

Builders Information 2024

The following items will be the focus of the Building Department regarding current and future construction that is permitted in 2024 within the City of Oak Grove.

Updating Current Building Codes

- The Oak Grove Building Department has reviewed the 2018 International Code Council’s family of Technical Codes and 2017 National Electric Code so to adopt newer and safer Building Codes as previously communicated. We will soon draft an ordinance to send to the Board of Aldermen for approval of the required Ninety (90) day review period by State law. At that time, the public will be able to view and make suggestions for the recommended adoptions.

Updated Permit Applications

- Please destroy previous versions of the Single-Family Residential Site Plan Requirements form and begin using the attached version. The older versions will no longer be accepted. On this newer version, you will see several additions to clarify City requirements on Plot Plans effective immediately. Please pass this on to the design professionals developing your submittals so there are no increased delays in permitting.
- Any future additions or changes to any other existing permit applications that may affect your business will be passed along at the time those changes are made this year as well. We plan to make significant changes to some of our permit applications after we adopt the newer codes.

Erosion Control Measures

- We have had serious non-compliance issues this last year. Chapter 525 of City Code regulates Erosion Control. In addition, the City has adopted the practices set forth in the latest version of the Kansas City Metropolitan Chapter of the American Public Works Association (APWA) Section 5100 Erosion and Sediment Control Specifications and Design Standards and Section 5600 Storm Drainage Systems and Facilities Specifications and Design Standards.
- Effective January 1, each inspection that is performed on a build, an Erosion Control inspection will also be completed. Code Enforcement Officers have been instructed to perform periodic inspections in between regular inspections as well. They will be using Section 525.040(H) and (K) as adopted standards when inspecting. Once ground is broken, Erosion Control practices are required from that point, this includes driveways being rocked immediately after foundation walls are back-filled and before the sub-floor is installed, minimum depth of six (6) inches. An underlayment of stabilization fabric is required to keep the rock from becoming saturated with mud. All deliveries of material to the construction site shall be required to use the temporary driveway.
- From ground breaking to the Final, APWA Section 2601.3 should be followed as well. It states, “Cleanup shall follow the work progressively. The Contractor shall remove from the project site all rubbish, equipment, tools, surplus or discarded materials, and temporary construction items. Streets to be opened to local traffic at the end of the day’s operation shall be cleaned of dirt or mud. All equipment and material stockpiles shall be secured for safe passage of vehicles and pedestrians. If streets are to remain open to traffic, cleaning shall be performed at a minimum of once per day at the end of the day’s work or as directed by the Engineer or Owner.”
- At any point that there is significant mud, rock, debris, etc. in the roadways or nearby gutters of a particular build, Staff has been directed to halt **ALL** inspections for that particular builder or contractor in the entire subdivision, multiple builds included. In order to avoid inspection delays,

please have the streets swept (not by using a skid-steer bucket with teeth), silt screen barriers installed, and storm inlets cleaned at the end of the work day, each and everyday.

Public Works Inspections

- Please keep in mind that if there are any deficiencies with Public Work items at the Final, City Code prohibits a Temporary Occupancy being issued. All deficiencies will need to be corrected prior to issuance. Final Grading will now be required before Public Works can pass infrastructure items. In order to avoid delays in Occupancy Permits, call for the Public Works Final prior to the Building Department's Final inspection.

As always, the City of Oak Grove appreciates you for your willingness to contribute to its continued growth. If there are any questions or concerns, do not hesitate to let me know by contacting me using the information below.

Justin Petray, CBO
Building Official
City of Oak Grove
2110 S. Broadway
Oak Grove, MO 64075
816-690-3773 Ext. 1007
jpetray@cityofoakgrove.com
www.cityofoakgrove.com

12/22/23