



**THIS SPACE FOR OFFICE USE ONLY**

<u><b>OTHER REQUIRED PERMITS</b></u>	<u><b>REQUIRED INSPECTIONS</b></u>
<input type="checkbox"/> Electrical Permit (St. Louis County)	<input type="checkbox"/> Footing
<input type="checkbox"/> Mechanical Permit (St. Louis County)	<input type="checkbox"/> Foundation
<input type="checkbox"/> Fire District	<input type="checkbox"/> Drywall
<input type="checkbox"/> Fire Sprinkler (Fire District Issued)	<input type="checkbox"/> Ceiling Cover
<input type="checkbox"/> Dumpster Enclosure	<input type="checkbox"/> Form
<input type="checkbox"/> Plumbing Permit (St. Louis County)	<input type="checkbox"/> Framing
<input type="checkbox"/> Elevator (St. Louis County)	<input type="checkbox"/> Final
<input type="checkbox"/> Health Department	<input type="checkbox"/> Post Hole
<input type="checkbox"/> Excavation Permit	<input type="checkbox"/> Initial Review
<input type="checkbox"/> Sign	<input type="checkbox"/> Other _____
<input type="checkbox"/> Flood Plain Development	
<input type="checkbox"/> Special Use Permit	

**Approved**                       **Denied**                       **More Information Needed**

PERMIT FEE \$ \_\_\_\_\_

ADDITIONAL FEE(S) \_\_\_\_\_

TOTAL PERMIT FEE(S) \_\_\_\_\_

\_\_\_\_\_  
BUILDING COMMISSIONER

\_\_\_\_\_  
DATE

**BUILDING PERMIT AND INSPECTION FEES**

Building permits and inspections fees shall be paid in accordance with the following schedule:

1. Residential construction, including new buildings, building additions, alterations or changes:

Estimated Cost	Fee
Up to \$1,000.00	\$10.00
Over \$1,000.00	\$2.00 for each additional \$1,000.00 or fraction thereof

In addition to the building permit fee, an inspection fee of ten dollars (\$10.00) shall be paid for each inspection, including footing and foundation inspection, framing inspection, final inspection and such other inspections as the Director of Building and Zoning deems necessary because of the nature of the building.

2. Commercial or industrial construction, including new buildings, additions, alterations or changes:

Estimated Cost	Fee
Up to \$1,000.00	\$50.00
Over \$1,000.00	\$6.00 for each additional \$1,000.00 or fraction thereof

In addition to the building permit fee, an inspection fee of forty dollars (\$40.00) shall be paid for each inspection, including footing and foundation inspection and such other inspections as the Director of Building and Zoning deems necessary because of the nature of the building.

3. Construction or installation of swimming pool:

Type of Pool	Fee
In-ground pool	\$70.00
Above ground pool	\$30.00

## **YARD FENCES**

A fence to be located within a side or rear yard shall be of the chain link type, wood picket, board-on-board or solid vinyl/vinyl covered fence material and shall not exceed a height of six (6) feet. If the fence is proposed to be less than six (6) feet high it shall be adjusted down in six (6) inch increments. All wood product fencing shall consist of minimum 1" x 4" nominal size vertical members and minimum 2" x 4" nominal size horizontal support members. Fences constructed of wood shall be of material pressure treated with an approved wood preservative or be of wood naturally resistant to rot and insect infestation such as redwood or cedar and provide a minimum airflow space of half (1/2) inch between vertical members for a picket design and four (4) inches of minimum space between vertical members for a shadow box or board-on-board design fence. Tight board wood fences such as a stockade design are prohibited. However, solid vinyl or vinyl covered fences may be constructed with zero clearance between fence members.

When a new fence is proposed along a property line that parallels an existing fence then either the existing fence, with fence owner's permission, shall be removed or; the proposed fence must be set back from the existing fence a minimum of three (3) feet.

It shall be the responsibility of the property owner to verify the property line location prior to erecting a fence or in authorizing another person to erect a fence.

The owner of a fence is required to maintain the growth of weeds and grass between, beneath and adjacent to all fences to a height not exceeding nine (9) inches.

