

A close-up photograph of a person's hands using a blue and black circular saw to cut a piece of light-colored wood. The person is wearing a watch on their left wrist. The background is slightly blurred, showing more of the construction site.

BUILDERS INFORMATION PACKET

OAK GROVE, MISSOURI

STRONG ROOTS, BRIGHT FUTURE!

THE CITY HAS ADOPTED THE 2018 BUILDING CODES.



816.690.3773 EXT. 1007



WWW.CITYOFOAKGROVE.COM



JPETRAY@CITYOFOAKGROVE.COM



2110 S BROADWAY ST OAK GROVE, MO 64075



Builders Information 2026

The following items will be the focus of the Building Department regarding future construction that is permitted in 2026 within the City of Oak Grove.

2025 was still a busy year for construction activity within the City of Oak Grove. The busiest since my arrival as Building Official. We made very good progress on items that seemed to be continued issues that would unfortunately hold up progress. One item that still needs great attention is Erosion Control. We were lucky enough to have the Missouri Department of Natural Resources perform an audit in August and many sites were not up to standards. We also went live with the new Permitting Portal and began paperless inspections, both working well. Below is another reminder of the City's expectations for 2026.

Updated Erosion Control Standards

- The fee for Erosion Control has increased to a Three-Hundred-dollar (300.00) deposit. With each inspection "failed", Fifty dollars (50.00) will be deducted from the deposit. If the below requirements are not met and each failed inspection totals more than the deposit, then there will ultimately be a total charge that will need to be satisfied prior to a TCO or CO being issued. If the below standards are met at all inspections, then that deposit will be refunded once the full CO is issued.
- Section 525.040(H) and (K) are the adopted standards anytime when inspecting. Once the ground is broken, Erosion Control practices are required from that point, this includes driveways being rocked immediately after foundation walls are backfilled 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 groundbreaking to the Final, APWA Section 2601.3 should be followed. 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".
- You as the builder/superintendent should at a minimum inspect your Erosion Control measures every Fourteen (14) days while construction is ongoing as well as within Twenty-four (24) hours of any storm event. Your Erosion Control measures are inspected regularly by Codes Enforcement and with each one of the required inspections for your build.
- At any point that there is significant mud, rock, debris, etc. in the roadways or nearby gutters of a particular build, **ALL** inspections for that particular builder or contractor in the entire subdivision will be halted, multiple builds included. To avoid inspection delays, loss of deposit, and additional charges, 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 workday, each and every day. If the build is not at a point of inspections, a Stop Work Order will be placed.

- Included is a “checklist” that will be required to be completed at permitting. Inspections will be conducted using this document throughout the entire build. As stated above, any fails using this form, will be deducted from your deposit and inspections will be suspended or Stop Work Order placed.

Online Portal

- All inspections and re-inspections are to be scheduled via our online portal www.citizenserve.com/oakgrove.com. Inspections will not be accepted via phone or email as they can easily be missed when Staff is away from their desk or not in at that time. Inspections requests must be scheduled by 2:00 pm the day preceding anticipated inspection for proper scheduling. Correspondence also will be made through the Portal. All inspections should be found here as well, in real time as they occur. Any issues you may have please reach out to Mackenzie Alford via Extension 1013 or email malford@cityof oakgrove.com

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@cityof oakgrove.com
www.cityof oakgrove.com



Residential Erosion Control Checklist

- Oak Grove Municipal Code Chapter 525 — Erosion & Sediment Control requirements, design standards, and inspections.
- Builder instructions from the City of Oak Grove highlight site cleanliness and stabilization requirements
- ☐ Land disturbance or building permit obtained before any earthmoving begins (City of Oak Grove requires a permit for land disturbance; Erosion & Sediment Control Plan may be required for larger disturbances).
- ☐ Erosion & Sediment Control Plan submitted and approved (especially for >10,000 sq ft or >500 cubic yards).
- ☐ Keep “faithful performance bond/letter of credit/other security” documentation on site if required.
- ☐ BMPs (Best Management Practices) and plan specs accessible to inspectors.

Pre-Construction Measures

- ☐ Install perimeter controls *before* clearing/earthwork starts.
- ☐ Stabilized construction entrance (rock pad + stabilization fabric) in place to reduce street tracking.
- ☐ Define and mark **limits of disturbance** on site.
- ☐ Stockpile areas designated and protected (covered or BMPs applied).
- ☐ Portable restrooms are not permitted on streets, sidewalks, or on top of storm drain inlets.

Erosion & Sediment Controls in Place

- ☐ **Silt fence / fiber rolls / wattles** installed around disturbed areas.
- ☐ **Sediment trap or sediment basin** provided where needed.
- ☐ **Drain inlet protection** installed where runoff enters storm system.
- ☐ **Diversions or swales** set up to route upland runoff away from bare soil.
- ☐ **Watercourse buffers** maintained (25 ft minimum setback from natural channels).

Soil Stabilization Standards

- ☐ Soil stabilization completed within **14 days of clearing** or inactivity.
 - ☐ Vegetative erosion control (seeding/mulching) established and meeting density requirements within 14 days.
 - ☐ Steep slopes (>20% where applicable) treated with hydroseed/mulch or other approved method.
 - ☐ Temporary cover installed if construction suspended >30 days.
 - ☐ Soil stockpiles stabilized (e.g., heavy mulch layer) at seasonal or project stop points.
-

Construction Site Access & Street Cleanliness

- ☐ Temporary access roads rocked with stabilization fabric base.
 - ☐ Trucks and equipment **cleaned on site** (no mud/soil on public streets).
 - ☐ Street cleaning/pressure washing performed daily if needed.
 - ☐ All deliveries use temporary access driveway.
-

Inspections & Maintenance

- ☐ Erosion and sediment controls are inspected after every **storm event**.
 - ☐ Regular periodic inspections documented (as required by Erosion & Sediment Control Plan).
 - ☐ Deficiencies repaired immediately.
 - ☐ Notify City for official inspection per schedule (start of work, controls installed, clearing done, rough grading, final grading, landscaping, etc.).
-

Final Stabilization & Closeout

- ☐ Permanent seeding, sod, or other approved stabilization completed.
 - ☐ Temporary controls are removed only after stabilization is achieved.
 - ☐ Final inspection scheduled and cleared with the City.
- Oak Grove enforces **APWA erosion & sediment control design standards**, so follow those BMP criteria where local ordinance does not prescribe specifics.
 - Code expressly forbids any **mud/soil/debris deposited on public streets** from building or land disturbance.
 - Failure to maintain clean streets or adequate controls **will** delay or halt inspections.

TYPE OF PERMIT:	OAK GROVE PERMIT COST
Minimum Permit Fee	\$30.00
New Build Commerical Permit	\$400.00 + \$4.00 Per \$1000.00 Based on Current Building Valuation Data Published by ICC
Tenant Finish/Remodel Commercial Permit	\$200.00 + \$4.00 Per \$1000.00 Based on Construction Value
Demo Permit	\$50.00
Driveway Permit	\$40.00
Deck Permit	\$4.00 Per \$1000.00 Based on Current Building Valuation Data Published by ICC
Electrical Permit	\$30.00 100/200 AMP
	\$40.00 400 AMP
	\$50.00 800 AMP
	\$75.00 Over 800 AMP
	\$30.00 Swimming Pool
Solar Panels/Array	\$4.00 Per \$1000.00 Based on Current Building Valuation Data Published by ICC + Amp Fee
Fence Permit	\$30.00
Hot Tub / Spa / Above Ground Pool	\$30.00
Irrigation Permit	\$40.00
Mechanical Permit	\$30.00
Permanent Sign Permit	\$85.00
Temporary Sign Permit	\$30.00
Plumbing Permit	\$30.00 Up to 12 Traps
	\$3.00 Per Trap Over 12
	\$30.00 Hot Water Heater
Inground Pool Permit	\$4.00 Per \$1000.00 Based on Current Building Valuation Data Published by ICC
Residential Permit	\$4.00 Per \$1000.00 Based on Current Building Valuation Data Published by ICC
Right of Way Permit	\$40.00
Roof Permit	\$4.00 Per \$1000.00 Based on Current Building Valuation Data Published by ICC
Shed / Garage / Acessory Building Permit	\$4.00 Per \$1000.00 Based on Current Building Valuation Data Published by ICC
Erosion Control	\$300.00 Deposit that is automatically returned with no fails once CO is issued
	Each fail \$50.00 out of deposit or charged thereafter
Residential Final Inspection Fee	\$50.00
Commercial Final Inspection Fee	\$100.00 up to 10,000 Sq Ft
	\$200.00 over 10,000 Sq Ft
Residential Reinspection Fee	\$50.00 - Two (02) Fails included with permit
Commercial Reinspection Fee	\$50.00 - Two (02) Fails included with permit
Residential Plan Review Fee	\$50.00
Commercial Plan Review Fee	\$200.00 + \$1.00 Per \$1000.00 up to 10,000 Sq FT Based on Current Building Valuation Data Published by ICC
	\$200.00 + \$1.00 Per \$1000.00 up to 10,000Sq Ft - \$.25 + 1.00 Per 1000.00 10,001 Sq FT & Above Based on Current Building Valuation Data Published by ICC
Tenant Finish/Remodel Commercial Plan Review Fee	\$50.00 + \$1.00 Per \$1000.00 up to 10,000 Sq FT Based on Construction Value
	\$50.00 + \$1.00 Per \$1000.00 up to 10,000Sq Ft - \$.25 + 1.00 Per 1000.00 10,001 Sq FT & Above Based on Current Building Valuation Data Published by ICC
Residential Additional Plan Review Fee	\$25.00
Commercial Additional Plan Review Fee	\$50.00
Temporary Certificate of Occupany	\$100.00
Certificate of Occupancy	\$0.00 or After All Remainig Fees are Paid
Admin Fee for Over 30 Day Payment Delay on Permit	\$50.00
Expired Permit	Fifty Percent (50%) of Original Applicable Permit Cost
Commencing Work Without First Obtaining Permit	Double Original Permit Fee

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

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	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N.P.
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N.P.	426.30	385.65	N.P.
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N.P.	280.80	243.65	N.P.
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family ^d	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20

- 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.

