McDonald 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: Katrina Hine, Chief Deputy Clerk of Elections, Office of McDonald County Clerk, P.O. Box 665, Pineville, MO 64856 · 417-223-7530

Received: October 23, 2026

The county's reply:

Please find the attached Commission letter regarding your inquiry. For septic systems in the county, the county health department is the contact for that and owners will need to contact them for more information. They are located 3446 S. Business Hwy 71, Pineville, Mo. Their number is 417-223-4351. Below is their website:

https://www.mcdonaldcountyhealth.com/

Respectfully,

Katrina Hine

Chief Deputy Clerk of Elections

Office of McDonald County Clerk

[email left out]

McDonald County Clerk - Jessica Cole

[email left out]

P.O. Box 665 Pineville, MO. 64856

Ph: 417-223-7530

Fax: 417-223-7519

www.mcdonaldcountymo.gov<http://www.mcdonaldcountymo.gov/>

BILLING INFORMATION [email left out]

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 McDonald 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 McDonald 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: For septic, a landowner may install their own system after taking the health department's homeowner's quiz. We don't know about electrical or plumbing.

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 McDonald County Health Department permits all septic systems under the County Septic Ordinance: $105 for a single-family dwelling; a complete site evaluation by a soil scientist is required.

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; Floodplain Administrator Gregg Sweeten (417-223-7575). New residences must be at least 2 feet above base flood elevation with a floodplain development permit.

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

What we have: We don't know yet.

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Received: October 23, 2026

Letter from the County Commission, attached to the email (text copied from the scanned letter):

The county's reply:

McDonald County Commission

Bryan Hall, Presiding Commissioner · 417-223-7516

Jessica Cole, County Clerk · PO Box 665, Pineville, MO 64856 · 417-223-7530 Fax 417-223-7519 · [email left out]

Jamey Cope, Eastern Commissioner · Rick Lett, Western Commissioner

June 2, 2025

To whom it may concern,

Thank you for your interest in McDonald County. McDonald County has no planning or zoning or permitting requirements currently. McDonald County does not license contractors or require any special permitting for licensed facilities. The only building permits that are required are for septic tank installation and construction within flood zones.

You must contact the McDonald County Health Department at 417-223-4351 for specific tank requirements. You must contact the McDonald County Assessor's Office at 417-223-4361 for information on building in the flood zone. Flood Plain Administrator, Gregg Sweeten can be reached at 417-223-7575.

IT IS ADVISED:

You contact each city within McDonald County for information on city building codes and permits.

Please feel free to contact us if you need any further information or have additional questions.

Respectfully,

The McDonald County Commission

(signed) Jamey Cope, Eastern Commissioner · Bryan Hall, Presiding Commissioner · Rick Lett, Western Commissioner