Atchison County, Missouri: written reply to a public-records request

Copied word for word from the county's email to DreamStart Building Company. Personal phone numbers and email addresses are left out.

From: Mark Manchester, Deputy Director, Atchison County EMA/911, 472 Rainbow Dr, Rock Port, MO 64482 · 660-744-6606 (office)

Received: October 23, 2026

The county's reply:

Mr. Norton,

Ms. Taylor and Ms. Wiley are both out of the office, but I was asked to respond to your request. Ms. Wiley is also the Director of 911 and Emergency Management and I am her Deputy Director.

We do not have planning and zoning so there are no permits or regulations on any of the unknown items from your email that would be required by the county. The only permit we require is a flood plain permit if the construction is being done in the flood plain. If you can let me know where you are building, I can find out if a permit is required.

Thanks,

Mark Manchester

Deputy Director

Atchison County EMA/911

472 Rainbow Dr

Rock Port, MO 64482

O 660-744-6606

What we asked:

Our checklist of October 22, 2026 ("Please reply 'all correct', or just tell us the numbers that are wrong or missing"), for unincorporated Atchison County, for a new single-family home:

1. County zoning: does the county have zoning for unincorporated land (county-wide, by township, or none)?

   What we have: We don't know yet.

2. Building permit: is a county building or land-use permit required for a new single-family home outside city limits? If so, what is the fee?

   What we have: We don't know yet.

3. Building code: has the county adopted a residential building code (for example the IRC), and which edition?

   What we have: None adopted. The Missouri Department of Economic Development's 2021 county building-code data lists no adopted residential code for Atchison County.

4. Inspections: which inspections does the county require for a new home (footing, rough-in, final), if any?

What we have: We don't know yet.

5. Owner's own work: may a property owner do their own electrical and plumbing, or is a licensed contractor required?

What we have: We don't know yet.

6. Septic: who issues septic permits (county health department, a county office, or the state), the fee, whether a soil test is required, and whether lots of 3 acres or more are exempt?

What we have: The state (DHSS Onsite Program) issues septic permits in Atchison County, not a county office.

7. Minimum lot size for a home, if any (and by district, if zoned)?

What we have: We don't know yet.

8. Minimum home size (square feet), if any?

What we have: We don't know yet.

9. Homes per parcel: how many homes may be built on one parcel?

What we have: We don't know yet.

10. Dividing land: when must land be platted or surveyed before a home can be built?

What we have: We don't know yet.

11. Floodplain: does the county take part in the National Flood Insurance Program, and is a floodplain development permit required? Who is the floodplain administrator?

What we have: The county participates in the National Flood Insurance Program, and Rhonda Wiley is the floodplain administrator. We've seen references to a county Flood Plain Ordinance but haven't seen its text.

12. Who to call: the best office and phone number for building questions on rural land.

What we have: We don't know yet.