The City of Oak Grove abides by the 2018 International Council Codes, 2012 International Energy Conservation Codes, 2017 National Electrical Code, 2017 Accessible & Usable Buildings & Facilities, and the American Public Works Association (APWA) Kansas City Metropolitan Chapter.

It is the responsibility of the permit holder or his agent to contact the Building Department to schedule all inspections. All inspections must be submitted by 2:00 pm the day before to be completed the following day. At the builder's expense, 3rd Party Inspections performed by licensed Design Professionals for Structural Concrete will be accepted as long as the reports are received by the City's Department of Building Safety within Twenty-four (24) hours of date inspection was completed. **Inspections will not be made on weekends or observed Holidays.**

TO SCHEDULE YOUR INSPECTIONS, VISIT OUR WEBSITE @ www.cityofoakgrove.com OR SCAN THE QR CODE ON YOUR POSTED PERMIT CARD.

Inspections that are required are as follows:

- **Erosion Control:** Per Section 525.040 of the Municipal Code "No land disturbing, construction or other associated activities are permitted that cause mud, soil, earth, sand, gravel, rock, stone, concrete, building materials or other materials to be deposited on public streets."
Note: This inspection will be performed during every inspection. Trucks and other construction equipment shall be cleaned on site to prevent the above from being deposited on public streets.
- **Footings and Piers:** When the forms and all steel are in place and before the concrete is poured.
Note: If the lot requires piers for the footing, a copy of the engineer's report showing placement of piers should accompany the application for Building Permit.
- **Foundation Wall:** When all forms and steel are in place and before the concrete is poured.
Note: Any wall over 5' in height and over 16' long will require Return Walls.
- **Sewer:** When the pipe is in place and before it is backfilled. This inspection will be performed by the Public Works Department.
Note: Sewer impact fee is paid, and account setup occurs when Building Permit is processed. The sewer and water taps will be inspected on the same inspection where at all possible. Contact 816-625-1101 for your sewer and water tap inspections.
- **Water Service:** After the water service line has been completed and before it is backfilled. This inspection will be performed by the Public Works Department.
Note: Water Impact fee is paid, and account setup occurs when Building Permit is processed. The sewer and water taps will be inspected on the same inspection where at all possible. Contact 816-625-1101 for your sewer and water tap inspections.
- **Ground Rough Plumbing:** After all the piping and gravel is in place and before it is covered.
Note: A 4" Cleanout is required at or near the junction of the building drain and building sewer either inside or outside of the building wall and purple primer is required to be used on all connections.
- **Drain Tile and Waterproofing:** A Drain Tile inspection is required once all drain tile has been installed and the gravel has been placed over the drain tile and not backfilled.
Note: This inspection can be done at the same time as the Ground Rough Plumbing.

- Basement Slab:** After all base gravel is in place along with a minimum of a 6 Mil vapor barrier and reinforcing steel and before the concrete is poured.

Note: Reinforcing steel shall be 24" on center each way or 6x6-10x10 steel mesh.
- Mid-Roof:** Pictures to ensure that the installation of an Ice and Water Barrier will be required for each build. Email to MALFORD@CITYOFOAKGROVE.COM If not received, lack of inspection will be a condition of the Occupancy Permit.

Note: Soffit Twelve (12) inches or less – One (01) pass, larger than Twelve (12) inches – Two (02) passes.
- Portal Framing:** An inspection will be completed at the garage door wall after it has been framed and before it is covered.

Note: This can be performed during Top Rough inspection if uncovered both inside and outside of structure
- All Trades Top Rough:** A Top Rough inspection will be done at one time covering all trades; framing, plumbing, mechanical and electrical before any insulation or sheetrock is installed.

Note: See [Insulation](#)
- Gas Line:** The gas line shall be inspected before it is covered for proper support and air tested to hold a minimum of 10lbs for a minimum of 15 minutes.

Note: This can be inspected on the Top Rough inspection or scheduled as a separate inspection.
- Electrical Service:** The electrical service will be inspected after the service panel and meter can are installed with the service entrance wires, neutrals and grounds landed, and the cover removed from the panel.

Note: This inspection will be done on the Top Rough inspection or scheduled after the Top Rough.
- Insulation:** An Insulation inspection will be required after the insulation is in place and before it is covered. The attic insulation can be inspected at the final inspection.

Note: R38 in the ceiling, R30 in vaulted ceilings, R13 in wood framed walls and R19 in floors minimum. During top rough inspection, exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs per Table N1102.4.1.1
- Sheet Rock:** A Sheet Rock inspection will be done after all sheet rock is installed and before any tape or mud is applied.
- Driveway:** A Driveway inspection will be completed after the driveway is formed and all base gravel and reinforcing steel is installed and before the concrete is poured.

Note: The maximum width of a driveway is 35'. For driveways where a rollback curb exists, the approach (from the back of the curb to the property line) is 4" concrete with #4 bars 24" O.C. both ways or 6X6-10x10 steel mesh. 6" concrete shall be non-reinforced. For driveways where a straight ack curb exists, the approach (from back of the curb to the property line) is 6" concrete and shall be reinforced with #4 bars 12" O.C. both ways, or with 6 gauge welded wire fabric. 8" concrete shall be non-reinforced. Refer to [2018 City of Oak Grove Standard Specifications and Design Criteria for Utility and Street Construction](#) for further specifications.

- **Sidewalk:** A Sidewalk inspection will be completed after the sidewalk is formed and the base gravel and steel is in place and before the concrete is poured.
Note: The sidewalk shall be placed 5' from back of curb and be 4' wide with 2 #4 bars installed the length of the sidewalk. Sidewalks running thru driveways will maintain no more than 2.00% cross slope. Refer to [2018 City of Oak Grove Standard Specifications and Design Criteria for Utility and Street Construction](#) for further specifications and ADA compliance.
- **Water Backflow Devise:** If installed, and inspections must be completed by a third party using appropriate Missouri Department of Natural Resources (MDNR) form MO 780-0804.
Note: This inspection must be performed and reported to the Public Works Department prior to the Final inspection being scheduled.
- **Final:** A final inspection will be completed pertaining adopted building and the City of Oak Grove UDC Codes once all work on the home is completed and the house is ready to be occupied. The Building Department and Public Works Department both perform Final inspections.
Note: The Final inspection must be completed and approved before a Temporary Certificate of Occupancy or full Certificate of Occupancy will be issued. An Occupancy Permit must be obtained before the home may be occupied.

All building permits must be applied for, approved, paid in full, and picked up before any digging starts on the property. All permits must be posted visible and in a way that prevents damage from weather. Stamped and approved plans are to be available onsite during inspections.

Section 500.080. Certain Trades to Have Licenses.

A. The provisions of this Section shall take precedence over any portions of the International Codes as adopted by the City of Oak Grove.

B. Definitions. For the purposes of this Section, the following words and phrases shall have the meanings respectively ascribed to them:

ELECTRICAL CONTRACTOR Any person, business, organization, partnership, corporation or sole proprietorship that engages in the business of contraction for installation, alteration, repair, assembly, maintenance or service of electrical systems within the City of Oak Grove.

MECHANICAL CONTRACTOR - Any person, business, organization, partnership, corporation or sole proprietorship that engages in the business of contraction for installation, alteration, repair, assembly, maintenance, or service of heating, ventilating and air conditioning (HV AC) systems within the City of Oak Grove.

PLUMBING CONTRACTOR - Any person, business, organization, partnership, corporation or sole proprietorship that engages in the business of contraction for installation, alteration, repair, assembly, maintenance or service of plumbing systems and fixtures within the City of Oak Grove.

C. No electrical, mechanical, or plumbing contractor, as defined herein, or other person, business, organization, partnership, or corporation shall contract to perform or sublet any work to a person not licensed for such work under the provisions of this Section or perform building, electrical, mechanical, or plumbing work, unless at least one (1) person who is licensed as set forth herein is an employee of the business, organization, partnership or corporation to do or do the building.

D. To be properly licensed, a person must hold, at the time of contracting and at the time of the performance of the work, a valid Master Trade license from the State of Missouri, City of Kansas

City, Missouri; the City of independence, Missouri; Johnson County, Kansas; a Thomson (formerly Block and Associates) test certificate, or ICC Contractor Examination Services test certificate or other nationally recognized equivalent with a minimum score of seventy-five percent (75%).

E. Licenses Are Not Transferable. The rights of a person, business, organization, membership or corporation to do business as a contractor as defined in Subsection (B) depends upon the retention of the person holding the Master Certification or test certificate. The Building Official or designee may request documentation to verify the person holding the certification is a current employee, member or officer of a business, organization, partnership, or corporation.

F. No permit shall be issued for the performance of electrical, mechanical, or plumbing work as defined in this Section unless said work will be performed in compliance with Subsection (C) and a valid license or test certificate as required in Subsection (D) is provided for the inspection at the time the permit is applied for or received.

G. Exceptions. The following persons shall not be required to comply with the above licensing requirements:

1. Craftsmen, employees, or agents working for and under the supervision of a contractor licensed under this Article for any type of construction being undertaken.

2. Manufacturer's representatives working under the direct supervision of a licensed individual and/or sales representative installing low-amperage fixtures that they have sold to the location where it is being installed.

3. Any person currently occupying and doing work regulated by this Section in an existing single-family dwelling used exclusively for living purposes, including the usual detached accessory building(s), providing such person certifies that he/she is occupying the existing dwelling and is the bona fide owner of such dwelling and accessory building(s) and that said owner shall personally purchase all material and perform all labor in connection therewith, providing that all such work shall be subject to permit, inspection and approval

in accordance with the terms of this Article.

H. All other Agents, General Contractors, or Subcontractors on a permitted project must meet the requirements set forth in Section 605.130 of this Code.