All fences shall be designed and constructed to withstand wind gusts of seventy (70) miles per hour and shall be continuously maintained in an upright manner, ninety (90) degrees vertical to the ground, free from defects and peeling paint, exposed wood and otherwise compromised finishes.

A fence to be located on an interior lot may not extend forward of the rear line of the main building except where there is a side entry to the building, in which case the fence may be located in front of said opening but behind the building line.

A fence to be located on a corner lot may extend to the front building line on each side that fronts a street.

No fence shall be permitted within a front yard, however, landscaped borders of picket or other ornamental design shall be permitted in the front yard to a height of eighteen (18) inches.

Fences shall be erected so that exposed supporting fence members face the area to be enclosed or bordered except, in cases where the fence looks identical from either side, this provision shall not apply.

Any fence proposed which does not conform with the provisions hereof may be approved by the Board of Adjustment provided that the Board makes a finding that such fence is necessary to prevent hardship and that the Board shall approve the design, material and location of any such fence.

## **SWIMMING POOL FENCES**

Any in-ground pool shall have a six (6) foot high fence enclosing the perimeter of the pool or the yard where the pool is located.

Any above-ground pool shall have an approved fence with a minimum height of forty-two (42) inches enclosing the entire pool or the yard where the pool is located or, in lieu of the fence, a perimeter guardrail with a fold-up lockable ladder by the pool manufacture may be installed around the top rim of the pool completely enclosing the pool. When an after market deck is installed around a pool, a privacy screen or fence may be installed around the perimeter of the deck and stairs with a maximum height of forty-eight (48) inches above the deck surface.

All gates located in a required fence enclosure surrounding a pool shall be of the self-closing and self-latching type and shall be maintained in a closed position with a security lock to prevent the entry of unsupervised children.

**PERMIT** - No fence shall be erected within the City without obtaining a permit therefor. There shall be a charge of ten dollars (\$10.00) for issuance of a fence permit. Any fence erected without a permit shall be removed at the expense of the owner of the property on which such fence is located. (CC 1988 §5-58; Ord. No. 1278 §3, 5-4-87; Ord. No. 1607 §2, 2-3-92) Cross Reference--Licenses, permits and miscellaneous business regulations, ch. 605.

## **UTILITY STORAGE CABINETS/ACCESSORY BUILDINGS**

**CONSTRUCTION MATERIAL** - Construction materials used for the sides and roof of a utility storage cabinet shall be constructed of prefabricated metal, aluminum or a baked enamel finish, and shall be erected on a concrete floor or pressure treated material, rodent proof, having a minimum thickness of three (3) inches. The cabinet shall be bolted to the base. (CC 1988 §5-143; Ord. No. 616 §3, 6-15-70)

**LOCATION** - No utility storage cabinet shall be erected closer than five (5) feet to the property line of the property or within ten (10) feet from any other building. (CC 1988 §5-144; Ord. No. 616 §4, 6-15-70)

**PERMITS** - The Director of Building and Zoning shall issue a permit for the construction of a utility storage cabinet upon proper application and the submission of a diagram of the location of the placement of the cabinet. The fee for the permit shall be ten dollars (\$10.00). (CC 1988 §5-145; Ord. No. 616 §5, 6-15-70; Ord. No. 1607 §4, 2-3-92) Cross Reference--Licenses, permits and miscellaneous business regulations, ch. 605.

**DRIVEWAY, RESIDENTIAL:** A hard durable parking and driving surface consisting of one (1) of the following finishes:

1. Two (2) inches of rolled asphalt on a four (4) inch or greater compacted rock base;
2. Three and one-half (3½) inches of poured concrete on a prepared compacted subgrade; or
3. Brick pavers at least three (3) inches in thickness placed on a compacted sand base.

A building permit shall be required for all new and replacement driveways. The fee for such permit shall be as set forth in Section 500.030 of the Municipal Code. Construction, finish and quality of all new and replacement driveways shall be in accordance with the Building Code of the City. Such driveway shall have a minimum width of nine (9) feet and a maximum width of twenty-four (24) feet and shall extend from the street curb to the rear of the dwelling structure or to the front of a garage structure. All driveway surfaces shall be maintained, free of deterioration and vegetation.