

## **REQUIRED INSPECTION INFORMATION**

City of Osage Beach  
Building Department  
1000 City Parkway  
Osage Beach, MO 65065  
(573) 302-2030

Permits **MUST** be displayed on the job site with all corresponding documents including the approved **JOB COPY** of construction plans.

It is the responsibility of the Permit Applicant or their Authorized Designee doing the work to call for all required inspections.

Failure to have required inspections performed may result in construction delays. To ensure that we will be available when you need an inspection, a **minimum 4-hour notice is required.**

Inspections are scheduled Monday through Friday during regular business hours:

- ❖ **Afternoon Inspections:** minimum 4-hour notice, calling before 12PM can be scheduled that same day
- ❖ **Morning Inspections:** minimum 4-hour notice, calling after 12PM will be scheduled the next business day

The following list of inspections are required during the construction of all residential and commercial buildings within the city limits of Osage Beach:

- ❖ **Concrete (CALL BEFORE YOU POUR)** piers, footings, foundations, walls, slabs
- ❖ **In-ground plumbing and electric (CALL BEFORE YOU COVER)**
- ❖ **Rough-In plumbing, electrical, mechanical, and framing (CALL BEFORE YOU COVER)**
- ❖ **Electric Meter - Ameren UE won't hook up without a sticker from the City of Osage Beach**  
**It is the Contractor's responsibility to contact Ameren UE for service 1-800-552-7583**
- ❖ **Water Inspections (CALL BEFORE YOU COVER)**
  - **Service Line, Service Line Tap, Final**
- ❖ **Sewer Inspections (CALL BEFORE YOU COVER)**
  - **Gravity Line, Pressure Test, Lift/Grinder Station, Electric Meter, Final (easements and pump numbers must be provided to the Building Department)**
- ❖ **Building Final (BEFORE USE OR OCCUPANCY)**

A Certificate of Occupancy shall be issued following an approved building Final. The water and sewer **must be** finalized before a Certificate of Occupancy can be issued. Per City Ordinance (Chapter 111-Section 111.1/ICC 2018 International Building Code) a building or structure shall not be used or occupied in whole or in part until the Final Inspection has been approved by the Building Department, and a Certificate of Occupancy issued by the Building Official.

### ***Chapter 111-Section 111.1 / International Building Code 2018:***

***"A building or structure shall not be used or occupied, and a change of occupancy of a building or structure or portion thereof shall not be made, until the Building Official has issued a Certificate of Occupancy therefore as provided herein. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or other ordinances of the jurisdiction."***

**NOTE: PLEASE HAVE YOUR PERMIT # WHEN YOU CALL FOR INSPECTIONS (11-29-2021)**