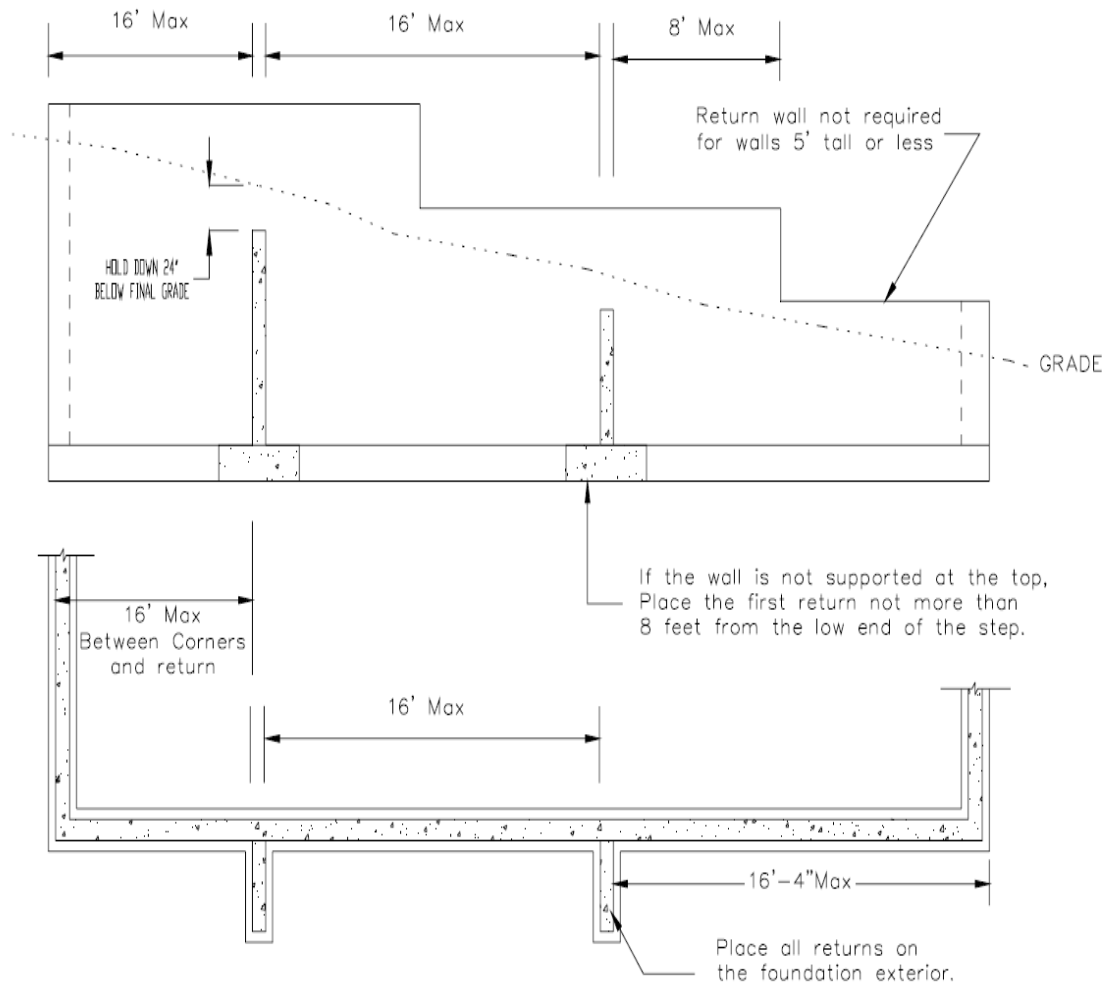
I. As a condition precedent to the issuance of an occupational license involving electrical, mechanical or plumbing work, the applicant shall furnish to the City of Oak Grove a certificate of insurance evidencing that the applicant has in force a policy of general liability insurance, including completed operations coverage during the term of the building permit. Such insurance policy shall be written with an insurance company listed to do business in the State of Missouri. All contractors shall maintain general liability coverage in an amount of no less than five hundred thousand dollars (\$500,000.00) per occurrence for personal injuries and property damage. In addition, every such contractors shall procure and maintain workers' compensation insurance as required by law. Proof of insurance shall be provided at the time of licensure and shall have the City of Oak Grove added as a certificate holder to the insurance policy. The insurance policy shall require the insurance company to notify the City of Oak Grove in writing any change or cancellation of such policy at least ten (10) days prior thereto. In addition to the aforementioned insurance requirements, any licensed contractor performing work in the City right-of-way as a condition of a building permit must meet the bonding requirements set forth in Section 530.490, Bonding.

1. The Director of Community Development or designee shall have the power to suspend or revoke any license granted under the terms and provisions of this Chapter whenever it shall be shown whenever they have knowledge that a licensee is conducting said business or manufacturing in violation of any ordinance of the City of Oak Grove.

2. Where action of suspension or revocation is to be taken pursuant to this Chapter, the licensee shall have fifteen (15) days¹ written notice of the Director of Community Development or designee's intention to suspend or revoke the license prior to such suspension or revocation. Such written notice shall be directed by certified or registered U.S. Mail to the business address of the licensee on such licensee's application on file in the office of the City Clerk and shall specify the grounds upon which the license is sought to be suspended or revoked.

3. The licensee shall have full right to request a hearing and to be represented by counsel at such hearing, to produce witnesses on his/her behalf, and any such hearing, as herein provided, shall be before the Board of Appeals.

4. The Director of Community Development or designee may suspend any said license for a period not to exceed ninety (90) days.



RETURN WALLS

City of Oak Grove, MO
Friday, August 21, 2020

Chapter 530. Right-Of-Way Management

Article X. Insurance, Bonding and Liability

Section 530.490. Bonding.

[Ord. No. 1527 §1, 8-7-2006]

- A. If a ROW user has twenty-five million dollars (\$25,000,000.00) in net assets and does not have a history of non-compliance or permitting non-compliance within the City, then the ROW user shall not be required to maintain a performance or maintenance bond. The ROW user shall provide all information to the City necessary to determine the amount of net assets of the ROW user. For purposes of this Section, *"history of non-compliance or permitting non-compliance within the City"* shall mean the ROW user or any persons acting on the behalf of the ROW user, including contractors or subcontractors, has failed to return the public right-of-way to its previous condition under a previous right-of-way permit.
- B. If it is determined pursuant to Subsection **(A)** of this Section that a ROW user does not have twenty-five million dollars (\$25,000,000.00) in net assets or does have a history of non-compliance or permitting non-compliance within the City, then the ROW user shall:
1. Maintain a performance bond in a form approved by the City Attorney. The amount of the bond will be five thousand dollars (\$5,000.00) or the value of the restoration, whichever is greater, as determined by the City Inspector for a term consistent with the term of the right-of-way permit, conditioned upon the ROW user's faithful performance of the provisions, terms and conditions conferred by this Article.
 2. Maintain a maintenance bond in a form approved by the City Attorney. The amount of the bond will be five thousand dollars (\$5,000.00) or the value of the restoration, whichever is greater, as determined by the City Inspector for a term consistent with the term of the right-of-way permit plus four (4) additional years conditioned upon the ROW user's faithful performance of the provisions, terms and conditions conferred by this Article.
- C. In the event the City shall exercise its right to revoke the right-of-way permit as permitted herein, then the City shall be entitled to recover under the terms of said bonds the full amount of any loss occasioned. A copy of the maintenance and performance bonds must be on file with the City Clerk. No maintenance or performance bond will be required of any residential property owner excavating or working in the right-of-way adjacent to his/her residence who does not utilize a contractor to perform the excavation or work.



RIGHT-OF-WAY WORK PERMIT BOND

PERFORMANCE AND MAINTENANCE BOND

Bond No. _____

Project Location _____

KNOW ALL MEN BY THESE PRESENTS:

THAT _____, As PRINCIPAL; and
(complete name and address)

THAT _____, as SURETY,
(complete name and address)

Both licensed to do business as such in the State of Missouri, are held and firmly bound unto the CITY of Oak Grove, as OBLIGEE, in the penal sum of Five Thousand (\$5,000) Dollars for the payment of which the PRINCIPAL AND SURETY hereby bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, PRINCIPAL has submitted a right-of-way permit application (PERMIT) to the City of Oak Grove to complete work in the right-of-way at the designated location shown above and as provided in the PERMIT(s) where work means construction, excavation, installation, repair or maintenance of facilities within the right-of-way, and

WHEREAS, a SURETY company performance and maintenance bond is required of the PRINCIPAL to guarantee the proper right-of-way restoration and repair/replacement of public infrastructure within the rights-of-way in accordance with the PERMIT(s) and CITY ordinances and regulations.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly and faithfully perform all obligations of the PERMIT(s) including proper right-of-way restoration and repair/replacement of public infrastructure within the rights-of-way and the same shall be repaired or reconstructed so as to endure without defect and need of repair for a period of four (4) years

from the date of completion of work identified in the PERMIT(s), and, further, shall defend, indemnify, and hold harmless the CITY from all damages, loss and expense occasioned by any failure whatsoever of said PRINCIPAL and SURETY to fully comply with and carry out each and every requirement of the PERMIT.

FURTHERMORE, the SURETY hereby expressly agrees that no change, extension of time, alteration or addition to the terms of the PERMIT or to the Work to be performed thereunder, shall in any way affect the obligations of this Bond; and it does hereby waive notice of any such change.

SIGNED, SEALED AND DATED THIS _____ .

