

City of Branson

APPLICATION FOR CONSTRUCTION PERMIT

Project Name				Project 911 Address			
Owner		Phone		Brief description of work:			
		Cell					
Mailing address		Email					
City of Branson licensed contractor		Phone		Estimated construction value of project:			
		Cell					
Mailing address		Email					
Missouri registered architect/engineer		Phone		Original signature of applicant I hereby certify I am the owner or duly authorized owner's agent, I have read this application and all information is correct. I further certify I have read, understand, and will comply with all the provisions outlined hereon. I also certify the plot plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property. PROVISIONS: The issuance of a permit shall not be construed to release the owner or owner's agents from the obligation to comply with the provisions of all laws and ordinances, including federal, state, and local jurisdictions, which regulate construction and performance of construction. A permit will become null and void if the construction work authorized has not begun within 180 days from the date of issuance or if work is suspended or abandoned for 180 days prior to the final inspection.			
		Cell					
Mailing address		Email					
<input type="checkbox"/> Residential project: Will it be a rental property? <input type="checkbox"/> No <input type="checkbox"/> Yes → <input type="checkbox"/> Nightly <input type="checkbox"/> Monthly							
<input type="checkbox"/> Commercial project: Requires 2 wetseal drawings, 5 copies by a Missouri registered design professional, and the information filled in below:							
Square feet	# of seats	# of rooms	Occupancy load	# of employees			
Code cycle year	Hazard type	Construction type	Use group	Sprinkler system			
<input type="checkbox"/> New construction <input type="checkbox"/> Existing structure If project is related to existing structure, check all applicable boxes below: <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Solar panel <input type="checkbox"/> Mechanical only <input type="checkbox"/> Plumbing only <input type="checkbox"/> Electrical only <input type="checkbox"/> Re-Roof <input type="checkbox"/> Deck <input type="checkbox"/> New electrical service							
If you checked either of the 3 boxes to the left, please complete and attach a Re-Roof, Deck, or New electrical service installation worksheet							
Is the property in a floodplain? <input type="checkbox"/> Yes → <input type="checkbox"/> No If you checked Yes , please complete and attach a Floodplain Development Application Form							

Office Use Only
Permit number
Date applied
Fee dues
Project type category
of sets of plans submitted
<input type="checkbox"/> Plans in file <input type="checkbox"/> Rolled plans
Other documents submitted
<input type="checkbox"/> Roof/deck <input type="checkbox"/> Electrical Service <input type="checkbox"/> Structural Eng. report <input type="checkbox"/> Floodplain dev. app.

This Section For Office Use Only	
Application reviewed and approved by:	Date
Building	
Engineering/Public Works	
Fire	
Health	
Landscaping/Planning	
Utilities	



GUIDELINES FOR RESIDENTIAL DECK CONSTRUCTION

All decks requiring permits must be built to the standards set forth in the adopted edition of the International Code Council (ICC) International Residential Code (IRC) and applicable Branson Municipal Codes (BMC).

Required documents to be supplied with completed Building Permit Application:

Site Plan showing deck dimensions and measurements in relation to property lines, public roadways and easements (an aerial satellite image showing lot lines and measurements is acceptable).

Notes:

It is the property owner or his/her designated representative who is responsible for making sure all lot lines, easements and landmarks used to verify boundaries are correctly marked and accounted for, as well as "Call Before You Dig" rules/regulations are followed.

All decks must be constructed of rot resistant and/or treated materials that are approved by code.

Required inspections:

Footing inspection – All decks attached to structures must be built upon properly sized, excavated and placed footings – footings **must be** inspected **before** concrete is placed.

Framing Inspection – All residential decks must be designed and constructed of properly sized, attached and spanned materials that will meet the **required 50 lbs. per square foot "live load" code requirement**. All methods and materials for properly fastening the structure together including: ledger board to structure, post to concrete, beams to supporting post and joist to framework must be inspected to verify code approved materials and fastening means have been utilized.

Note:

Make sure code approved mechanical fasteners are being used (not all nails, screws and other commonly available mechanical fasteners are code compliant).

Final Inspection – To be scheduled after all other required inspections have been completed and approved. All stairs, handrails and guardrails must be in place before final approval.

Depending on the design criteria, other inspections may be required (ie: electrical, gas piping, roof construction, plumbing, landscape, tree removal, etc.)

If you or your builder have any questions regarding what is and what is not code compliant materials and means of construction, please feel free to ask one of our office staff or inspectors for guidance.