

# Addendums and Reinspection Fees

The City of Branson Planning and Development Department would like to assist you with your building project. We are available to answer questions you may have in relation to building codes and local ordinances.

The following information is provided to help you avoid any unnecessary fee(s).



## Frequently Asked Questions

*Will I be charged an addendum fee for the first response submitted by my design professional?*

- No. The first response from a design professional to city comments will not be assessed a fee.

*Will I be charged an addendum fee for submitting shop drawings? (i.e. truss drawings)*

- No. Shop drawings will not be assessed an addendum fee. (Please note, addendums to approved shop drawings may be subject to an addendum fee.)

*Will I be charged for Architectural Supplemental Instructions required by the City inspector or contractor for details in the approved plans?*

- No. Architectural Supplemental Instructions (ASI) will not be assessed a fee.

*If I experience unforeseen conditions for plans being reviewed under the ICC Existing Building Code will I be charged an addendum fee?*

- Addendum fees will not be assessed for changes due to unforeseen conditions as determined by the Director of Planning and Development, for those plans reviewed under the ICC Existing Building Code.

### **Addendum Reminder:**

**Commercial** – Seven (7) sets of drawings are required for review (two [2] wet seal five [5] copies).

**Residential** – Four (4) sets of drawings are required for review.

## Building Plan Review Addendum Fees

First response to a plan reviewer's comments will not incur a fee. Thereafter, an addendum fee shall be assessed as follows:

**Commercial & Residential projects** will be assessed a fee of **\$50.00 per plan reviewer**.

**Addendum fees will be assessed for:**

- Repeated comments from the city plan reviewers to the design professional due to inadequate response to the comments of the plan reviewer.
- Any change to the approved plan because of failure to follow the approved plan; changes in material; changes of the size, shape or footprint of the structure; or failure to follow Branson Municipal Code, International Code Council Code, or National Electrical Code.

**Addendum fee will NOT be assessed for:**

- The design professional's first response to comments from the City.
- Architectural supplemental instructions required by the building inspector or contractor for details in the approved plan.
- Changes due to unforeseen conditions as determined by the Director for those plans reviewed under the ICC Existing Building Codes.

## Reinspection Fees

**A fee of \$94.00** will be assessed per reinspection for the following:

- Work not ready for inspection at the time of request. (i.e. not installed or constructed when inspector arrives on site)
- Inspection of work which has not been corrected.
- Jobsite not accessible when contractor has control of access. (First time, receive a warning. Second and all future times a reinspection fee will be assessed.)
- Failure to have a set of approved plans and specs on site. (First time, receive a warning. Second and all future times a reinspection fee will be assessed.)

**Please note, all Addendum and Re-Inspection fees must be paid prior to the issuance of a Certificate of Occupancy**

## Fees for working without a permit

If a Building Official, an Inspector, or a Code Enforcement Officer finds you working without a permit, your work will be stopped immediately. A notice will be issued for working without a permit and a fee will be assessed to the property owner. The fee must be paid prior to or at the time of submission of any subsequent permit applications.

**Commercial projects - \$228.00**

**Residential projects - \$119.00**

Additionally, structural work may require a third party engineering analysis and, if areas of work are concealed, materials may be required to be removed in order to reveal that work. Obtaining a building permit for the work being done assures you that the required building codes are being followed.