PRINCIPAL

Company Name & Address

Printed Name & Title

Signature

SIGNATURE

Company Name & Address

Printed Name & Title

Signature

City of Oak Grove, Missouri
Schedule of Fees and Charges for Water and Sewer Service
Effective Date: January 1, 2023

Sewer Connection Fees (Residential and Commercial)

Meter Size (in)	Meter Type	Meter Capacity (gpm) (See Note 1)	Capacity Multiplier (See Note 2)	Equivalent Impact Units (EIU) (See Note 3)	Connection Fee (\$) (See Note 4)
5/8 x 3/4	Displacement	15	1.00	1.00	\$3,377
3/4	Displacement	25	1.67	1.25	\$4,221
1	Displacement	40	2.67	2.00	\$6,753
1 1/2	Displacement Class 1 Turbine	50	3.33	2.50	\$8,441
	Class 1 Turbine	80	5.33	4.00	\$13,506
2	Displacement	100	6.67	5.00	\$16,883
	Class 1 Turbine	120	8.00	6.00	\$20,259
	Class 2 Turbine	120	8.00	6.00	\$20,259
	Compound	100	6.67	5.00	\$16,883
3	Displacement	150	10.00	7.50	\$25,324
	Class 1 Turbine	250	16.70	12.53	\$42,291
	Class 2 Turbine	275	18.30	13.73	\$46,343
	Compound	150	10.00	7.50	\$25,324
4	Displacement	200	13.30	9.98	\$33,681
	Class 1 Turbine	400	26.70	20.03	\$67,615
	Class 2 Turbine	500	33.30	24.98	\$84,329
	Compound	200	13.30	9.98	\$33,681
6	Displacement	500	33.30	24.98	\$84,329
	Class 1 Turbine	1,000	66.70	50.03	\$168,911
	Class 2 Turbine	1,100	73.30	54.98	\$185,625
	Compound	500	33.30	24.98	\$84,329
8	Class 1 Turbine	1,500	100.00	75.00	\$253,240
	Class 2 Turbine	1,800	120.00	90.00	\$303,888
	Compound	600	40.00	30.00	\$101,296
10	Class 1 Turbine	2,200	147.00	110.25	\$372,263
	Class 2 Turbine	3,000	200.00	150.00	\$506,481
	Compound	900	60.00	45.00	\$151,944

Notes:

1. Source for capacity figures: AWWA M6 Water Meters - Selection, Installation, Testing and Maintenance 1986, Table 5-3, pp 52-53
2. Capacity Multiplier (CM) = meter capacity relative to 5/8 x 3/4 displacement type meter
Sample Calculation for a 3/4" displacement meter: $25/15 = 1.67$
3. Equivalent Impact Units (EIU) = equivalent impact of meter relative to a 5/8 x 3/4 displacement type meter
Sample Calculation for a 3/4" displacement meter: $(CM) \times 1.5/2.0 = 1.67 \times 1.5/2.0 = 1.25$
4. This option assumes that customers using a 5/8x3/4 meter larger than 5.8 x 3/4 will have a maximum day to average day demand ratio of 1.5 and customers using a 5/8 x 3/4 meter will have a max to avg ratio of 2.0

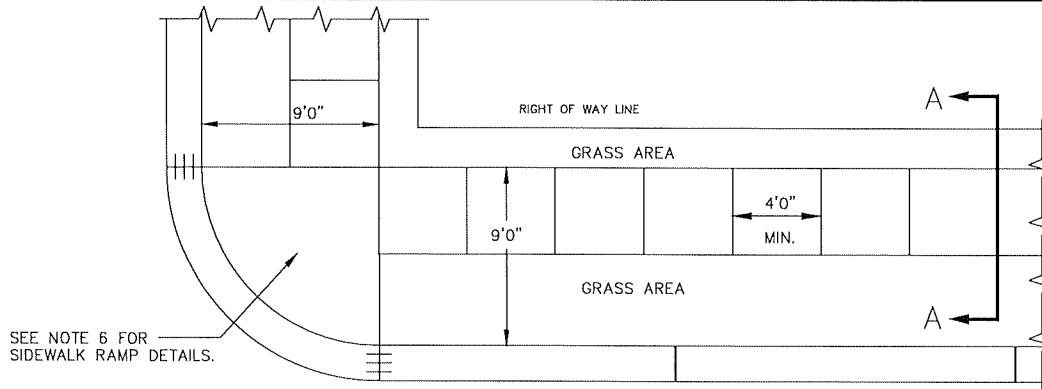
City of Oak Grove, Missouri
Schedule of Fees and Charges for Water and Sewer Service
Effective Date: January 1, 2023

Water Connection Fees (Residential and Commercial)

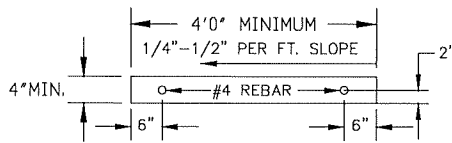
Meter Size (in)	Meter Type	Meter Capacity (gpm) (See Note 1)	Capacity Multiplier (See Note 2)	Equivalent Impact Units (EIU) (See Note 3)	Connection Fee (\$) (See Notes 4 & 5)
5/8 x 3/4	Displacement	15	1.00	1.00	\$1,687
3/4	Displacement	25	1.67	1.25	\$1,916
1	Displacement	40	2.67	2.00	\$2,229
1 1/2	Displacement Class 1 Turbine	50	3.33	2.50	\$2,966
	Class 1 Turbine	80	5.33	4.00	\$4,335
2	Displacement	100	6.67	5.00	\$5,447
	Class 1 Turbine	120	8.00	6.00	\$6,635
	Class 2 Turbine	120	8.00	6.00	\$6,635
	Compound	100	6.67	5.00	\$6,130
3	Displacement	150	10.00	7.50	\$8,241
	Class 1 Turbine	250	16.70	12.53	\$12,826
	Class 2 Turbine	275	18.30	13.73	\$13,921
	Compound	150	10.00	7.50	\$8,783
4	Displacement	200	13.30	9.98	\$11,644
	Class 1 Turbine	400	26.70	20.03	\$20,814
	Class 2 Turbine	500	33.30	24.98	\$25,330
	Compound	200	13.30	9.98	\$12,324
6	Displacement	500	33.30	24.98	\$27,212
	Class 1 Turbine	1,000	66.70	50.03	\$50,069
	Class 2 Turbine	1,100	73.30	54.98	\$54,586
	Compound	500	33.30	24.98	\$28,215
8	Class 1 Turbine	1,500	100.00	75.00	\$75,810
	Class 2 Turbine	1,800	120.00	90.00	\$89,497
	Compound	600	40.00	30.00	\$36,023
10	Class 1 Turbine	2,200	147.00	110.25	\$110,187
	Class 2 Turbine	3,000	200.00	150.00	\$146,457
	Compound	900	60.00	45.00	\$52,196

Notes:

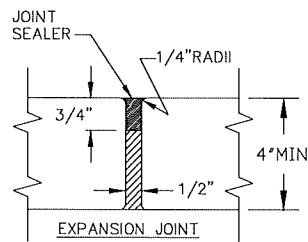
- Source for capacity figures: AWWA M6 Water Meters - Selection, Installation, Testing and Maintenance 1986, Table 5-3, pp 52-53
- Capacity Multiplier (CM) = meter capacity relative to 5/8 x 3/4 displacement type meter
Sample Calculation for a 3/4" displacement meter: $25/15 = 1.67$
- Equivalent Impact Units (EIU) = equivalent impact of meter relative to a 5/8 x 3/4 displacement type meter
Sample Calculation for a 3/4" displacement meter: $(CM) \times 1.5/2.0 = 1.67 \times 1.5/2.0 = 1.25$
- This option assumes that customers using a 5/8x3/4 meter larger than 5.8 x 3/4 will have a maximum day to average day demand ratio of 1.5 and customers using a 5/8 x 3/4 meter will have a max to avg ratio of 2.0
- Connection fee for 5/8 x 3/4 service includes meter, meter well, setter, ring/lid, MXU, corp stop and saddle
Connection fee for other sizes includes meter and MXU



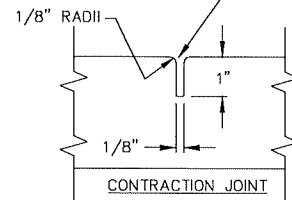
PLAN VIEW



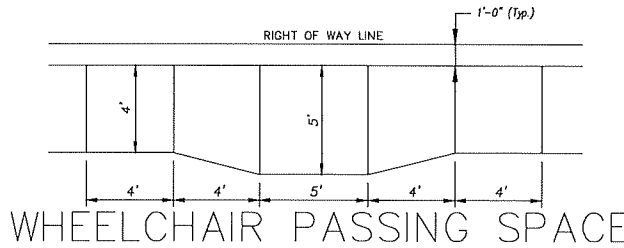
SECTION A-A



1/8" RADIUS EDGER TOOL OR SAW MAY BE USED TO MAKE JOINT.



JOINT DETAIL

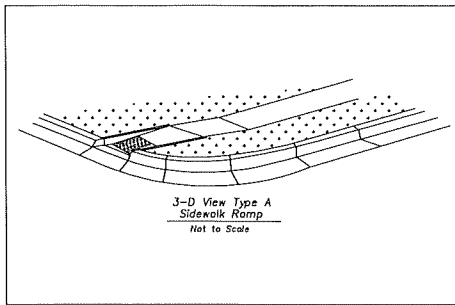


WHEELCHAIR PASSING SPACE TO BE CONSTRUCTED WHERE LENGTH OF 4' WIDE SIDEWALK EXCEEDS 200'.

