

RESIDENTIAL ADDITIONS AND REMODELS

REVISION DATE: DECEMBER 2017

Residential Additions



A building addition is defined as new construction attached to the original structure and outside the original footprint of the building. An accurate **site plan** and an accurate **floor plan** must be submitted with the permit application for building additions.

Asbestos Survey Certification is required where existing construction materials are to be disturbed through remodeling or demolition activities. The survey must be done by a licensed asbestos inspector prior to City acceptance of a permit application.

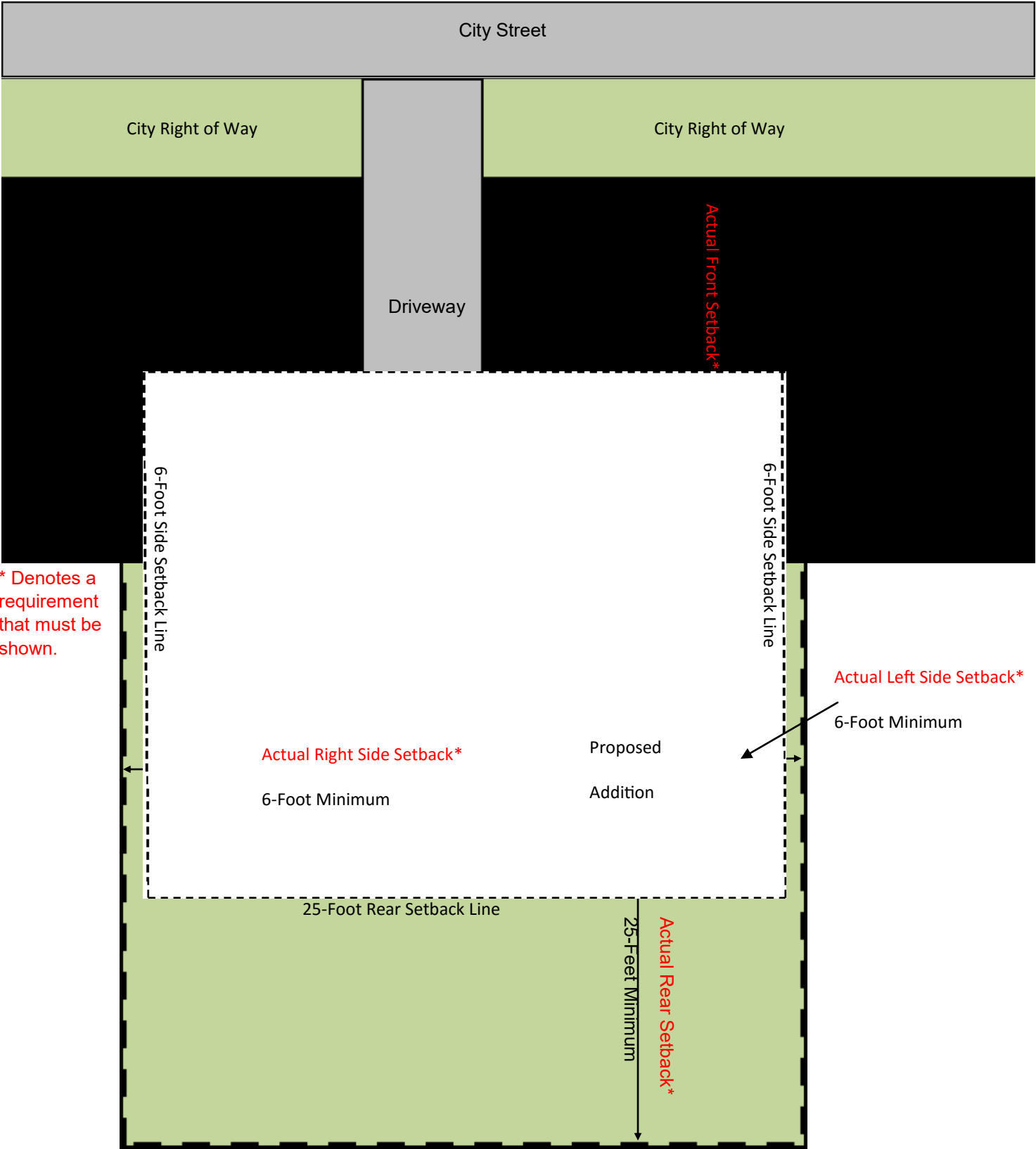
The United States Environmental Protection Agency has published new regulations aimed at protecting children from lead poisoning. Effective now, renovators that disturb paint in child-occupied facilities and housing built before 1978 must provide lead hazard information to owners, children's families, and residents prior to beginning work. The EPA pamphlet "Renovate Right" must be provided or made available. Signed receipts or mailing receipts must be maintained for three years to demonstrate compliance. Effective April 2010, anyone performing renovations/repairs for compensation must be trained and certified in the removal of lead based paint and all safe work practices must be followed. The EPA may be contacted at 1-800-223-0425 for additional information or to request copies of the pamphlets.

