

**REQUIREMENTS FOR RESIDENTIAL AND SINGLE FAMILY AND DUPLEX CONSTRUCTION:**

The 2018 International Residential Code and the 2017 National Electric Code are the official codes of the City of Nixa as of January 1, 2015 per chapter 5 of the City of Nixa, Code of Ordinances.

**APPLICATION REQUIREMENTS**

1. Completed application and payment of fees at time of application
2. Site plan with setbacks measured from property line to foundation of structure.
3. One Full set of **LEGIBLE** plans (to be returned to applicant to show at footing, stem wall, and rough in insp)
  - A. Footing, foundation plan showing pier placement
  - B. 2 Floor plans, fully dimensioned with room identification. (One will be kept in the permit file)
  - C. Elevations: front, back, and sides
  - D. 2 Site plans

*Please Note:* Plans for residential single family and duplexes may be hand drawn to a **MINIMUM** 1/8" scale and be printed on no less than 11"x17" paper.

**INSPECTIONS & UTILITY REQUIREMENTS**

Inspections can be scheduled by calling the Building Department at 417-725-5850. The permit number and address **MUST** be posted on site and address **AND** permit number must be given when inspection is requested. The required inspections are: Footing, Footing Wall, Framing, Electrical, Mechanical, Sewer, Electric Ditch, Plumbing, Gas Test, Temporary Electric, Permanent Electric, Final and others as required. Please call before 11:30 am for an afternoon inspection and by 4:00 pm for the next morning. During busy times of the year, one full day's notice may be required.

**SOLID WASTE AND NUISANCE REQUIREMENTS AT SITE**

1. Developers, builders, and lot owners must comply with City Ordinance Chapter 9, Article I as it pertains to solid waste and City Nuisance Ordinance Chapter 14 as it pertains to trash, weeds, building materials and dirt on the street. One warning will be given; after which time, a stop work order will be issued for the development or building.
2. The disposal of construction or demolition waste is regulated by the Department of Natural Resources under Chapter 260, RSMo. Such waste in types and qualities established by the DNR, shall be taken to a demolition landfill or a sanitary landfill for disposal.
3. The law also requires persons engaged in building construction, modification, or demolition to maintain records of sites used for demolition disposal. These records are to be maintained by the Contractors for a period of one year.
4. It is the responsibility of the applicant for damages to the City right-of-way and easements regardless of which sub-contractor caused the damage.

**I hereby certify that the answers and other information on this application are true and correct and I have read and understand the above procedures and requirements as they pertain to city building regulations and by signing this form, acknowledge compliance with these rules.**

Signature of Applicant \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_



**SINGLE FAMILY & DUPLEX BUILDING PERMIT APPLICATION**

715 W. Mt. Vernon, PO Box 395  
Nixa, MO 65714  
417-725-5850 Fax 417-724-5750

Contractor's License # \_\_\_\_\_  
Application Date: \_\_\_\_\_ Permit # \_\_\_\_\_

**PROPERTY INFORMATION**

Property Address \_\_\_\_\_ Proposed Use \_\_\_\_\_ Zoning \_\_\_\_\_  
Subdivision \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_

**OWNER INFORMATION**

Name \_\_\_\_\_ Business Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
Zip \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

**CONTRACTOR INFORMATION**

CONTRACTOR	NAME	ADDRESS	PHONE
Applicant			
Architect			
General Contractor			
Excavation			
Concrete			
Carpentry			
Electrical			
Plumbing			
Sewer			
Mechanical			
Roofing			
Masonry			
Drywall/Lathing			
Sprinkler			

**LOT SIZE & SETBACKS** (from property line to footing wall of structure): Lot Size \_\_\_\_\_

Front Setback \_\_\_\_\_ Back Setback \_\_\_\_\_ Right Setback \_\_\_\_\_ Left Setback \_\_\_\_\_

**RESIDENTIAL BUILDING:**

Square Footage: Main Level \_\_\_\_\_ Second Story \_\_\_\_\_ Basement \_\_\_\_\_ Garage \_\_\_\_\_

Covered Porches/Decks \_\_\_\_\_ **Total Square Footage:** \_\_\_\_\_

Number of: Bedrooms (per unit) \_\_\_\_\_ Bathrooms \_\_\_\_\_ Stories \_\_\_\_\_

Type of heat (electric/gas) \_\_\_\_\_

Size of electric service \_\_\_\_\_ Location of electric meter \_\_\_\_\_

Will this be an all electric house? \_\_\_\_\_

The following lumber sizes must be addressed on the building plans & listed on this application: \*  
(See Tables provided in the Guidelines Book for proper span.)

Girders \_\_\_\_\_ Floor Joist \_\_\_\_\_ Ceiling Joist \_\_\_\_\_

Rafters \_\_\_\_\_ Beams \_\_\_\_\_

\*Truss specifications are to be turned in to building department

\*Location of electric service to be addressed on plans.

**Estimated Value of Improvements** \$ \_\_\_\_\_

(cost of construction minus lot)

Additional Information:

**FAILURE TO PROPERLY FILL OUT THIS APPLICIATON MAY DELAY PROCESSING OF PERMIT!**

**The City of Nixa follows the 2018 International Residential Code & the 2017 National Electric Code**

**The City of Nixa One & Two Family Residential Guidelines Book is available online at [www.nixa.com/departments/planning&development/buildinginnixa](http://www.nixa.com/departments/planning&development/buildinginnixa)**

**Please refer to this book for the City of Nixa requirements and inspection checklist.**

**FOR OFFICE USE ONLY**

**Building Inspector Notes:**

**Approved by Inspector:**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**City Planner Notes:**

**Approved by Planner:**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

Fees:

Building Permit Fees \$ \_\_\_\_\_ (.33 cents a square foot, everything under roof)

Electric Meter Fee \$ \_\_\_\_\_ (200 amp meter – \$90.00)

Water Meter Fee \$ \_\_\_\_\_ (3/4" meter \$165.00)

Sewer Hook Up \$ 15.00

Sewer Capacity Fee \$ 863.00

Police Impact Fee \$ 106.00

Parks Impact Fee \$ 435.00

Plan Review Fee \$ 50.00

**Total Fees** \$ \_\_\_\_\_