



CITY OF OSAGE BEACH - BUILDING DEPARTMENT PERMIT INFORMATION SHEET & FEES

Blasting

A Blasting Permit is required for the storage, manufacturing, selling, possession, or transport of explosive or blasting agents. A Site Map is required to include the location including topography, property lines, gas lines, power lines, and other utilities and the location of all surrounding buildings in the blasting area.

A minimum of one million dollars (\$1,000,000) in the form of a bond, a liability insurance policy, or as otherwise determined by the City, will be required.

Commercial (including condos)

All Commercial Permits require an Osage Beach Fire Protection District (OBFPD) Sign-Off Permit.

OBFPD: 1170 Bluff Drive, Osage Beach, MO 65065 (573) 348-1221. Also, two sets of detailed drawings, prepared by a design professional (Architect/Engineer) licensed in the State of Missouri.

<u>Construction Value</u>	<u>Permit Fee</u>
\$0 - \$10,000	\$120.00 EXCEPTION: Water Heater & HVAC Replacement \$0.00
\$10,001 - \$20,000	\$170.00
\$20,001 - \$200,000	\$170.00 + \$7.50 for each additional \$1,000 or fraction thereof up to \$200,000
\$200,001 - \$1 Million	\$1,520.00 + \$6.00 for each additional \$1,000 or fraction thereof up to \$1M
Over \$1 Million	\$6,320.00 + \$2.00 for each additional \$1,000 or fraction thereof after the first \$1M

Demolition

A Demolition Permit is required for the removal or demolition of any building, structure, or part thereof.

Per the Missouri Department of Natural Resources (MDNR), an Asbestos Inspection Report is required for commercial properties, also for three or more residential in one block. A copy of the DNR Report is required with the Demo Permit Application. Also required is a plot plan showing the location of the structure(s) to be demolished and pictures of each side of the structure(s).

<u>Type</u>	<u>Permit Fee</u>
Single-family residential	\$50.00
Accessory structures	\$50.00
Commercial	\$75.00

A surety bond or a refundable deposit in the amount of \$2,000.00 is required for each job.

Residential: Single-Family

Required: Two sets of detailed drawings and two copies of the current site plan (if applicable).

<u>Construction Value</u>	<u>Permit Fee</u>
\$0 - \$20,000	\$40.00 EXCEPTION: Water Heater & HVAC Replacement \$0.00
Over \$20,001	\$40.00 + \$2.00 for each additional \$1,000.00 or fraction thereof

Right-of-Way

A Right-of-Way (ROW) Permit is required for ANY work, excavation, trenching, fill-in, or over, on ANY City easement. A map showing the location of the proposed work is required.

A Surety Bond or cash bond in the amount of \$2,000.00 is required for each job. The \$2,000.00 will be promptly refunded when the repairs have been inspected and approved. It is the responsibility of the contractor or owner to call for a final inspection.

Timely Completion of the work is required: 1. Disruption of public access or use shall be minimized to the maximum extent practicable. 2. Work within the city right-of-way or easement shall be done on a continuous basis, i.e.: once work is started it shall be continuous during normal work hours on a continual basis until completed. 3. Leaving open trenches or other excavations for more than forty-eight (48) hours is PROHIBITED.

Sign

A Sign Permit is required when erecting, repairing, enlarging, altering, or relocating a sign within City limits (some exclusions do apply, i.e. real estate signs). The Sign Permit Fee is \$10.00.

Site Development

A Site Development Permit is required for ALL new construction, residential, and commercial improvements, including: excavation, grading, exceeding more than two (2) feet in elevation, installation of street pavement, curbs and gutters, driveways, sidewalks, retaining walls, water mains and lines, sanitary sewers, storm sewers, and culverts. The Site Development fee is equal to 2% of the total cost of improvement and is computed per the Schedule of Unit Prices below that are figured by a City Official.