All construction must comply with the 2012 International Residential Code and the 2011 National Electric Code. Refer to the [One & Two Family Residential Guideline](#) for construction requirements.

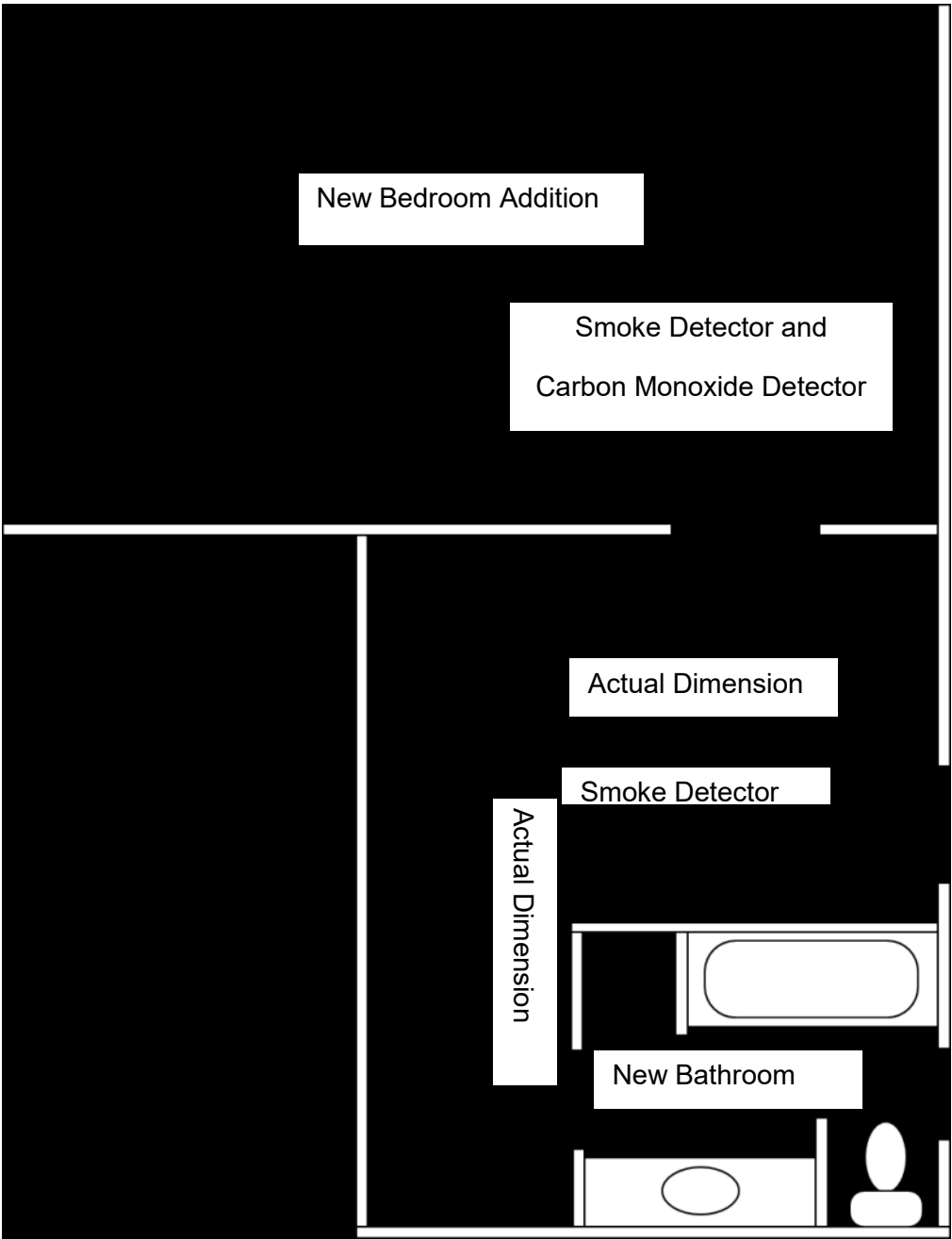
Building setbacks are measured to the drip edge of the building and are as follows:

