



CHRISTIAN COUNTY *Resource Management Department*

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REPORT TO THE COUNTY COMMISSION

Subject: Recommended Changes to Building Inspections Department Fee Schedule

The County Commission in first and second-class counties under 64.170 RSMo is given authority to “establish a schedule of permit, license and inspection fees” for the Building Inspections Department.

The Christian County Building Code Board met on May 4, 2026, to review our current fee schedule. The Board noted increased cost of fuel, vehicle expense, technology and wages as factors which require that the Board take action in recommending changes to the permitting fee structure in order to properly fund the expense of permitting and inspection activities.

The last time our Building Inspections Department reviewed its fee structure and suggested changes to the County Commission was in 2022. At that time, we found that our fee structure was significantly behind/below what is charged by other nearby jurisdictions and at that time the Commission approved several increases to help close the gap. As you are aware, Christian County continues to be one of the fastest growing areas and the pace of construction associated with that growth has not slowed. Providing inspectors to travel throughout the County to properly perform the inspections required of the permits issued takes significantly more labor hours and equipment than our fee structure can continue to support.

For these reasons the Building Code Board is submitting to the County Commission the following recommendations for changes to the Building Inspections Department fee structure known as **Section II. Fees & Permits.**

What follows is an explanation of the recommended changes:

Residential Permits

In reviewing and comparing the fee structures of the Building Inspections Departments in our office, Ozark, Nixa and other counties, we found that each has unique features such as multipliers and impact fees which collectively contribute to the overall bottom line of total fees collected. In comparing the overall construction permitting cost for the same residential structure if it were built in either Ozark, Nixa or Christian County we found that the cost in Christian County is currently far less than our neighboring jurisdictions.

Our current structure is fairly simple with inspection fees based on calculating 35¢ per sq. ft. Because our fee calculation has few variables and we do not add on various impact fees the Board has recommended increasing the per sq. ft. charge to 50¢. The goal here was to make an adjustment

which is strong enough to correct our position versus multiple incremental increases which would continually leave the department behind.

For the sake of perspective – the amount charged for a permit only accounts for about one third of one percent (.00035) of these home values.

Recommendation: Increase the current 35¢ per sq. ft. to 50¢

Commercial Permits

The fee schedule currently refers to the International Building Code Building Valuation Table published in August of 2012 as the basis for establishing construction value. This standard is obviously outdated and impacts the department's ability to charge appropriate fees which are based upon \$3.75 per \$1000 of construction value.

Recommendation: Change all references to the IBC Building Valuation Table published in 2012 to 2024.

Accessory Buildings

This inspection fee is based upon the total square footage X 10¢. Regardless of size, our inspectors typically make multiple trips to the site wherever it may be in the County. The current minimum must be raised to cover the costs associated with making an onsite inspection.

Recommendation: Increase the per square foot charge from 10¢ to 15¢.

Manufactured Homes

Our current Manufactured Home installation inspection fee is a flat \$100. We are requesting an increase to \$200. These permits typically require at least two inspection trips to sites in outlying areas. This change will aid in covering the labor, fuel and vehicle maintenance attributable to these permits.

Recommendation: Change the fee for Manufactured Home installation inspection in item 12 from \$100 to \$200.

Swimming Pools

Swimming pool permits are more time consuming than one might expect. Multiple visits are often required in order to get homeowners and builders to comply with basic safety requirements intended to reduce injuries and fatalities to our youngest population.

We currently charge flat fees of \$60 for above grade residential pools and \$120 for below grade pools. These fees are comparatively less than neighboring communities. Increased fuel and labor costs justify an increase here to \$150 and \$300.

Recommendation: Change the permit fee for Residential Pools in item 22 to read: Residential Pool permit fee shall be \$150.00 for pools above grade classification, and \$300.00 for pools below grade classification.

Technology Fee

The cost associated with software utilized to maintain all of the County's permitting and inspection records is significant. Our annual expense for this year was \$18,500. We took note that several communities have begun to include a "technology fee" with all new permits issued. The Board agreed that instituting a \$20 fee with each permit would help to better absorb this cost.

Recommendation: Add technology fee as #3 on the list and renumber subsequent items accordingly. Item #3 should read as follows: A non-refundable \$20 technology fee shall be charged with each new permit application.

Demo Permit Inspection Fee

The current fee for a demo permit is \$50. These often require additional follow up to verify cleanup and decommissioning of utilities at the site. An increase to \$75 would be consistent with the fees charged by neighboring municipalities with much smaller geographic footprints to cover.

Recommendation: Change Demolition permit inspection fee in item 13 (becoming #14) from \$50 to \$75.

Solar Permit Inspection Fee

The current cost for a solar panel installation permit is \$40 and has been charged as a simple electrical trade permit. In order to properly account for labor and fuel expenses we would like to establish a specific charge of \$75 for this type of permit.

Recommendation: Add a new item #35 Solar Permit fee shall be \$75

In summary, the adoption of recommended fee structure changes for the Building Inspections Department would be expected to stabilize and fortify the departmental budget. These funds would be utilized to keep pace with the inflationary growth to the operational expenses for staffing, technology maintenance and equipment required to properly ensure that construction taking place within our jurisdiction meets the minimum life/safety standards our citizens deserve.

The Building Code Board respectfully requests that the County Commission approve and adopt these changes to become effective beginning July 2, 2026.

A copy of the fee structure with proposed changes is attached hereto as Exhibit "A".



Todd M. Wiesehan
Director, Resource Management Department

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.