

INFORMATION ON REQUIRED INSPECTIONS

City of Osage Beach 1000 City Parkway Osage Beach, MO 65065

Building Department 573-302-2030 Fax 573-302-0528

FOR ALL INSPECTIONS
CALL 302-2030

**MUST HAVE PERMIT # TO
SCHEDULE INSPECTION**

*** **FAILURE** TO HAVE REQUIRED INSPECTIONS PERFORMED MAY RESULT IN CONSTRUCTION DELAYS. TO ENSURE THAT WE WILL BE AVAILABLE WHEN YOU NEED AN INSPECTION, A **MINIMUM** OF **4 HOURS** NOTICE IS REQUIRED. I.E. ALL CALLS RECEIVED AM WILL BE PERFORMED PM – RECEIVED PM WILL BE PERFORMED NEXT BUSINESS DAY AM

The following is a list of inspections that are required during the construction of all residential and commercial buildings within the city limits of Osage Beach.

1. **** Before pouring concrete **** **** Anything requiring concrete ****
Footing, Foundation Walls, Floors, Retaining Walls, Driveways, Sidewalks, Etc.
 2. In-ground plumbing, (basement floor). ****Before covering pipe****
In-ground electric ****Prior to backfilling on secondary lines, prior to backfilling but after 3” cap is placed for primary electric.**
 3. Rough plumbing, electrical, mechanical and framing. ****Before insulation or sheet rock is applied**** (this is one inspection for all disciplines at same time)
 4. Electric Meter (this can be 2 inspections, one for temporary, one for permanent)
(IT IS YOUR RESPONSIBILITY TO CONTACT AMEREN U.E. FOR SERVICE 1-800-552-7583)
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Be sure your site development permit has been approved and is in order. Your water billing will start when your meter is set, unlocked, and/or available for your use. Your sewer billing will start when your sewer is connected; electric power is on and available for your use. You must have your pump number and easement forms turned in and final inspection accepted by the Building Department before the City can accept any grinder station.

5. Water Inspections. ****Before covering any part****
 6. Final Water Inspection. ****Before meter unlocked****
 7. Sewer Inspections. ****Before covering any part****
 8. Final Sewer Inspection. (After recorded easements & pumps numbers have been provided to the Building Department)
 9. Final Inspection. ****Before occupancy**** (You must have approved water and sewer to receive a certificate of occupancy)
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*****A building or structure hereafter erected shall not be used or occupied in whole or in part until the certificate of occupancy has been issued by the Building Official. (Chapter 110-Section 110.1 / ICC 2006 International Building Code.)**

BE SURE YOU HAVE YOUR PERMIT # WHEN YOU CALL FOR INSPECTIONS