

**ORDER of the
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI**

DATE: June 11, 2026

SUBJECT: Adoption of Amendments to the Building Codes and Regulations for Christian County, Missouri

WHEREAS, the governing body of Christian County pursuant to Section 64.170.3 of the Missouri Revised Statutes, met on May 17, 2007, and voted to submit to the voters in the unincorporated areas of Christian County, Missouri the question of whether Christian County shall have the authority to create, adopt and impose a County Building Code; and

WHEREAS, on August 7, 2007, an election was held pursuant to the County Commission's Order of May 21, 2007, and the ballot submission was approved by the voters; and

WHEREAS, pursuant to Section 64.170 of the Missouri Revised Statutes, the Christian County Commission has adopted, by order, regulations to control the construction, reconstruction, alteration or repair of any building or structure and provide for the issuance of building permits, provide for the inspection thereof and establish a schedule of permit, and inspection fees which may be amended from time to time; and

WHEREAS, on December 10, 2015, the Christian County Commission amended, by order, the Christian County Building Codes by adopting the "2012 International Building Code", "2012 International Residential Code", "2012 International Mechanical Code", "2012 International Fire Code", "2012 International Plumbing Code", "2012 International Fuel Gas Code", "2012 International Existing Building Code", "NFPA 70 National Electric Code 2009 Edition", "ICC/ANSI A 117.1-2003, 4th Printing, August 2007, and the "2012 International Electric Code Administrative Provisions" as published by the International Code Counsel, Inc. (ICC), and Uniform Administration and Enforcement Regulations ; and

NOW, THEREFORE, on this 11th day of June, 2026, at a duly called meeting of the Christian County Commission, having received the report and recommendation of the Christian County Building Code Board and, after public notice, and in open session, upon motion made by Commissioner Williams, seconded by Commissioner Jackson, the Christian County Commission did vote unanimously to, amend Section II of the Building Codes and Regulations for Christian County, Missouri, pursuant to the provisions of Chapter 64.170 through 64.180 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that Section II FEES & PERMITS of the Building Codes and Regulations for Christian County, Missouri, is hereby amended and in lieu thereof Section II is hereby adopted and entered, a copy of which is attached hereto as "Exhibit A" and incorporated herein by this reference, a copy of the Amended Section II of the Christian County Building Codes and Regulations shall be on file in their entirety at the Christian County Building Inspections Office.

IT IS FURTHER ORDERED that the amendments to the Building Codes and Regulations for Christian County, Missouri described herein shall become effective on the 2nd day of July, 2026, and a copy of this Order shall be filed in the office of the County Clerk before 5:00 p.m. this date.

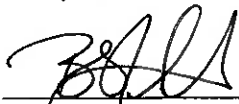
Done this 11th day of June, 2026, at 9:45 a.m.

CHRISTIAN COUNTY COMMISSION



Lynn Morris
Presiding Commissioner

Yes 6-11-26
Dated: ✓



Bradley A. Jackson
Commissioner, Eastern District

Yes ✓
Dated: 6-11-2026



Johnny Williams
Commissioner, Western District

Yes ✓
Dated: 6-11-26

ATTEST:



Paula Brumfield
County Clerk

23385-000\ 383506 doc



Exhibit “A”

SECTION II. FEES & PERMITS

The following fee schedule shall be known as 'The Christian County Building Permit Inspections Fee Schedule'.

The fees for inspections and plan review services for all construction requiring permits within Christian County Missouri shall be in accordance with the following fee schedule:

1. All permits shall be charged a \$15.00 Filing Fee for each project.
2. All permits requiring plan review services shall be charged a plan review fee.
3. A non-refundable \$20 technology fee shall be charged with each new permit application.
4. Any work requiring a permit that has been started without first obtaining a permit, shall be rated at 1-1/2 times the normal permit inspection fee.
5. Addenda to currently permitted and active commercial projects shall be charged an addendum review fee.
6. Appeals. There shall be a fee paid for each appeal made to the Building Code Board of Appeals. An application to the Building Code Board of Appeals shall be \$250.00, non-refundable.
7. The International Building Code Building Valuation Data Table published in August of 2024 shall be used for purposes of establishing construction valuation for all new commercial and residential building projects.
8. The building valuation of all new commercial 'Shell Buildings' shall be calculated at 75% of valuation as established by the International Building Code Building Valuation Data Table published in August of 2024.
9. New residential building permit 'Building Inspection Fee' shall be: 50¢ per sq. ft. Square footage shall be calculated by combining sq. ft. of all floor levels under roof including unfinished basements and attached garages. Uncovered (no roof) attached decks and porches shall not be included in the square foot total.
10. Residential remodels, decks, and additions permit inspection fee shall be: 10¢ per square foot of area remodeled, deck, or addition area, with a minimum fee of \$25.00. The square footage total shall be calculated by including the area of all portions of the work to be performed, including raised decks and porches, covered or uncovered.
11. Residential plan review fee: \$35.00 flat fee.
12. Residential accessory structures inspection fee shall be: 15¢ per sq. ft., with a minimum fee of \$40.00
13. Manufactured Home installation inspection fee: \$200.00 flat fee.
14. Demolition permit inspection fee: \$75.00 flat fee.

