



**CASS COUNTY, MISSOURI
BUILDING CODES, ENVIRONMENTAL HEALTH
AND ZONING DEPARTMENT
30508 S. West Outer Road, Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

Last Updated March 15, 2016

Information Required on Building Permit Applications and Building Plans for New Single Family Dwellings, Modular Homes and Single Family Room Additions

In order to process your application for a building permit the following information, is required to be submitted at the time of application. All plans will be reviewed under the 2006 International Codes as adopted by Cass County. If you have any questions please feel free to ask. Applications cannot and will not be accepted via mail, electronically or by machine. Completed application and all associated information must be made at the Cass County building codes department by the applicant / permit holder.

Before making application, please check with the Building Codes office for any changes or revisions to this application packet.

1. A completed permit application questionnaire provided as a part of this packet. All information requested on the application questionnaire is required to be answered. It is the applicant's responsibility to provide the following information and Building Codes Department staff are unable to assist in obtaining the information.
 - Fire District- Check with your fire district to see if any additional permits/fees are required from them. **IF YOU ARE LOCATED IN WEST PECULIAR FIRE DISTRICT CONTACT WEST PECULIAR FIRE DISTRICT ABOUT ADDITIONAL FEES THAT ARE REQUIRED.**
 - Water District- Check with your Water district to see if any additional permits/fees are required from them. **YOU MUST PROVIDE DOCUMENTATION FOR THE CONNECTION TO A PUBLIC WATER SYSTEM.**
 - School District- Check with your School district to see if any additional permits/fees are required from them.
 - Electrical or Gas Utilities- Check with your Electrical or Gas Utilities to see if any additional permits/fees are required from them. (If an applicant incorrectly identifies the utility provider obtaining electrical power may be delayed.)
2. The complete legal description of the property on which the building is to be constructed.
3. A Plot/ Site plan showing all information required by item #2 below.
4. One set of building plans containing all information required by item # 3 and any engineering plans required in item # 4.
5. A sewage disposal system permit application with all information required by item #5 below.
6. A letter from the GIS coordinator for the new address. (816) 380-8190
7. If construction is taking place in any subdivisions a Road Impact Fee may be due. You will need to contact the Zoning Department about this issue.
8. Application fee in the amount of \$350.00 (exact cash, check or Money Order) is due upon making application for a building permit. (\$300.00 Septic Permit, \$50.00 Building Permit Application)

NOTE: All plans, specifications and other information which is required to be submitted will be retained by the Cass County, Missouri Building Codes Department as a part of the public record concerning a building permit or building permit application and **will not be returned** to an applicant. If any of the documents, which are submitted, are needed for an applicants use, copies should be made before submitting the documents to the building codes office.

Work shall not be started until a permit has been issued!

By being the permit applicant/ permit holder you are taking full responsibility for the building project. You being the permit applicant/ permit holder will be the point of contact for all issues regarding the project from start to finish.

Incomplete plans and specifications may not be accepted or if plans are incomplete and require more than one hour of review time additional fees may be assessed at the rate of \$122.00 per hour with a minimum of one-half hour charge being assessed. The information which is being requested in this letter is a part of the building codes department plan review check list and plans which do not contain all requested information may be rejected and a delay in issuance of your building permit may result. Major changes made to plans after a plan review has been completed are subject to an additional plan review fee of \$122.00 per hour minimum of one half hour.

PLAN REQUIREMENTS:

BUILDING PLAN REQUIREMENTS:

1. All plans shall be prepared on 18x24 inch or 24x36 inch sheets and scale to which plans are prepared shall be shown on each sheet as needed. Plans prepared on 8 1/2 X 11 inch paper or cloth sheets will **NOT** be accepted. Plans will **NOT** be accepted by electronic means. All plans for the project shall be of the same size.
2. Site Plan of the property shall include the following information;
 - a) North arrow
 - b) Any easements shall be shown with their established dimensions.
 - c) Show all existing buildings already present on parcel of property on which proposed building is to be erected.
 - d) Shows planned location of new building and provide setback dimensions between proposed building and all property lines and any existing buildings. For setback requirements please contact the Cass County Zoning Department.

Note: Site Plan is not required to be prepared by a registered surveyor but the plot plan should be clear and detailed enough so that the plan reviewer can determine that all zoning, floodplain, and the building code and other ordinances are to be in compliance with all requirements.

