

The City of Monett currently uses 2018 IBC/IRC Codes and 2017 NEC Codes.

Inspections are required for the following in any project (This is intended as a guide only and does not contain every possible inspection. These are the typical inspections required):

Plan review on all projects. Also any project in the Special Flood Hazard Area will require a Floodplain Permit Application, Review and Permission before ANY work can be done in this area.

Setbacks

Footing trenches, pours, stem walls and piers. Foundation work, repairs or alterations.

Utilities trenches

Floor joist inspections; or replacements, including floor decking.

Framing inspection on any new wall construction, or the addition or removal of a wall.

Any work done that includes electrical work, meters, or electrical upgrades, including solar

Any work done that includes plumbing work. New or replacement plumbing will need a pressure test.

Any work done that includes gas line work. New or replacement gas line will need a pressure test.

Commercial Sewer requires a 5-psi test. Residential does not require psi testing.

Any work done that includes HVAC and duct work.

Any work done on the roof- including any replacement of exterior coverings, decking or shingles. City of Monett requires Ice and Water Shield on all drip edges and valleys.

Any work done specified in any permit attachments, or architectural stamped plans, such as ADA compliance checks for bathrooms, Fire Code compliance checks, parking lot striping, driveway approaches etc. All stamped plans are to be completed as designed, with stamped addendums as attachments for change orders.

All commercial projects require stamped engineered plans. Plans must be submitted for review and approval. Some residential plans may also be required to have approved stamped plans. Some upgrades may be required to submit design engineering for installation purposes. It is always best to ask first.

Rough-in inspections typically are done once all framing, roof, electrical wiring, plumbing in the walls, HVAC and ductwork are done. All aspects of construction are typically inspected up to this point.

Temp and permanent power to meters. All new meter and meter upgrades require permitting and are required to have a meter/main disconnect as the first means of disconnect. 4 wire systems are required. 100 AMP service is the minimum service. Temp electrical service cannot be transferred

to permanent power, or to a new customer account without a Final Inspection and Certificate of Occupation.

Driveway permits are required for new driveways and for street cuts. Aprons are required to be 6" of concrete over 4" of gravel.

Commercial projects may also have additional requirements for inspection and compliance.

Final Inspection for completion and issuance of Certificate of Occupancy.

Remodels may also include other inspections as needed to ensure compliance and abatement to meet new code requirements.

Code Violations may also include additional inspections as needed to ensure compliance and abatement.

Additionally- Other Departments (Engineering, Sewer and Water, Fire, Electrical, Streets) may have required inspections as part of the construction process.

It is the responsibility of the Permit Holder to call for required inspections. Work beyond an inspection point may be cause for a violation and remediation. Multiple missed inspections will result in non-issuance of a CoO and/or possible Court Action to obtain remediation.