- Front - Twenty-five feet (25') from the property
- Rear - Twenty-five feet (25') from the property line
- Side - Interior lots - Six feet (6') from the property line.
- Corner Lots - Twenty-five feet (25') from the property line on the street side and six feet (6') from the property line between lots.

Example of a Site Plan for Residential Additions



Example of a Floor Plan for Residential Additions



Residential Remodels

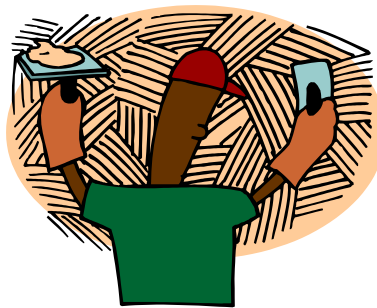
Additions, alterations or repairs (2012 IRC Section R102.7.1): Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

Remodeling is defined as new construction inside the original footprint of the building. An accurate site and floor plan must be turned in with the permit application for building remodels. Sources of electricity, HVAC, supply and waste plumbing should be noted on the floor plan.

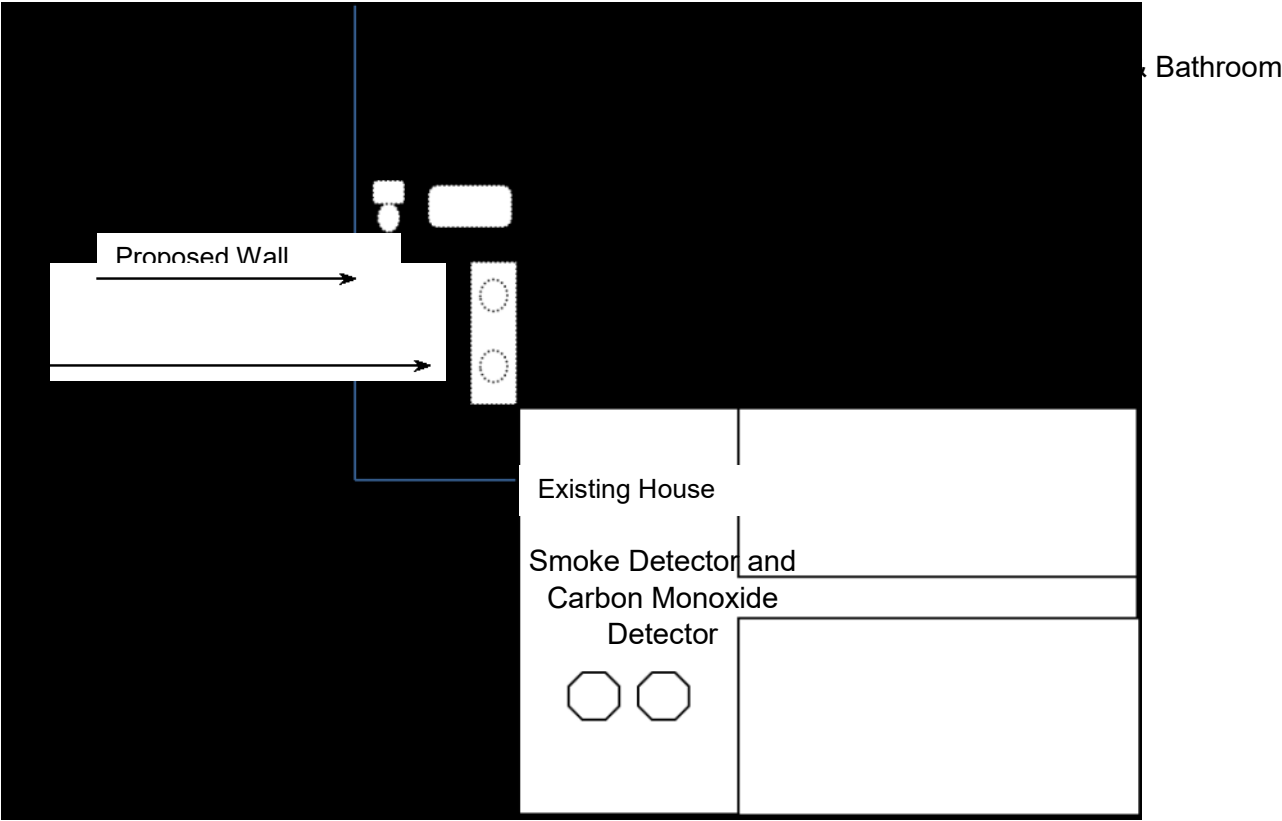
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Example of a Floor Plan for a Residential Remodel



The City of Republic is located in Greene County in the southwest corner of the State of Missouri approximately ten miles from the City of Springfield, forty-five miles from Branson, and within a two-hour drive to the states of Oklahoma, Kansas, and Arkansas.

Republic began its existence in 1871 and soon thrived due in large part to the Frisco Railroad, which ran through town. Early accounts of the City indicate the existence of grain elevators within the City, a blacksmith shop and livery stable, as well as a tomato factory and cheese factory. A flourmill was built in 1890 and soon became the largest in the Middle West and carried the slogan "The World is our Field." It is unknown how the City achieved the name "Republic" but it is believed the first postmaster may have named the town. During 1904 and 1905, iron ore was mined and shipped from Republic's limekiln located south of town. Due to the fertile, gentle rolling land of this area, Republic became known as one of the major fruit producers in the Midwest, producing apples, peaches, grapes, strawberries, and tomatoes. As was common in southwest Missouri, many early citizens worked as strawberry pickers and shipped the fruit by railcar every season.

The City of Republic is fortunate to have a broad economic base. The City has several retail shops, grocery stores, factories, etc. Republic is a great place for locating a business due to the strong residential base, which provides a large pool of qualified, available work force. Republic is a pleasant place to work without the difficulties of traffic jams and limited parking. The City has no earnings tax and has ample quality office and retail space available. The City's close proximity to Springfield makes it desirable for many.

The City of Republic has an excellent school system that believes all students should be able to manage change, become lifelong learners, and participate in the democratic process. The City has been fortunate enough to strive toward a progressive future while at the same time keeping some of its traditional characteristics. While the City has seen extensive growth over the last few years, city officials are anticipating a steady, continued increase in its development.

Community Development Department

We're on the Web!



**[http://www.republicmo.com/378/
Builders-Resources](http://www.republicmo.com/378/Builders-Resources)**



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