

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: _____

Printed Name: _____

Signature: _____

City of Ava, Missouri
Information packet for commercial construction
Department of Planning and Development
115 SE 2nd Ave., Suite A
Ava, MO 35608
Phone 417-683-5516 Fax 417-683-3823

The building permit process:

Building permits have two basic building construction types: one and two family residential construction; and multifamily and commercial construction. Each construction type has its own sets of standards that are required for a building permit. This information packet pertains to Commercial Construction.

This information is intended to provide an overview of the procedures to obtain a building permit. It does not represent all of the provisions regulating commercial construction and is not intended to replace the adopted codes and ordinances of the City of Ava.

Ordinary repairs and minor alterations not involving any change in major structural parts such as walls, beams, girders, or chimneys with an estimated cost less than \$200.00 do not require the issuance of a building permit.

All commercial construction documents must be prepared by a Missouri registered design professional and shall include the name and address of the design professional, along with signature, date, and seal. Engineering details of any structural, mechanical, and electric work, including computation, stress diagrams, and other essential technical data must be signed and sealed by a Missouri registered engineer.

Construction is not allowed to begin until a building permit is issued. A separate excavation permit may be applied for to start site work before the building plans have been approved. Once issued, the permit will be available for pick-up at the City of Ava utilities building. Payment is due at time of pick-up.

The review process:

After your application and four (4) sets of architectural drawings have been accepted for review it will be routed to the necessary departments for their comments and signatures. Architectural drawings will be sent to an independent firm for review. Once approved the permit will then be taken to City Utilities for payment and pick-up. You will be contacted at the name and number provided on page 1 when ready.

Permit fees:

Permit fees are to be paid before the permit is considered valid and construction can begin. Fees will include the permit fee and utility connect fees as well as plan review fees.

Building Codes:

The City of Ava has adopted the following codes applicable to commercial construction

- International Building Code 2006
- International Mechanical Code 2006
- International Fire Code 2006
- International energy Conservation Code 2006
- International Plumbing Code 2006
- International Fuel Gas Code 2006
- International Property Maintenance Code 2006
- National Electric Code 2005
- The American's with Disabilities Act
- City of Ava, MO Municipal Code (avamissouri.org)

Additional Permits:

Depending on the scope of your project, the following permits may also be required:

- Floodplain Development Permit
- Excavation Permit
- Zoning Approval

Call the Planning and Development office for advice on additional permits at 417-683-5516.

Inspections:

The following inspections are required-

- Setback
- Footing
- Footing wall / foundation
- In ground Plumbing
- In ground Electric
- In Ground Sewer
- Temporary Electric service
- Permanent Electric service
- Framing
- Rough Electric
- Rough Plumbing / Sewer
- Rough Mechanical
- Gas Test
- Permanent Electric service
- Final Electric
- Final Plumbing
- Final Mechanical
- Final Building Inspection
- Occupancy Permit, if applicable

Call Kurt McGee, Building Inspector, to schedule inspections at 417-683-8052

Call City Utilities at 417-683-4122 to schedule work orders for utility installation.

**NO BUILDING SHALL BE OCCUPIED UNTIL
A FINAL INSPECTION IS APPROVED**

Miscellaneous:

- All work is to be performed in a manner as to not be a nuisance to others. The City of Ava has a noise ordinance that restricts from 10p.m. to 8a.m.
- All debris is to be disposed of properly:

NO OPEN BURNING IS ALLOWED.

- **Ava city code does not allow electric wiring under #12 awg**
- If demolition of an existing structure is required, a separate Demolition Permit is required. Missouri DNR requires testing for Asbestos in most situations. The City of Ava has an Asbestos Removal Handout available with information needed. Copies of receipts for proper disposal of demolition debris, construction debris, and Asbestos abatement are required to be submitted to the building department.

- Inspections should be scheduled 24 hours in advance by calling 417-683-5516.
- All wiring installed in plenums shall be UL listed for plenum installation or run in conduit in accordance with the NEC.
- Footings shall be proportioned for a soil bearing pressure of 2,000psf.
- Call 1-800-DIG-RITE to locate underground utilities before excavating.
- Construction shall be performed in a manner that will keep rock, mud and debris from adjoining streets. The job site shall be kept clean and free of debris during construction. It is the contractor's responsibility to provide silt fencing, trench barricades and barriers, site protection (temporary fencing) and the like.
- If any public areas are disrupted, they shall be returned to like new condition.
- The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outages or disruptions.
- Contractors shall ensure that public roadways and sidewalks remain open.

Disclaimer: The information contained within is subject to change. Governing rules of City ordinances and adopted codes will override any information in this handout.

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