TABLE 906.3(1)**  
**FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS**

	LIGHT (Low) HAZARD OCCUPANCY	ORDINARY (Moderate) HAZARD OCCUPANCY	EXTRA (High) HAZARD OCCUPANCY
Minimum Rated Single Extinguisher	2-A <sup>a</sup>	2-A	4-A <sup>a</sup>
Maximum Floor Area Per Unit of A	3,000 square feet	1,500 square feet	1,000 square feet
Maximum Floor Area For Extinguisher <sup>b</sup>	11,250 square feet	11,250 square feet	11,250 square feet
Maximum Travel Distance to Extinguisher	75 feet	75 feet	75 feet

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon = 3.785 L.

- a. Two 2.5-gallon water-type extinguishers shall be deemed the equivalent of one 4-A rated extinguisher.
- b. Annex E.3.3 of NFPA 10 provides more details concerning application of the maximum floor area criteria.
- c. Two water-type extinguishers each with a 1-A rating shall be deemed the equivalent of one 2-A rated extinguisher for Light (Low) Hazard Occupancies.

**TABLE 906.3(2)**  
**FLAMMABLE OR COMBUSTIBLE LIQUIDS WITH DEPTHS OF LESS THAN OR EQUAL TO 0.25-INCH**

TYPE OF HAZARD	BASIC MINIMUM EXTINGUISHER RATING	MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS (feet)
Light (Low)	5-B	30
	10-B	50
Ordinary (Moderate)	10-B	30
	20-B	50
Extra (High)	40-B	30
	80-B	50

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**NOTE.** For requirements on water-soluble flammable liquids and alternative sizing criteria, see Section 4.3 of NFPA 10.