15. New Commercial Building Permit inspection fee shall be: \$3.75 per \$1000.00 of construction value, with a \$25.00 minimum.
16. Commercial re-models, additions, tenant infill, or change of occupancy permit inspection fee shall be: \$3.75 per \$1000.00 of construction value. Construction value shall be set as 75% of valuation as established by the International Building Code Building Valuation Table published in August of 2024. All commercial re-model, addition, tenant infill, or change of occupancy permits not requiring the services of a design professional shall be: 35¢ per sq. of area remodeled, with a minimum fee of \$50.00.
17. Commercial Plan Review Fee for All Commercial Projects, shall be: 25% of Commercial Building Permit Inspection Fee, with a minimum required fee of \$35.00. When the billed third-party review expense exceeds 25% of the permit fee, the actual invoice amount will apply. In circumstances where changes to initially permitted plans require additional third-party review, a permit may be suspended until any additional review fees are paid.
18. Addendums. Plan review fee for addendums to active permitted commercial projects shall be: 5¢ per sq. ft. of affected area, with a minimum fee of \$35.00
19. Re-roof permit inspection fee. \$35.00 flat fee.
20. Sign permits. Whenever the Christian County Planning & Development Department requires a sign permit in accordance with the Christian County Planning & Zoning Regulations, such signs shall be subject to the provisions of the 2012 International Building Code, and the 2011 National Electric Code. The fee for sign permit inspections shall be: \$25.00 for the first \$1,000.00 in construction costs, plus an additional \$4.25 per \$1,000.00 of additional construction costs above the first \$1,000.00, with a minimum fee of \$25.00
21. Sign permit plan review fee shall be: \$35.00 flat fee.
22. Re-inspection fees. A re-inspection fee shall be charged after the initial reinspection, (3rd inspection) when the following occurs:
 - A. Work not ready for inspection after second scheduled attempt.
 - B. Re-inspecting previously inspected work that has not been corrected.
 - C. Job site not accessible after second scheduled attempt.

Re-inspection fee: \$150.00 flat fee. No further inspections shall be performed until the appropriate re-inspection fees have been paid.
23. Residential Pool permit fee shall be \$150.00 for pools above grade classification, and \$300.00 for pools below grade classification.
24. Commercial Pool Permit fee shall be \$180.00 plus each trade (\$40.00)
25. Permit Renewal fee shall be 50% of the original permit plus a \$15 filing fee.

26. Water Heater change out fee shall be \$40.00
27. Furnace change-out fee shall be \$40.00
28. Electrical Lines or Service Panel fee shall be \$40.00
29. Gas Permit fee shall be \$40.00
30. Water Lines or Water Service fee shall be \$40.00
31. Sewer Line fee shall be \$40.00
32. Waste Lines fee shall be \$40.00
33. HVAC System fee shall be \$40.00
34. Fire suppression systems fee shall be \$175.00 which will include a \$35.00 plan review and a \$100.00 fee for modifications to existing systems.
35. Solar installation permit fee shall be \$75

Building Valuation Data – AUGUST 2024

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1 Assembly, theaters, without stage	306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2 Assembly, nightclubs	264.07	256.33	248.28	238.82	223.69	217.61	230.62	203.42	195.71
A-2 Assembly, restaurants, bars, banquet halls	263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3 Assembly, churches	311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3 Assembly, general, community halls, libraries, museums	261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4 Assembly, arenas	305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B Business	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E Educational	279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1 Factory and industrial, moderate hazard	162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2 Factory and industrial, low hazard	161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1 High Hazard, explosives	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	N.P.
H234 High Hazard	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5 HPM	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	459.84	449.45	439.33	427.82	403.26	N.P.	417.81	377.98	N.P.
I-2 Institutional, nursing homes	319.21	306.86	296.74	285.23	264.10	N.P.	275.22	238.82	N.P.
I-3 Institutional, restrained	341.48	331.09	320.97	309.46	288.34	278.89	299.46	263.05	251.33
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	197.08	189.34	177.79	171.82	156.33	151.25	163.63	136.06	129.35
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	150.65	142.81	133.05	127.61	112.61	106.60	121.11	91.40	84.33
S-2 Storage, low hazard	149.65	141.81	133.05	126.61	112.61	105.60	120.11	91.40	83.33
U Utility, miscellaneous	115.27	108.48	100.93	96.59	86.02	80.36	91.94	68.09	64.85

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20 percent

c. N.P. = not permitted

d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.