Description	Estimated Quantity	Unit	Unit Price	Extension Figure
CONSTRUCTION OF STREETS				
Subgrade Excavating		CY	\$4.00	
Import Excavation and Placement		CY	\$5.00	
Concrete Paving		SY	\$31.50	
Asphaltic Concrete		SY	\$6.00	
Aggregate Base		SY	\$3.50	
Conc Curb & Gutter		LF	\$13.75	
CONSTRUCTION OF GUARD RAIL				
Guard Rail		LF	\$31.00	
End Sections		EA	\$55.00	
CONSTRUCTION OF SIDEWALK				
Sidewalk		SY	\$25.00	
STORM SEWERS				
Storm Sewer Pipe (CMP/RCP/Plastic)		LF	\$39.00	
Storm Manhole/Junction Box		EA	\$2,000.00	
Curb Inlet		EA	\$2,600.00	
Grate/Area Inlet		EA	\$2,743.00	
Flared End Section		EA	\$150.00	
Riprap		SY	\$16.25	
Paved Concrete Swale		LF	\$22.50	
STREET LIGHTS				
Street Lights		EA	\$450.00	
RETAINING WALLS				
Modular Block Retaining Wall		SF	\$22.00	
Concrete Retaining Wall		SF	\$11.75	
EROSION CONTROL				
Erosion Control		ACRES	\$1,200.00	
WATER CONSTRUCTION				
Water Main (6" and above)		LF	\$20.00	
Meter Service Lines		LF	\$12.00	
Air Release Valves		EA	\$1,300.00	
Water Meter in PVC pit		EA	\$500.00	
Water Meter in Concrete pit		EA	\$600.00	
Fire Hydrants		EA	\$2,300.00	
Waterlines Valves		EA	\$800.00	
Waterline Tap		EA	\$750.00	
SEWER CONSTRUCTION				
Sewer Main/Pressure Sewer		LF	\$20.00	
Grinder Pump in Fiberglass WW (all sizes)		EA	\$15,000.00	
Lift Station Concrete Wet Well (all sizes)		EA	\$25,000.00	
Sewer Valves		EA	\$725.00	
Air Vacuum Release Valves		EA	\$2,200.00	
Gravity Sewer Mains (8" and above)		LF	\$22.00	
Gravity Sewer Service Lines		LF	\$16.00	
Manholes (all sizes)		EA	\$2,125.00	
Sewer line Tap		EA	\$1,500.00	

WATER METER FEES

5/8"	\$300.15
1"	\$449.19
1½"	\$993.00
2"	\$1,173.00

Water Impact charges: One-time development fee to be paid with permit

Meter Size	In City Limits	Outside City Limits
5/8"	\$ 1,150.00	\$ 2,043.55
1"	\$ 2,875.00	\$ 5,108.88
1½"	\$ 5,750.00	\$ 10,217.75
2"	\$ 9,200.00	\$ 16,348.40
3"	\$ 18,400.00	\$ 32,696.80
4"	\$ 57,500.00	\$102,177.50
6"	\$143,750.00	\$255,433.75
Water Impact for Multi-Family Residential-per unit Fee		
3+ Bedrooms	\$1,006.25	\$1,788.11
2 Bedrooms	\$862.50	\$1,532.66
1 Bedroom	\$718.75	\$1,277.22

SEWER FEES**Sewer Development Charges: One-time development fee to be paid with permit**

	5/8"	1"	1½"	2"	3"	4"
Area 1	\$1,075	\$2,688	\$ 5,375	\$ 8,600	\$18,813	\$ 53,750
Area 2	\$2,614	\$6,535	\$13,070	\$20,912	\$45,745	\$130,700
Area 3	\$1,855	\$4,638	\$ 9,275	\$14,840	\$32,463	\$ 92,750
Area 4	\$1,457	\$3,643	\$ 7,285	\$11,656	\$25,498	\$ 72,850
Area 5	\$1,490	\$3,725	\$ 7,450	\$11,920	\$26,075	\$ 74,500
Area 6	\$1,900	\$4,750	\$ 9,500	\$15,200	\$33,250	\$ 95,000
Area 7	\$2,255	\$5,638	\$11,275	\$18,040	\$39,463	\$112,750
Area 8	\$2,835	\$7,088	\$14,175	\$22,680	\$49,613	\$141,750
Area 9	\$2,825	\$7,063	\$14,125	\$22,600	\$49,438	\$141,250

Multi-Family Residential Per Unit

	1 Bedroom	2 Bedroom	3+ Bedrooms
Area 1	\$ 672.00	\$ 806.00	\$ 941.00
Area 2	\$1,634.00	\$1,961.00	\$2,287.00
Area 3	\$1,159.00	\$1,391.00	\$1,623.00
Area 4	\$ 911.00	\$1,093.00	\$1,275.00
Area 5	\$ 931.00	\$1,118.00	\$1,304.00
Area 6	\$1,188.00	\$1,425.00	\$1,663.00
Area 7	\$1,409.00	\$1,691.00	\$1,973.00
Area 8	\$1,772.00	\$2,126.00	\$2,481.00
Area 9	\$1,766.00	\$2,119.00	\$2,472.00

Plant Capacity Fee: One-time fee for access to the City's Sewer System

Class	Type	Cost
Class A	Residential/Light Commercial	\$860.00
Class B	Small/Medium Commercial	\$2,150.00
Class C	Medium Commercial	\$4,300.00
Class D	Medium Large Commercial	\$6,880.00
Class E	Large Commercial 1	\$13,760.00
Class F	Large Commercial 2	\$43,000.00
Class G	Max Demand Commercial	\$107,500.00