NOTE:

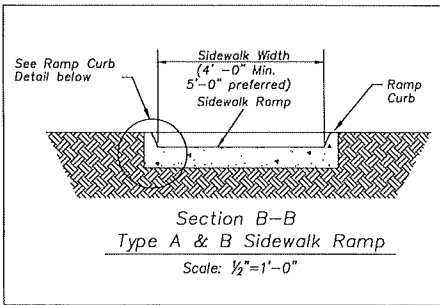
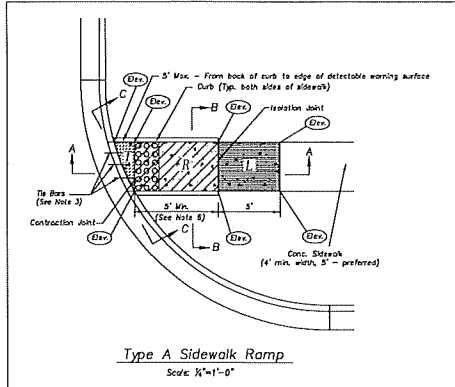
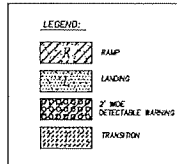
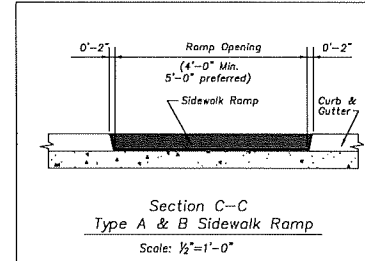
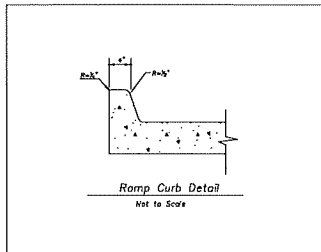
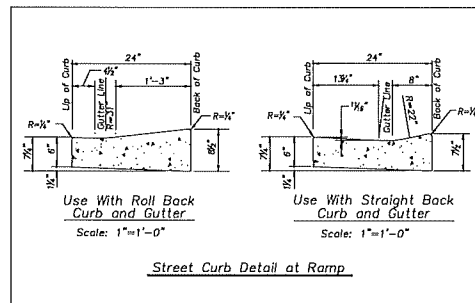
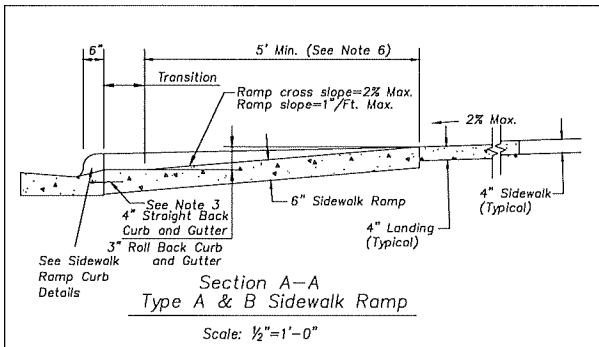
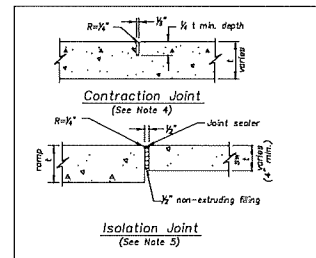
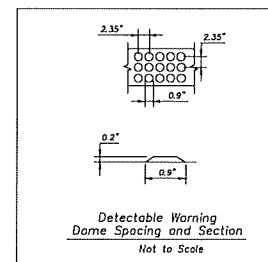
1. COMPACT TOP 6" OF SIDEWALK SUBGRADE TO 90% OF STANDARD MAXIMUM DENSITY WHERE DISTURBED OR EQUIVALENT TO DENSITY OF THE IMMEDIATELY SURROUNDING UNDISTURBED SOIL.
2. MATERIAL FOR SEALING EXPANSION & CONTRACTION JOINTS SHALL BE ANY MATERIAL MEETING ASTM SPECS. FOR JOINT SEALING COMPOUNDS. D-1850 AND D-1190.
3. EXPANSION JOINTS SHALL BE PLACED AT RADIAL POINTS AND WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
4. THE SIDEWALK SURFACE SHALL BE JOINTED INTO SQUARE PANELS BY CONTRACTION JOINTS, THE LENGTH OF THESE PANELS SHALL BE EQUAL TO THE WIDTH OF THE SIDEWALK.
5. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF KCMMB 4K IN ACCORDANCE WITH THE KANSAS CITY METROPOLITAN MATERIALS BOARD.
6. SIDEWALK RAMP CONSTRUCTION SEE DETAIL SD-40a, SD-40b, OR SD-40c.
7. ALL RIGHT OF WAY SHALL BE GRADED TO 2% SLOPE. (R/W TO TOP OF CURB)
8. ALL SIDEWALK AND SIDEWALK RAMP DESIGN, MATERIALS, AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CURRENT ADA AND PROWAG REQUIREMENTS.

ENGINEERING 1300 BROADWAY ST. OAK GROVE MO. 64075 (816)690-3773 FAX (816)690-8478		CITY OF OAK GROVE			
DRAWN _____ DATE _____		SIDEWALK - RESIDENTIAL			
CHECKED _____		SIZE A	FSCM NO. _____	DWG NO. SD-37	REV _____
APPROVED _____		SCALE NONE		SHEET 1 OF 1	



SIDEWALK RAMP NOTES:

1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB & GUTTER.
2. PLAN DRAWINGS SHALL INCLUDE A TABLE OF ELEVATIONS FOR ALL POINTS LABELED AS (DE).
3. KEY ALL CONSTRUCTION JOINTS OR USE TIE BARS #4 EPOXY COATED @ 12" O.C.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 250' CENTER MAX.
6. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE BUT SHALL NOT EXCEED 15'.
7. ADA MAXIMUM RAMP SLOPE = 1:12.
ADA MAXIMUM CROSS SLOPE = 2%.
8. DETECTABLE WARNINGS TO COMPLY WITH ADA REQUIREMENTS.
9. LANDING FOR TYPE C RAMP ALONG THE ENTIRE CURB RETURN IS PREFERRED, BUT MAY BE SHORTENED TO MINIMUM ADA COMPLIANT GUIDANCE.
10. ALL SIDEWALK AND SIDEWALK RAMP DESIGN, MATERIALS, AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CURRENT ADA AND PROBAB REQUIREMENTS.
11. DETECTABLE WARNING SURFACE MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.



ENGINEERING
1300 BROADWAY ST.
OAK GROVE MO. 64075
(816)690-3773
FAX (816)690-8478

CITY OF OAK GROVE

TYPE A SIDEWALK RAMP

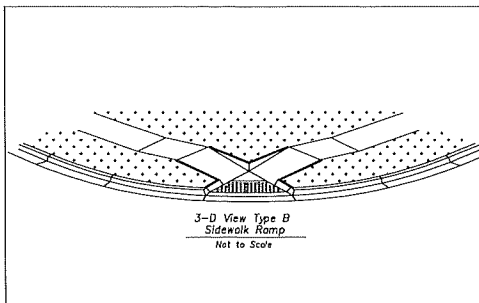
DRAWN
CHECKED
APPROVED

DATE

SIZE
A

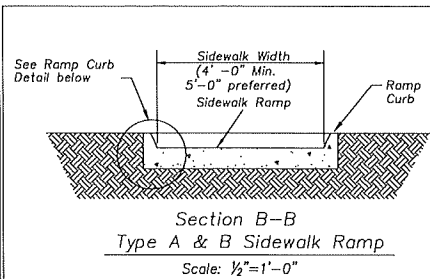
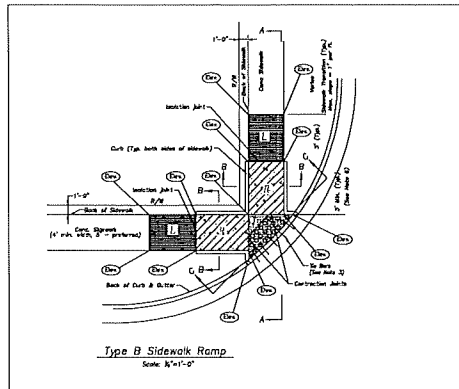
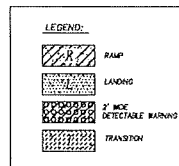
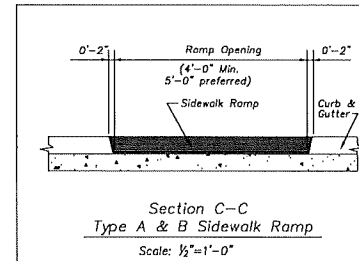
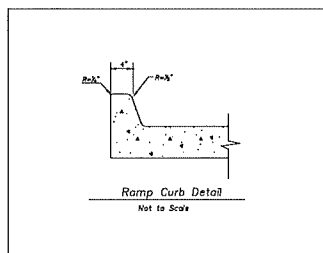
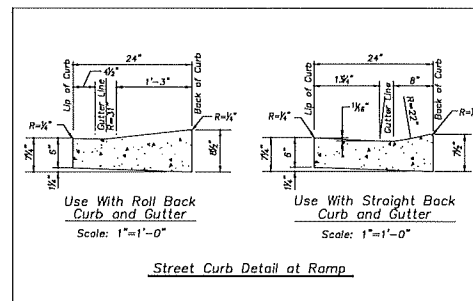
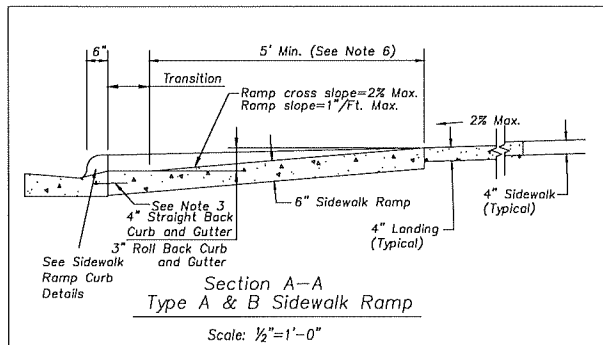
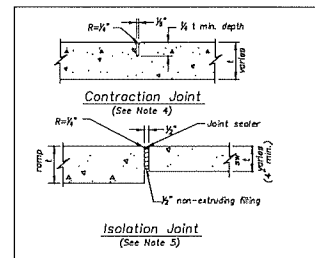
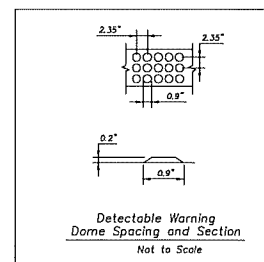
FSCM NO.
DWG NO.
SD-39a

REV
SHEET 1 OF 1



SIDEWALK RAMP NOTES:

1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB & GUTTER.
2. PLAN DRAWINGS SHALL INCLUDE A TABLE OF ELEVATIONS FOR ALL POINTS LABELED AS (Elev.).
3. KEY ALL CONSTRUCTION JOINTS OR USE THE BARS #4 EPOXY COATED @ 12" O.C.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 330° CENTERED WALK.
6. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE BUT SHALL NOT EXCEED 15'.
7. ADA MAXIMUM RAMP SLOPE = 1/2%.
8. ADA MAXIMUM CROSS SLOPE = 2%.
9. DETECTABLE WARNINGS TO COMPLY WITH ADA REQUIREMENTS.
10. LANDING FOR TYPE C RAMP ALONG THE ENTIRE CURB RETURN IS PREFERRED, BUT MAY BE SHORTENED TO MINIMUM ADA COMPLIANT DIMENSION.
11. ALL SIDEWALK AND SIDEWALK RAMP DESIGN, MATERIALS, AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CURRENT ADA AND PROWAG REQUIREMENTS.
12. DETECTABLE WARNING SURFACE MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.