3. Building plans shall include the following information;
 - a) Floor plan of all floors including basement.
 - i) Show overall dimensions of building and room dimensions
 - ii) Show location of furnace(s) and water heater(s).
 - iii) Name the use of each room
 - iv) Delineate all bearing walls on each floor
 - v) By note or detail specify size of windows for emergency egress from all bedrooms and basement
 - vi) Show square footage area for finished space on each floor, garage, deck, and roof over deck/patio area.
 - b) Framing details shall to include;
 - i) By notes, details or cut elevations on building plans specify the following;
 - a) The size of all framing components, give grade and species or Fb and E values and show the direction in which the members will be run.
 - b) Specify center-to-center spacing of members.
 - c) Show details of any special architectural features e.g. vaulted ceilings, cantilevers, beams, etc.
 - d) Show clear load transfer path to carry all floor, ceiling and roof loads through structure to foundation.

- c) Foundation plan shall include the following;
 - i) Footings
 - a) Width and thickness
 - b) Reinforcing
 - c) By note or detail, 36 inch depth for frost protection
 - ii) Foundation walls
 - a) Height and thickness
 - b) Reinforcing
 - c) Elevation drawings showing proposed finished grade elevations in relation to foundation walls.

Note: Foundation walls, which will support nine feet or more of unbalanced fill, will be required to be designed and sealed by a Missouri professional engineer.

- d) Building plans for deck shall include the following information;
 - i) Show overall dimensions of deck.
 - ii) Indicate which areas will have roof covering, if any.
 - iii) Note all attachment methods
 - iv) Framing details shall include;
 - a) The size of all framing components, give grade and species or Fb and E values and show the direction in which the members will be run.
 - b) Specify center-to-center spacing of members.
 - c) Show clear load transfer path to carry all floor, ceiling and roof loads through structure to foundation.
 - v) Deck Foundation plan shall include the following if applicable;
 - a) Footings
 - b) Width and thickness
 - c) Reinforcing
 - d) By note or detail, 36 inch depth for frost protection and to virgin soil.
 - vi) Deck Piers
 - a) Diameter
 - b) Depth
 - c) Attachment Method
 - vii) Foundation walls if applicable
 - a) Height and thickness

4. The following are special features of structure and shall require plans to be designed and bear an original seal from a Missouri Registered Engineer;

- a) Vaulted roof / ceiling structures.
- b) Framed walls with studs over ten feet in length.
- c) Load bearing cantilevers with two feet or more of cantilever.
- d) Foundation Walls supporting nine feet or more of unbalanced fill.
- e) Suspended concrete slabs with a clear span dimension of greater than 4 feet.
- f) Bearing walls, which are offset more than the depth of floor joists below from bearing element of structure.
- g) Excessive point loading.
- h) Roof / ceiling truss systems shall have design and layout.
- i) Manufactured I-joist systems shall have a designed layout shall be prepared by a representative of the manufacturer and be submitted on manufacturers plan page or layout and specifications shall be prepared and be sealed by an engineer.

- j) Manufactured Truss systems shall have a designed layout shall be prepared by a representative of the manufacturer and be submitted on manufacturers plan page or layout and specifications shall be prepared and be sealed by an engineer.
- k) Pole and/or Post Type Construction with the intent of containing living quarters.

