Boone 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: Paula Evans, Administrative Coordinator, Resource Management, Boone County Missouri · 573-886-4330

Received: October 23, 2026

County answers (red in the original) are run in after our "What we have" text; they are marked here with >> for readability. Wording is the county's.

The county's reply:

See responses in red below.

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Resource Management

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1. County zoning

What we have: Yes. The Zoning Regulations (re-adopted March 31, 2026) "apply to all unincorporated lands within Boone County."

>> Correct.

2. Building permit

What we have: Required for a new home. The fee is based on square footage (from June 1, 2026: finished space $170.80 x sq ft x 0.00222). A site and setback inspection must be done before a building or wastewater permit is issued.

>> Site and setback inspections are required prior to issuance of permits. Land Disturbance and Driveway permits may also be required. See adopted permit fees: https://www.boonemo.gov/resource-management/webpublish/Permit_Fees.pdf

3. Building code

What we have: The 2015 International Residential Code (with county amendments), effective April 1, 2017, plus the 2015 IECC and 2014 NEC. Is that still current?

>> Effective April 1, 2017 Boone County follows:

· 2015 International Building Code

· 2015 International Residential Code for One-and-Two Family Dwellings

· 2015 International Mechanical Code

· 2015 International Plumbing Code

· 2015 International Fuel Gas Code

· 2015 International Existing Building Code

· 2015 International Energy Conservation Code

· 2014 National Electric Code

· Addendums to the code adopted 3/23/2017, effective 4/1/2017

4. Inspections

What we have: Inspections happen throughout construction, and a Certificate of Occupancy is issued at the end. With a septic system, the wastewater site inspection comes before any other inspection, including footings. Which stages are required for a typical new home?

>> A wastewater site inspection is required for all on-site wastewater systems, not just a septic system. The type and number of inspections vary depending on the complexity of the project.

5. Owner's own work

What we have: We don't know yet.

>> Homeowners can do their own work, it will be inspected for code compliance.

6. Septic

>> No exemptions on lot size. All on-site systems require a soils evaluation to be performed by a certified soil scientist from our approved list.

What we have: Boone County Resource Management (since June 28, 2022): $510 permit for new construction, a soils morphology report, and an installer from the certified list. The application is combined with the building permit for a new home.

>> A separate permit is required for on-site wastewater systems; they are not combined with the home permit. On-site wastewater permits may be obtained at the same time as a permit for a home.

7. Minimum lot size

What we have: A-1 10 acres, A-2 2.5 acres, A-R 0.5 acre (Zoning Regulations, Section 11).

>> For the zoning districts you've listed, these tract sizes are correct.

8. Minimum home size

What we have: We don't know yet.

>> None.

9. Homes per parcel

What we have: One main building per lot; a single accessory dwelling (up to 75% of the primary dwelling or 1,500 sq ft, whichever is less) is allowed in A-1, A-2, A-R and R-S.

>> Two main homes may be constructed on an Agricultural or Residentially zoned tract that is 20 acres or more. Additional requirements for accessory dwellings are listed under Zoning Regulations Section 7.1.3. https://www.boonemo.gov/resource-management/webpublish/regulations/zoning/zoning_ordinance.pdf

10. Dividing land

What we have: Any division of land into lots or tracts under 20 acres is subject to the Subdivision Regulations (with a one-time family-transfer exemption on agricultural land).

>> Any division of land is subject to both the Subdivision Regulations and the Zoning Regulations of Boone County.

11. Floodplain

>> (Floodplain administrator:) The Director of Resource Management, Jesse Stephens.

What we have: The county participates in the National Flood Insurance Program; the Planning Division checks every building permit against the flood maps, and a Floodplain Development Permit is required in the floodplain (Zoning Ordinance Section 22).

>> Correct

12. Who to call

What we have: Boone County Resource Management, 801 E Walnut, Rm. 315, Columbia; (573) 886-4330; [email left out].

>> Main office number is (573) 886-4480.

Documents:

>> Building Code Adoption: https://www.boonemo.gov/resource-management/webpublish/regulations/building/2015_Building_Code_Addendums_for_web.pdf

>> Zoning & Subdivision re-adoption: https://www.boonemo.gov/clerk/webpublish/commission/orders/2026/20260331.pdf

>> No permit packet exists.