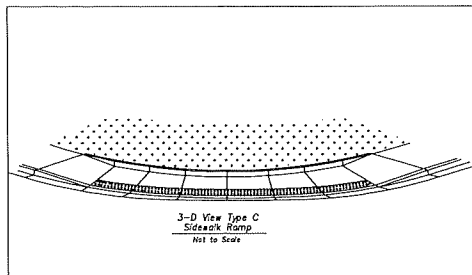


ENGINEERING
1300 BROADWAY ST.
OAK GROVE MO. 64075
(816)690-3773
FAX (816)690-8478

CITY OF OAK GROVE

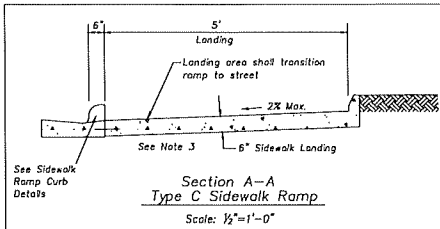
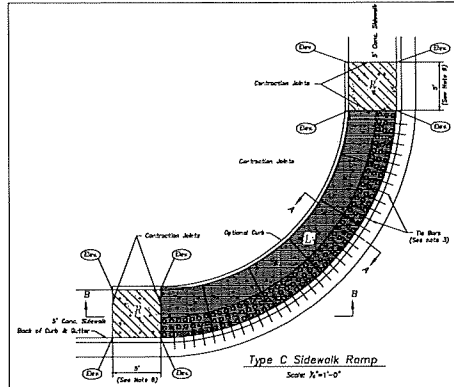
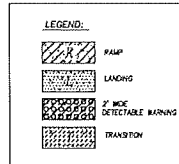
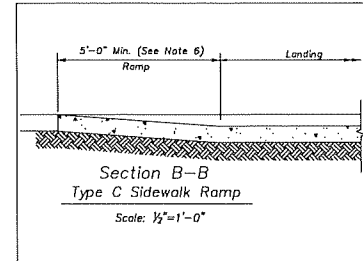
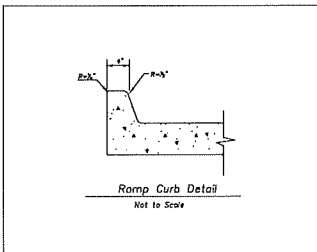
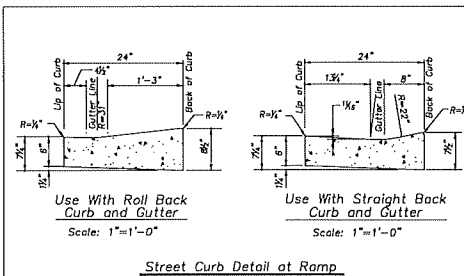
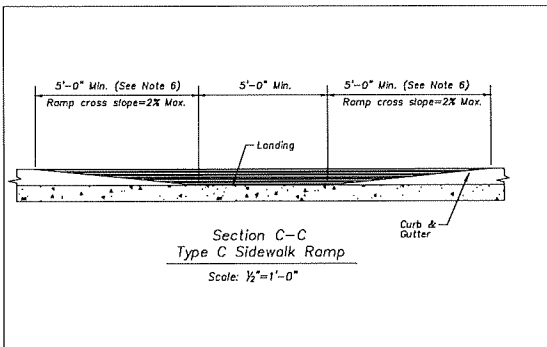
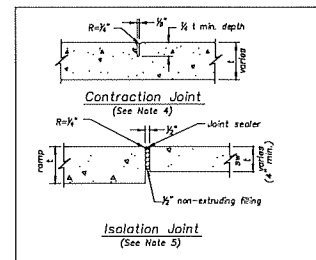
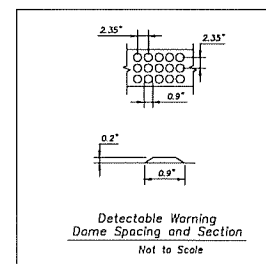
TYPE B SIDEWALK RAMP

DRAWN	DATE	SIZE	FSCM NO.	DWG NO.	REV
CHECKED		A		SD-39b	
APPROVED		SCALE	NONE	SHEET	1 OF 1



SIDEWALK RAMP NOTES:

1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB & GUTTER.
2. PLAN DRAWINGS SHALL INCLUDE A TABLE OF ELEVATIONS FOR ALL POINTS LABELED AS (C&G).
3. KEY ALL CONSTRUCTION JOINTS OF USE THE BARS #4 EPOXY COATED @ 12" O.C.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 250' CENTERS MAX.
6. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE BUT SHALL NOT EXCEED 15'.
7. ADA MAXIMUM RAMP SLOPE = 1:12, ADA MAXIMUM CROSS SLOPE = 2%.
8. DETECTABLE WARNING TO COMPLY WITH ADA REQUIREMENTS.
9. LANDING FOR TYPE C RAMP ALONG THE ENTIRE CURB RETURN IS PREFERRED, BUT MAY BE SHORTENED TO MINIMUM ADA COMPLIANT DIMENSION.
10. ALL SIDEWALK AND SIDEWALK RAMP DESIGN MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CURRENT ADA AND PROWAG REQUIREMENTS.
11. DETECTABLE WARNING SURFACE MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.



ENGINEERING
1300 BROADWAY ST.
OAK GROVE MO, 64075
(816)690-3773
FAX (816)690-8478

CITY OF OAK GROVE

TYPE A SIDEWALK RAMP

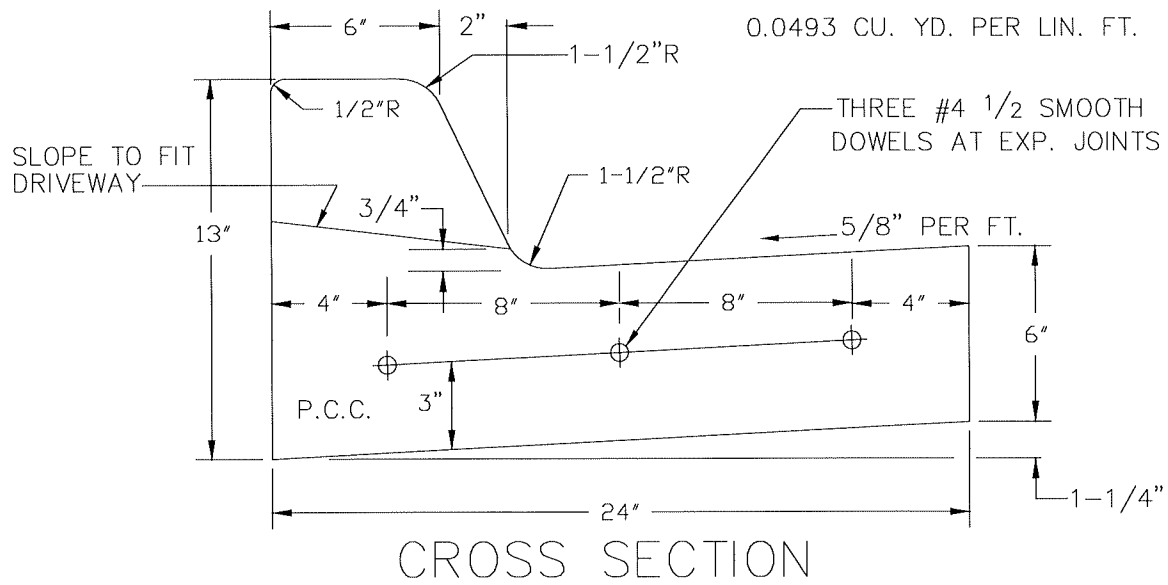
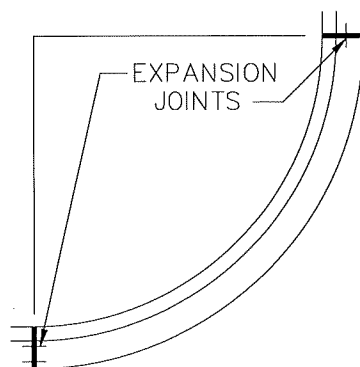
DRAWN
CHECKED
APPROVED

