St. Francois 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: Kevin Engler, St. Francois County Clerk, 1 W. Liberty Street, Suite 300, Farmington, MO 63640 · 573-756-5411

Received: October 23, 2026

The county's reply:

We have no planning and zoning. The only requirement the county has is to purchase a $20 building permit if building a permanent structure or adding to a structure and the value exceeds $600.00. We have no inspections. Sewer and water is handled through the health department 573-431-1947.

KEVIN ENGLER

St. Francois County Clerk

1 W. Liberty Street Suite 300

Farmington, MO 63640

Office: 573-756-5411

Fax: 573-431-6967

Website: www.sfcgov.org

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 St. Francois 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: Required. The county website says "All new development in the County is required to obtain a Building Permit prior to beginning work" and the permit costs $20, from the County Clerk.

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 St. Francois 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 St. Francois County Health Center issues septic permits under a county ordinance ((573) 431-1947).

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; a Floodplain Development Permit is also required in the regulated floodplain, with new construction at least 1 foot above base flood elevation. Floodplain administrator: Albert Minghi.

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

What we have: We don't know yet.

From: Rhonda Marler, Administrative Assistant, St. Francois County Clerk's office (County Clerk Kevin Engler), 1 W. Liberty Street Suite 300, Farmington, MO 63640 · 573-756-5411

Received: November 4, 2026

Reply to our follow-up of November 4, 2026. The office typed its answers after each "What we have" line; the short item names are ours, the answers are the county's. Item 3 (building code) got no comment.

The county's reply:

5. Owner's own work: does not require a contractor

7. Minimum lot size: none

8. Minimum home size: no min.

9. Homes per parcel: The only rules apply to sewer and water from Health Dept. 573-431-1947

10. Dividing land: County Assessor 573-756-5411

11. Floodplain (What we have: ... Floodplain administrator: Albert Minghi): works in assessor office

12. Who to call: 573-756-5411 #3

Rhonda Marler

Administrative Assistant

1 W. Liberty Street Suite 300

Farmington, MO 63640

Office: 573-756-5411