

## **Monett City Building Codes Common Questions Handout**

**The City of Monett currently uses the 2018 ICC Building Codes and the 2017 NEC.**

### **Work Exempt from Permit (R105.2): In other words- the following do not require a permit for work in the City of Monett.**

One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area *does not* exceed 200 square feet.

Fences over 7 feet in height

Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

Prefabricated swimming pools that are less than 24 inches deep.

Swings and other playground equipment.

Window and siding replacement.

Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door.

### **Setbacks (Zoning Districts 'A' & 'B')**

Setback measurements are measured from the property line to the face of the exterior wall.

House

Front Yard; Setback is 20% of lot depth, but does not have to exceed 25'.

Rear Yard; Setback is 20% of lot depth, but does not have to exceed 20'.

Side yard; Setback is 10% of lot width, but has to be at least 7' setback.

Corner Lots; Setback is 12 ½' side setback instead of 10% side setback.

Accessory Building Setbacks

Small buildings up to 25'x25'; 10' rear setback minimum, 3' side setback min. (corner lots require same setback as zone limits for side setback).

Large buildings over 25'x25'; Same setbacks (front, back and side) as residence.

Zone A- must be 60' from front street line- and has same setback requirements as the main house.

See the complete 'Zoning' handout, Zoning map and Zoning ordinance at [www.cityofmonett.com](http://www.cityofmonett.com) for all details.

### **Portable Buildings**

Definition: Portable Building

Any prefabricated structure assembled off site and delivered to the site as a complete unit or a building purchased in kit form and assembled onsite, which can be moved without disassembly to another location.

### **Installation Requirements**

If the portable structure has a total area exceeding 200 square feet but not more than 599 square feet the following installation requirements shall apply.

A building permit shall be required

A site plan showing the principle structures and the proposed location of the portable structure shall be submitted with the building permit application.

The structure shall be set on a permanent foundation or piers capable of carrying and distributing all imposed loads. The structure also shall be provided with a means to prevent wind uplift. This may be accomplished with trailer tie downs or permanently attached to the foundation or piers. A sketch showing how these items will be constructed shall be submitted for review.

The foundation shall bear on undisturbed soil a minimum of 12 inches below the finished grade. All portable structures used for nonresidential uses shall be certified by a third party that the structural system meets the loading criteria set forth in the building code. This letter of certification shall bear the seal of a registered Missouri Engineer and shall be submitted with the building application.

### **Accessory Building Setbacks**

Small buildings up to 25'x25'; 10' rear setback minimum, 3' side setback min. (corner lots require same setback as zone limits for side setback).

Large buildings over 25'x25'; Same setbacks as residence. See Building and zoning for additional information.

Zone A- must be 60' from front street line- and has same setback requirements as the main house. See the complete 'Zoning' handout, Zoning map and Zoning ordinance at [www.cityofmonett.com](http://www.cityofmonett.com) for all details.

### **Carports;**

Permits are not written for pre-fabricated carports as long as they comply with setback regulations.

Anchoring systems of driven 3' re-bar pins have pulled out in high winds in this area.

Re-bar pins should only be considered to be temporary hold-downs.

Anchoring should comply with the manufacturer's requirements, must be rated to resist 90 mph winds, and should use screw-in ground auger anchors available on the web.

### **Fences;**

Locations; Fences must be located on private property. Fences cannot be built on the street or alley right-of-way or on the parkway. If the property owner does not know where the lot lines or property corners are, a licensed engineer or surveyor can locate them. Surveys lines must be marked when a fence requires a building permit.

Easements; Locating fences in easements is strongly discouraged. Fences that must cross electrical, water or sewer easements must have removable panels or gates across the easement, otherwise the fence may have to be removed when City Utilities trucks enter. In newer subdivisions there is an additional 10' easement along the street right-of-way line. Electrical lines (above ground or buried) may have a no build easement that ranges from 6' to as much as 20' on either side of the line depending upon the line and area. So please ask first.

Additional zoning restrictions may include flood way and flood zone restrictions.

Underground Utilities; Call 1-800-DIG-RITE and 235-3300 to locate utilities.

Height; Fences along streets or within 15' of the street right-of-way line cannot be taller than 48" for traffic visibility reasons. In most areas this normally means that fences within 25' of the curb cannot exceed 48" height.

Barbed Wire / Electric Fences; Barbed wire fences or electric fences are prohibited except in the Agricultural "AG" (4<sup>th</sup> Residential) Zoning District.

Gates; Gates are required if a utilities meter is fenced in.

### **Swimming Pools**

Electrical;

Bonding conductor must be bonded to steel re-bar, and to all fixtures and features, with acorn nuts or split-bolts. (No hose clamps, no water pipe clamps.)

GFCI protection is required for all outside electrical circuits.

Underwater lights, underground wiring, overhead wiring, and pool pumps / motors have many other special requirements.

### **Fence & Gate Barrier- pools and spas**

Swimming pools / spas / hot tubs or decorative ponds, over 24" deep shall have special barriers;

Fence height above grade = 48" or more.

Space below the fence = 2" or less.

Spindle spacing = 4" in-the-clear between spindles, or less.

Gates must be out-swing, spring-loaded, self-closing, self-latching, and the latch must be 48" or more above grade.

If the latch is within 54" of the bottom of the gate, it shall be on the inside of the gate, it shall be 3" or more below the top of the gate, and there shall be no openings larger than ½" within 18" of the latch.

Chain-link fences cannot have more than a 2¼" x 2¼" square spacing.

Chain-link fences with inserted slats may leave as much as a 1¾" spaced opening.

If a house wall forms part of the barrier around the pool, either a motorized pool cover or a door alarm is required; see Section AG-1.5.2 – 9.2, or call us for details.

If an above ground swimming pool has sidewalls that are at least 48" in height- and has a removable ladder that can be secured- as long as the ladder is removed and secured away from the pool- this will meet code.

Separation From The House; An approved door alarm on the gate or an approved pool cover is also required. See above.

### **Workmanship;**

Work must be plumb, level, straight and square.

Foundations should be plumb, level, straight and square within a small fraction of an inch.

Walls must be plumb.

Top and bottom plates must run string-line straight.

Hips and valleys must run straight.

Framing cuts in lumber must be cut flush and straight.

Rafter plumb cuts must lie flush against the full width of the ridge. There should be no gap, but if there is any gap it must be at the top point or long point; the bottom of all rafter cuts (the short point) must bear against the ridge.

Plumbing must be cut square, de-burred and clean. Cleaner-primer must be used.

The cut-off ends of electric wire must wrap around screws in the same direction as tightening the screw; clockwise.

### **Disclaimer;**

This handout is intended as a guide to some 2000 International Residential Code requirements, and various other Monett City Code requirements. This is an informational guide only, is incomplete, may contain errors, and in the interest of space- this handout does omit many items.

The complete regulations are contained in the Monett City Code, and the 2018 International Residential Building Code, both available for review at Monett City Hall or at the Barry-Lawrence County Library. Full compliance with the complete Codes is required.