DATE

SIZE
A
SCALE NONE

FSCM NO.
DWG NO.
SD-39c

REV
SHEET 1 OF 1

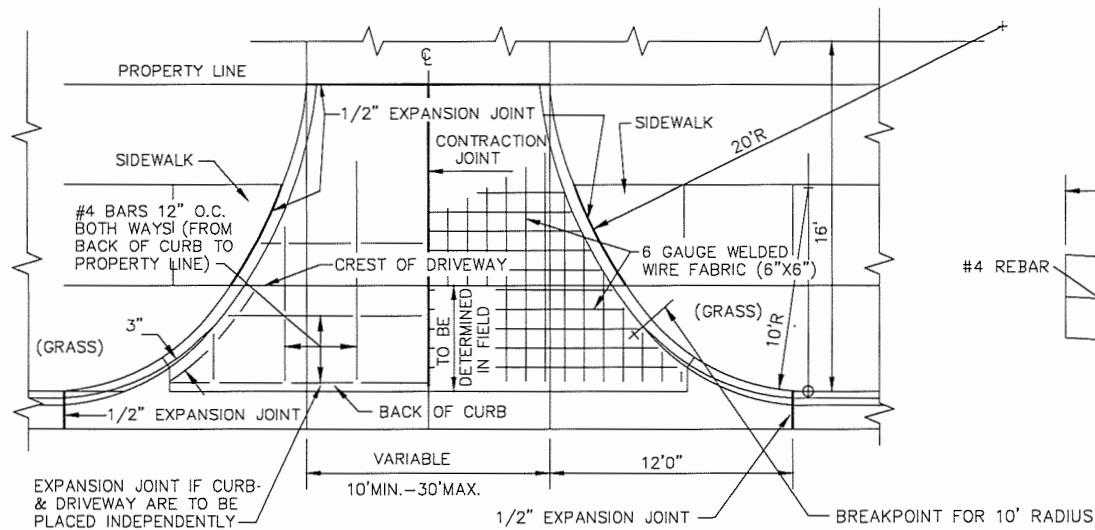
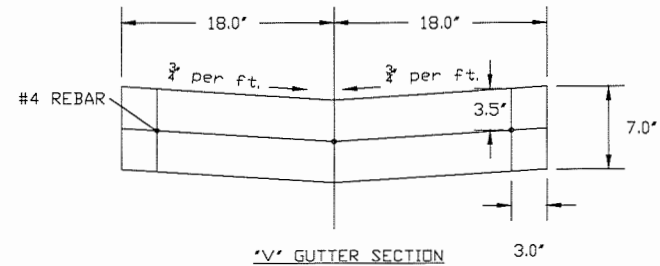
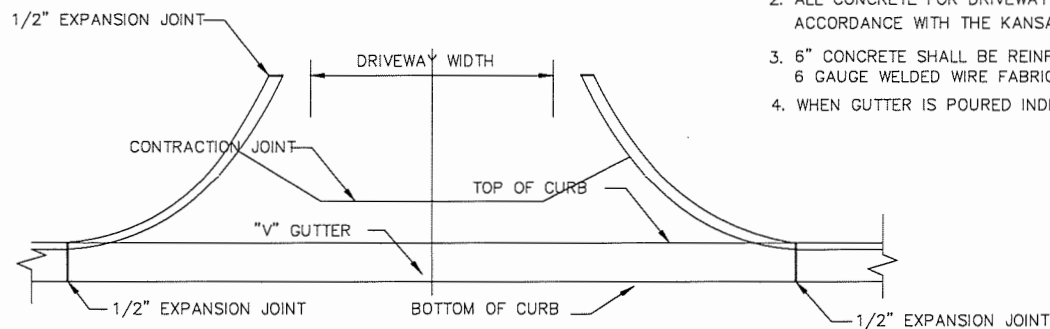


OF EXPANSION JOINTS LOCATIONS

NOTES:

1. 3/4" expansion joints with THREE 2' dowels to be placed at radius points and at intermediate points not to exceed 300 feet. These dowels shall be greased and capped on one end with expansion tubes.
2. 1-1/2" deep contraction joints shall be installed at approximately 10' intervals. These joints shall pass through the entire curb section.
3. Fix dowels with bar chairs or equal.
4. All concrete for curb and gutter shall be KCMMB 4K in accordance with the Kansas City Metropolitan Materials Board.

ENGINEERING 1300 BROADWAY ST. OAK GROVE MO. 64075 (816)690-3773 FAX (816)690-8478		CITY OF OAK GROVE			
DRAWN		DATE		STRAIGHT BACK CURB & GUTTER	
CHECKED		SIZE A	FSCM NO.	DWG NO. SD-40	REV
APPROVED		SCALE NONE		SHEET 1 OF 1	



NOTE:

1. CONSTRUCT CONTRACTION JOINT 1" DEEP IN C OF DRIVE.
2. ALL CONCRETE FOR DRIVEWAY CONSTRUCTION SHALL BE KCMMB 4K IN ACCORDANCE WITH THE KANSAS CITY METROPOLITAN MATERIALS BOARD.
3. 6" CONCRETE SHALL BE REINFORCED WITH #4 BARS 12" O.C. BOTH WAYS, OR WITH 6 GAUGE WELDED WIRE FABRIC. 8" CONCRETE SHALL BE NON-REINFORCED.
4. WHEN GUTTER IS POURED INDEPENDENT OF DRIVE USE EXPANSION JOINT.

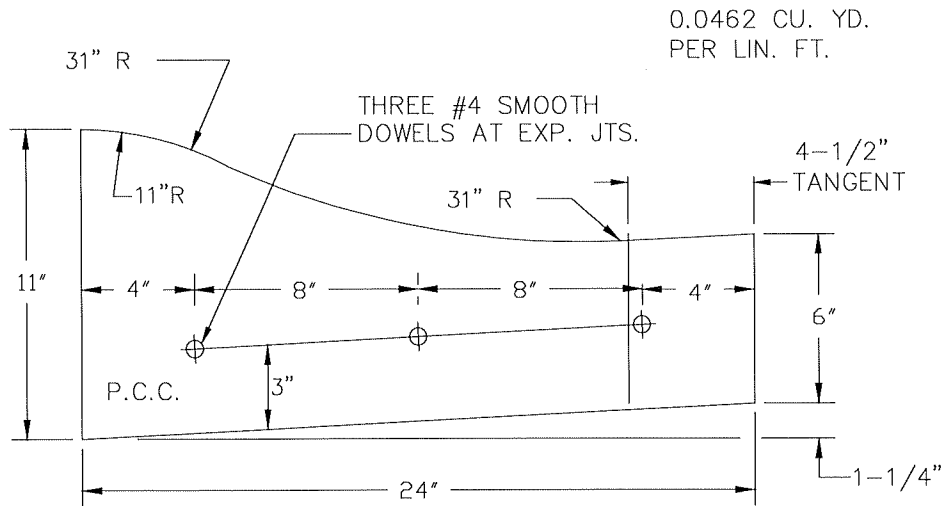
ENGINEERING
1300 BROADWAY ST.
OAK GROVE MO. 64075
(816)690-3773
FAX (816)690-8478

DRAWN	DATE
CHECKED	
DESIGN	

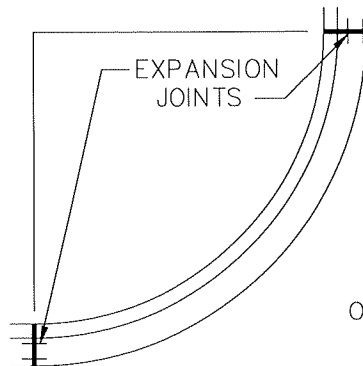
CITY OF OAK GROVE

DRIVEWAYS (CONCRETE)
COMMERCIAL & STRAIGHT BACK RESIDENTIAL

SIZE	FSCM NO.	DWG NO.	REV
		SD-42	
SCALE NONE		SHEET 1	OF 1



CROSS SECTION



PLAN VIEW

OF EXPANSION JOINTS LOCATIONS

NOTES:

1. 3/4" expansion joints with THREE 2' dowels to be placed at radius points and at intermediate points not to exceed 300 feet. These dowels shall be greased and capped on one end with expansion tubes.
2. 1-1/2" deep contraction joints shall be installed at approximately 10' intervals. These joints shall pass through the entire curb section.
3. Fix dowels with bar chairs or equal.
4. All concrete for curb and gutter construction shall be KCMMB 4K in accordance with the Kansas City Metropolitan Materials Board.

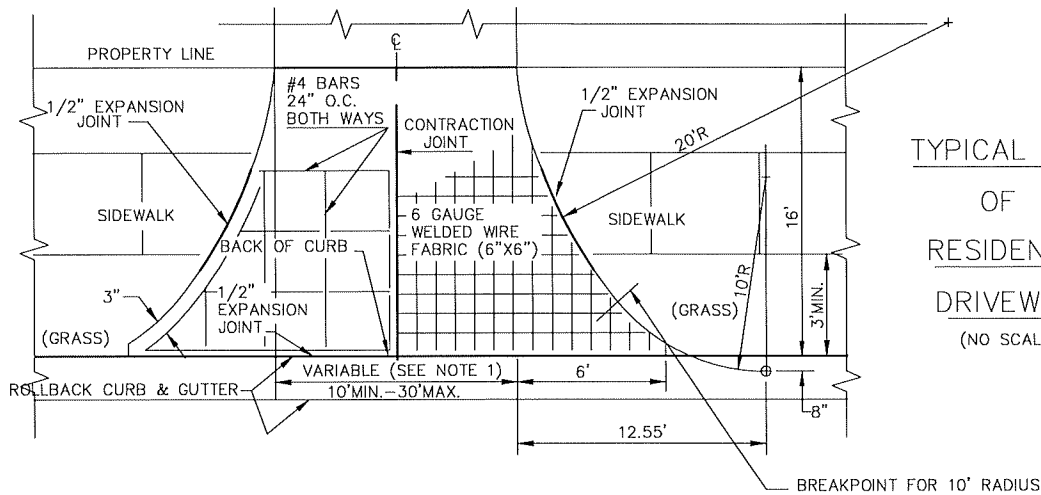
ENGINEERING
1300 BROADWAY ST.
OAK GROVE MO. 64075
(816)690-3773
FAX (816)690-8478