5. Septic Plan Requirements

- a) Site Evaluation form and results of soil test as performed by a licensed percolation tester or a soil scientist.
- b) Details showing the typical cross section dimensions of the absorption trench including but not limited to: depth, width, size, type, and depth of gravel; size, type and depth of pipe or chamber; depth of fill; type of restrictive layer (landscaping fabric, fiberglass, paper, etc.)
- c) Completed Application
- d) Soil Data at site location, either percolation test or soil morphology evaluations. Percolation tests must be performed by a certified percolation tester, Soil Morphology must be provided by a soil scientist.
- e) Soil test must correlate with Septic system design.
- f) Existing or proposed drives, parking lots or other paved or gravel surfaced areas.
- g) In-ground Septic Systems must have area for proposed system to be installed as well as a replacement area equal to or greater than current proposed system absorption area.
- h) Evaporation ponds must meet County setback regulations.
- i) Evaporation ponds cannot be located on properties less than 5 acres in size.
- j) Evaporation ponds shall not be located in front of a residence and must indicate distance from neighboring residence (minimum of 200 feet).
- k) Class 1 NSF approved aeration tanks are required for Evaporation Ponds.
- l) We reserve the right to require a Soil Mythology test be performed at our discretion.
- m) We reserve the right to require plans to be designed and sealed by a Missouri Registered Engineer.
- n) Slope of ground surface across absorption field area. Spot elevations or topographic contours may be used. Show Grade to nearest ½ percent.
- o) Plans must indicate existing utility lines and easements.
- p) Plans must indicate all road and ingress / egress easements.
- q) Plans must indicate existing or proposed swimming pools.
- r) Plans must indicate existing or proposed drives, parking lots or other paved or gravel surfaced areas.
- s) Systems shall be designed at 150 gallons per bedroom per day.
- t) A Septic System Design prepared by the installer or Missouri Registered Engineer to include all of the following information:
 - i) Lot lines, dimensions and total lot area or acres
 - ii) North arrow
 - iii) Any easements shall be shown with their established dimensions.
 - iv) Show planned location of new building and septic system provide setback dimensions between proposed building and all property lines and any existing buildings. For setback requirements please contact our office.
 - v) Indicate location of: Tank(s) Absorption Field Serial Dist (land Block) Flat lot Layout
 - vi) Total Absorption Area Easements No. of Trenches Trench Width
 - vii) Trench Depth Tank Geological Features Soil Morphology Pits or Percolation Holes
 - viii) Indicate direction of surface drainage Springs, sinkholes and caves
 - ix) Proposed and/or existing wells (in use or abandoned)
 - x) Flowing or intermittent streams or watercourses, ponds, lakes and floodplain boundaries
 - xi) Any other conditions which may affect the design or performance of the system
 - xii) Slope of ground surface across absorption field area. Spot elevations or topographic contours may be used. Show Grade to nearest ½ percent.

NOTE: Actions or representatives of the administrative authority engaged in the evaluation and determination of measures required to effect compliance with the provisions of this rule shall in no way be taken as a guarantee or warranty that sewage treatment and disposal systems approved and permitted will function in a satisfactory manner for any given period of time.

This information may or may not be all that is required for each individual building design. If additional information is required during the review process the permit applicant or designated design professional will be contacted.

If you have any questions regarding the required information please feel free to contact the Cass County Building Inspections Office.

TABLE 1-A-1 a
BUILDING PERMIT FEES
ONE AND TWO FAMILY DWELLINGS Including Modular Homes

Building Size	Permit Fee Per Sq. Ft.
For Habitable Space	\$1.47 per sq. ft.
Deck permits	\$0.12
Porch/Deck Roof	\$0.10
Finished Habitable space in basements when included in scope of work for which a building permit for a new dwelling or room addition is issued	\$0.45 per sq. ft.
Finished habitable space in basements for existing dwellings and for supplemental permits	\$0.77* per sq. ft. plus \$50.00 permit issuance fee.
Attached Garages and other attached accessory use buildings.	\$0.34 per sq. ft.

*When an application for a permit is made to add finished basement space in an existing dwelling and not in connection with construction for which a permit has been issued, a permit issuance fee of \$ 50.00 shall be added to the per square foot permit fee.

**The total permit fees from the above table shall be reduced by 25 percent for Earth Contact or slab on grade buildings used for dwellings.

On-Site Sewage Disposal System Information

New Construction		Repair Existing System							
System Serves	# of Bedrooms		# of Bathrooms		Full		Half		
Percolation Rate	(min/inch)								
Soil Morphology	Soil Type		Soil Texture		% Clay		Application Rate		
System to be used									
Sewage Tank Type		Liquid Capacity		(gal/GPD)		Square Footage of Lateral Field			
Septic	Aerated	NSF Class I	Yes	No	Distance From	House	Well		
Waste Stabilization Pond	Dimensions						(length x width or Diameter)		
Total water surface Area Square ft		Working Depth		Pond Seal		Equip Used			

Permit Applicant Information

Applicant Social Security # / Tax ID # / Drivers License #							
Applicant Name							
Applicant Address							
City / State / Zip							
Phone		Mobile					
Fax		Alternate Phone					
Applicant's Position	Installer	Owner	Authorized Agent				

By signing this form you are taking FULL Responsibility for On-Site Swage System Installation as well as the Property owner confirms and agrees that the Locations of proposed system components and any conditions described may not be altered without prior written approval of the Flood Plain Administrator, and that the county is hereby granted authorization to enter upon the subject property, following reasonable notification to the Owner and/or agent, to confirm the conditions of this permit.

