A permit is required prior to erection, construction or reconstruction of any building or structure or any structural alteration of an existing building or structure within the City of Bolivar.

What is required to receive a permit?
- Fill out and submit a Building Permit Application.
- Submit 3 wet seal sets of construction documents.
  - including stormwater plan, if not previously addressed
  - signed and sealed by a State of Missouri registered architect or engineer
- Provided the applicant has satisfied all conditions and requirements of the building and zoning regulations and paid the appropriate fees, a building permit may be issued.
- Building permits are paid for and picked up at Bolivar City Hall.

What inspections are required?
The following inspections are required for all commercial construction:
- Footings
- Foundations/Basement Walls
- Framing
- MEP Rough-Ins
- Gas
- Insulation
- Sewer Service
- Water Service
- Electric Service
- Driveway Apron
- Final

MEP rough-in inspections may be performed separately at the contractor’s request, or they may be done in conjunction with the framing inspection.

To schedule an inspection, contact the Building Inspector a minimum 24 hours in advance. Please provide the following information when scheduling an inspection:
- Permit Number
- Address
- Type of Inspection

Certificate of Occupancy
Occupancy will not be permitted before a final inspection has been completed and a Certificate of Occupancy has been issued.

Building Codes
The City of Bolivar has adopted the following building codes:
- 2009 International Building Code
- 2009 International Residential Code
- 2009 International Mechanical Code
- 2009 International Plumbing Code
- 2009 International Fuel Gas Code
- 2009 International Fire Code
- 2008 National Electrical Code
- 2009 International Property Maintenance Code

Questions?
Contact the Building Department at (417) 326-2489, ext 290.
The zoning requirements are as numerous as they are diverse. The following is only intended as a brief overview which answers the most commonly asked questions regarding the zoning regulations. It is highly recommended that you contact the Planning & Zoning Department for further zoning requirements.

ZONING DISTRICTS

I-1: Light Industrial District
- Certain industrial uses which do not:
  - require intensive land coverage
  - generate large volumes of vehicular traffic
  - create obnoxious sounds, glare, dust or odor

I-2: Heavy Industrial District
- Basic or primary industries which are generally not compatible with residential and/or commercial activity

INTENSITY OF USE

I-1: Building may occupy all of the lot except for area required for parking, off-street loading and unloading, access roads and setback requirements

I-2: Building may occupy all of the lot except for the area required for parking, off-street loading and unloading, access roads and setback requirements. When required parking and/or loading and unloading is provided within the building, the building may occupy entire lot except for the area required for setbacks.

ADDRESS REQUIREMENTS

Minimum 4 inch high numbers located in a well-lit area visible from the street

SETBACKS

Always refer to a property’s final plat to determine easement requirements.

I-1, I-2:

Front Yard: whichever is greater of the following:
- 30 ft in depth measured from the front lot line
- 70 ft in depth measured from the centerline of the street
- 80 ft in depth measured from the centerline of the street

Where a lot is located at the intersection of 2 or more streets, there shall be a front yard on each street side. However the buildable width of the lot cannot be reduced to less than 28 ft. In such cases, there shall be a yard along the side street with a depth no less than 5 ft.

Side Yard: 5 ft in depth

Rear Yard: whichever is smaller of the following:
- 25 ft in depth
- 20% of lot depth

HEIGHT RESTRICTIONS

I-1: When a building or structure is within 150 ft of a residentially zoned district:
- No building or structure shall exceed 45 ft in height

When a building or structure is more than 150 ft from a residentially zoned district:
- No building or structure shall exceed 150 ft in height

I-2: When a building or structure is within 150 ft of a residentially zoned district:
- No building or structure shall exceed 75 ft in height

When a building or structure is more than 150 ft of a residentially zoned district:
- No building or structure shall exceed 150 ft in height

PARKING

Size Requirements: parking spaces must be at least 9 ft in width and at least 20 ft in length

Surfacing: hot mix asphalt, concrete, brick pavers, or other similar material substantially equivalent in strength and durability to asphalt or concrete

I-1, I-2: Parking requirements based on building use. Refer to Parking Regulations described in the Land Use Regulations.