CITY OF OAK GROVE

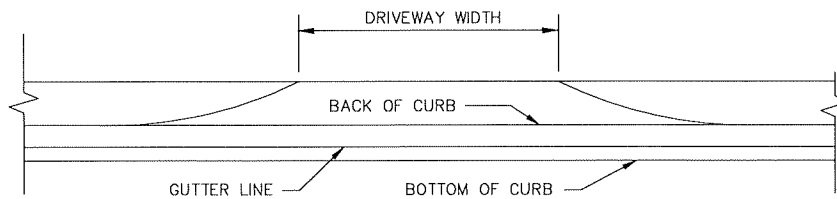
ROLL BACK
CURB & GUTTER

DRAWN	DATE
CHECKED	
APPROVED	

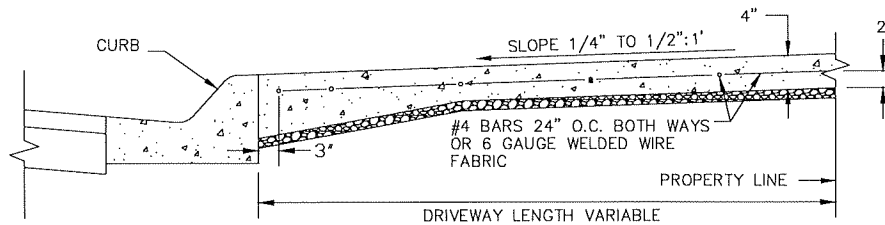
SIZE A	FSCM NO.	DWG NO. SD-41	REV
SCALE NONE		SHEET 1 OF 1	



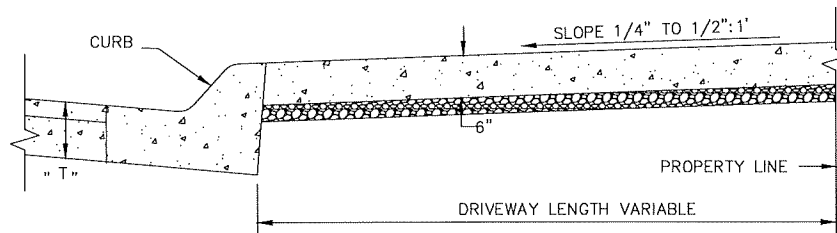
TYPICAL PLAN
OF
RESIDENTIAL
DRIVEWAY
(NO SCALE)



ELEVATION



SECTION ROLLBACK
(4" THICK, REINFORCED)



SECTION ROLLBACK
(6" THICK, NON-REINFORCED)

NOTE:

1. USE MCIB MIX NO. A558-1-2 OR MCIB MIX NO. A618-1-4 (BOTH MECHANICALLY VIBRATED).
2. 4" OF 1/2"-3/4" CLEAN CRUSHED ROCK AS BASE MATERIAL.
3. ALL CONCRETE FOR DRIVEWAY CONSTRUCTION SHALL BE KCMMB 4K IN ACCORDANCE WITH THE KANSAS CITY METROPOLITAN MATERIALS BOARD.

ENGINEERING
1300 BROADWAY ST.
OAK GROVE MO. 64075
(816)690-3773
FAX (816)690-8478

CITY OF OAK GROVE

DRIVEWAYS-RESIDENTIAL
(FOR ROLLBACK CURB ONLY)

DRAWN

DATE

CHECKED

APPROVED

SIZE
A

FSCM NO.

DWG NO.

SD-43

REV

SCALE NONE

SHEET 1 OF 1



City of Oak Grove, Missouri
Building Department
2110 S Broadway
Oak Grove, MO 64075

www.cityofoakgrove.com

Building Official:
816-690-3773 X 1007
Permit Tech:
816-690-3773 X 1013

The City of Oak Grove supports and encourages every resident's decision to improve their home.

Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.



OAK GROVE
MISSOURI

OCCUPANCY CLASSIFICATION & CONSTRUCTION TYPES

CITY OF OAK GROVE MISSOURI

302.1 Occupancy classification. Occupancy classification is the formal designation of the primary purpose of the building, structure or portion thereof. Structures shall be classified into one or more of the occupancy groups listed in this section based on the nature of the hazards and risks to building occupants generally associated with the intended purpose of the building or structure. An area, room or space that is intended to be occupied at different times for different purposes shall comply with all applicable requirements associated with such potential multipurpose. Structures containing multiple occupancy groups shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically listed in this section, such structure shall be classified in the occupancy it most nearly resembles based on the fire safety and relative hazard. Occupied roofs shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard, and shall comply with **Section 503.1.4**.

- 1. Assembly** (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5.
- 2. Business** (see Section 304): Group B.
- 3. Educational** (see Section 305): Group E.
- 4. Factory and Industrial** (see Section 306): Groups F-1 and F-2.
- 5. High Hazard** (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5.
- 6. Institutional** (see Section 308): Groups I-1, I-2, I-3 and I-4.
- 7. Mercantile** (see Section 309): Group M.
- 8. Residential** (see Section 310): Groups R-1, R-2, R-3 and R-4.
- 9. Storage** (see Section 311): Groups S-1 and S-2.
- 10. Utility and Miscellaneous** (see Section 312): Group U.

[CLICK HERE TO ACCESS CHAPTER 3 2018 ICC CODES](#)



City of Oak Grove, Missouri
 Building Department
 2110 S Broadway
 Oak Grove, MO 64075
 www.cityofoakgrove.com

Building Official:
 816-690-3773 X 1007
Permit Tech:
 816-690-3773 X 1013

The City of Oak Grove supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property. We look forward to helping you.



OAK GROVE
 MISSOURI

OCCUPANCY CLASSIFICATION & CONSTRUCTION TYPES

CITY OF OAK GROVE MISSOURI

A **construction type** is based on how the building is constructed. The requirements are found in Chapter 6 of the International Building Code. Most people will relate the Construction Type to the materials used for constructing a building. But, it is a little more than that. The little more is called combustibility and fire resistance. There are a total of nine types of construction that span from noncombustible types to combustible types of construction, with varying degrees of each in between that are based on fire resistance. Table 601, Fire Resistance Rating Requirements for Building Elements, shows each of the types with their respective fire resistance requirements for building elements. These building elements include the structural frame, bearing walls, nonbearing walls, floors and roofs. The only exception is for nonbearing interior walls, which have no fire resistance requirements unless they are required to be fire resistive by other sections of the code.

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B
Primary structural frame ^f (see Section 202)	3 ^{a,b}	2 ^{a,b}	1 ^b	0	1 ^b	0	HT	1 ^b	0
Bearing walls									
Exterior ^{e,f}	3	2	1	0	2	2	2	1	0
Interior	3 ^a	2 ^a	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions									
Exterior	See Table 602								
Nonbearing walls and partitions									
Interior ^d	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)	1½ ^b	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	HT	1 ^{b,c}	0

- a.** Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- b.** Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- c.** In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
- d.** Not less than the fire-resistance rating required by other sections of this code.
- e.** Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- f.** Not less than the fire-resistance rating as referenced in Section 704.10.



City of Oak Grove, Missouri
Building Department
2110 S Broadway
Oak Grove, MO 64075

www.cityofoakgrove.com

Building Official:
816-690-3773 X 1007
Permit Tech:
816-690-3773 X 1013

The City of Oak Grove supports and encourages every resident's decision to improve their home.

Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.



OAK GROVE
MISSOURI

OCCUPANCY CLASSIFICATION & CONSTRUCTION TYPES

CITY OF OAK GROVE MISSOURI

There are nine (9) types of construction:

- Types IA and IB
- Type IV
- Types IIA and IIB
- Types VA and VB
- Types IIIA and IIIB

2018 IBC Section 602.2-Types I and II: Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code. Construction Types IIIA and IIIB are considered combustible. Being a combustible construction type, Type III construction permits the use of wood framing. Type III construction, like Type II construction, has little to no fire resistance. Type IIIA requires 1 hour fire resistance throughout except that exterior bearing walls require no less than 2 hour fire resistive construction. Type IIIB has no fire resistance requirements, except for exterior bearing walls, which has the same requirements as Type IIIA. The 2018 IBC defines Type III thusly:

2018 IBC Section 602.3-Type III: Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire retardant treated wood framing complying with Section 2302.2 shall be permitted within exterior wall assemblies of a 2 hour rating or less. Construction Type IV is unique. It is a combustible construction type, but it is limited to heavy timber construction. Although it is considered a combustible construction type, the exterior walls are required to be of noncombustible construction. Heavy timber construction includes columns not less than 8 inches thick, and floor and roof framing not less than 6 inches thick. Floors and roofs have thicker than normal construction consisting of varying layers of materials that build up to a deck of 3 to 4 inches thick. The 2018 IBC defines Type IV construction thusly:

2018 IBC Section 602.4-Type IV: Type IV construction (Heavy Timber, HT) is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces. The details of Type IV construction shall comply with the provisions of this section. Fire Retardant Treated Wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a two hour rating or less. Minimum solid sawn nominal dimensions are required for structures built using Type IV construction {HT}. For glued-laminated members the equivalent net finished width and depths corresponding to the minimum nominal width and depths of solid sawn lumber are required as specified in Table 602.4.

2018 IBC Section 602.5-Type V. Type V: Construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.



City of Oak Grove, Missouri
Building Department
2110 S Broadway
Oak Grove, MO 64075
www.cityofoakgrove.com

Building Official:
816-690-3773 X 1007
Permit Tech:
816-690-3773 X 1013

The City of Oak Grove supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property. We look forward to helping you.



OAK GROVE
MISSOURI

OCCUPANCY CLASSIFICATION & CONSTRUCTION TYPES

CITY OF OAK GROVE MISSOURI

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE^{a, d, e}

FIRE SEPARATION DISTANCE - X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ^a	OCCUPANCY GROUP F-1, M, S-1 ^f	OCCUPANCY GROUP A, B, E, F-2, I, R ^g , S-2, U ^h
X < 5 ^b	All	3	2	1
5 ≤ X < 10	IA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB Others	2 1 1	1 0 1	1 ^c 0 1 ^e
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

- a.** Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b.** See Section 706.1.1 for party walls.
- c.** Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- d.** The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- e.** For special requirements for Group H occupancies, see Section 415.6.
- f.** For special requirements for Group S aircraft hangars, see Section 412.3.1.
- g.** Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire resistance rating for the exterior walls is 0 hours.
- h.** For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.
- i.** For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

CLICK HERE TO ACCESS CHAPTER 6 2018 ICC CODES