Signature of Installer or Authorized Agent

Signature: _____ Print: _____

OFFICE USE ONLY BELOW

This property has been reviewed by the County Flood Plain Administrator to evaluate the relationship of the project to any potential flood issues as indicated in the current NFIP mapping system. The results are:
 The Residence septic system appears to be located in the area designated as subject to a 1% Annual Chance of Flooding.
 The Residence septic system DOES NOT appear to be located in the area designated as subject to a 1% Annual Chance of Flooding.

Conditions: _____

_____ Date _____

Cass County Flood Plain Administrator

Construction Inspection Approval		Pump Tank Inspection		Lagoon Fence Inspection	
Date	EPHS Initial	Date	EPHS Initial	Date	EPHS Initial



CASS COUNTY BUILDING CODES DEPARTMENT

**NEW SINGLE FAMILY DWELLINGS,
MODULAR HOMES AND
SINGLE FAMILY ROOM ADDITIONS
BUILDING PERMIT
APPLICATION QUESTIONNAIRE**

Log No. _____
OFFICE USE ONLY

Date of Application: _____

Applications cannot and will not be accepted via mail, electronically or by machine. Completed application and all associated information must be made at the Cass County building codes department by the applicant / permit holder

Property Information

All information must be COMPLETE before making application.

Project 9-1-1 Address: _____ Post Office _____

Sec/Twn/Rng ____/____/____

Lot: _____ Block: _____ Subdivision: _____

Note: If Other Than Subdivision Lot, A Complete Description Of Property Shall Be Included With Permit Application.

Property Owner: _____

Owner Address: _____

Owner City/State/Zip: _____

Owner Contact #: _____

Fire District: _____ **Contact West Peculiar Fire District about Additional Fees.**

Water District: _____

YOU MUST PROVIDE DOCUMENTATION OF CONNECTION TO A PUBLIC WATER SYSTEM

School District: _____

Fuel Gas Supplier: _____ Type: _____ (LPG, Natural)

Electrical Utility Supplier: _____

Electrical Service Rating: _____ (Amps)

Property Area: _____ (Acres)

Permit Applicant Information

By filling out the following information you are taking FULL responsibility for this project from Start to Finish!

Applicant State ID# or Fed Tax ID #: _____ State _____

Applicant Name: _____

Applicant Address: _____

Applicant City/State/Zip: _____

E-Mail Address: _____

Phone: _____ Mobile #: _____

Alternate Phone: _____ Fax #: _____

Applicants Position (Owner or Builder): _____

Type of Construction: _____

Valuation Cost (Total Cost of Project): _____

CONTRACTORS LIST

All information must be complete before making application.

General Contractor _____
Contact Person _____
Address _____

Phone _____
Alternate Number _____
E-mail _____

Foundation Company _____
Contact Person _____
Address _____

Phone _____
Alternate Number _____
E-mail _____

Flat Work Company _____
Contact Person _____
Address _____

Phone _____
Alternate Number _____
E-mail _____

Framing Contractor _____
Contact Person _____
Address _____

Phone _____
Alternate Number _____
E-mail _____

Electrical Contractor _____
Contact Person _____
Address _____

Phone _____
Alternate Number _____
E-mail _____

Plumbing Contractor _____
Contact Person _____
Address _____

Phone _____
Alternate Number _____
E-mail _____

CONTRACTORS LIST CONTINUED

Mechanical Contractor

Contact Person

Address

Phone

Alternate Number

E-mail

Insulation Company

Contact Person

Address

Phone

Alternate Number

E-mail

DESIGN PROFESSIONALS LIST IF REQUIRED (Engineers and or Architects)

Design Professional/ Discipline

Contact Person

Address

Phone

Alternate Number

E-mail

Design Professional/ Discipline

Contact Person

Address

Phone

Alternate Number

E-mail

Percolation Tester / Soil Scientist

Contact Person

Address

Phone

Alternate Number

E-mail

On-Site Sewage System Installer

Contact Person

Address

Phone

Alternate Number

E-mail

Registered ___ Yes ___ No