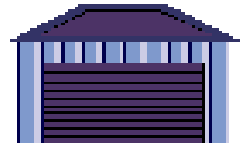




CITY OF ST. JOHN

8944 St. Charles Rock Road, St. John, MO 63114
314-427-8700 (#3) Fax 314-427-6818 www.cityofstjohn.org



Garage and Storage Shed Information

No building or structure shall be erected, constructed, reconstructed, enlarged, or structurally altered; nor shall any work be started thereon until a building permit has been issued by the City of St. John. No permit shall be issued unless the proposed building or structure complies with the Building Code and all other applicable Ordinances of the City.

Items To Be Submitted With The Building Permit Application

- a) **A boundary survey from a professional land surveyor will be required. The survey should indicate the boundary of the property, locating all improvements such as buildings, drives, sidewalks, fences, the distance from the boundary lines to such improvements and the location of the proposed construction. Please ensure that the corner pins for the premises are placed or exposed so as to be visible at the initial inspection.**
- b) **Plan and elevation views of the proposed structure with specifications of materials. Details of the footing/foundation, if required, should also be shown on the drawings.**
- c) **Two sets of all drawings and views are to be submitted (please have all copies made prior to submitting).**

- 1) Accessory buildings (garages, sheds, etc.) shall not occupy more than 20 per cent of the areas of the rear and side yards. No accessory building shall project into the front yard. Corner lots have two front yards.
- 2) No accessory building 100 square feet or larger shall be erected closer than five feet from rear and side lot lines.
- 3) No accessory building with a size less than 100 square feet shall be erected closer than three feet from any adjoining lot line. **Exception:** Accessory building that are 100 square feet or more may be erected no less than three feet from any adjoining lot line or structure provided that the wall(s) adjoining the lot line are constructed with five-eighths (5/8") "type X" gypsum, or the equivalent, and have no openings.
- 4) Buildings over 200 square feet in area or larger or 10 feet in height require a frost proof foundation (piers or footings extending to 30" below grade).
- 5) Garages require a paved driveway.
- 6) Detached garages can be no closer to the house than ten feet, unless proper fire separation is incorporated into the construction of the garage.
- 7) All concrete slabs must be at least four inches thick with a compacted gravel base. A vapor barrier is not required for detached, unheated structures.
- 8) No accessory building hereafter erected or structurally altered on a corner lot shall project beyond the front building line of the lot in the rear of such corner lot.
- 9) Electrical, plumbing or mechanical permits are issued by St. Louis County Dept. of Public Works.



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PROCEDURE FOR THE RETURN OF CONSTRUCTION PERFORMANCE BOND

Section 505.030.B of the Municipal Code of the City of St. John provides that a cash performance bond be provided at the time a building permit is issued. The cost of this bond is 10% of the total construction cost or \$100, whichever is greater. In order to have this bond returned you must meet the following conditions:

1. Obtain all inspections that your project requires. The attached permit has spaces marked by the Building Inspector which indicate what inspections are required for this project. When the inspection has been performed on each required phase, the inspector will sign off in the required space. *This document will be collected at the end of the project and submitted as proof that all required inspections have been performed.* **Failure to obtain all required inspections will result in the forfeiture of the performance bond.**
2. Complete the project in the time allowed. Each building permit is issued with a six month expiration date. All work must be completed and all inspections performed by that date. If more time is required to complete the project, a request for extension of time must be submitted in writing to the Building Inspector who may grant an extension in writing. **Failure to complete the project by the expiration date will result in the forfeiture of the performance bond.**

Any questions regarding this policy should be referred to the Public Works Director.

All refunds will be returned by mail.

Acknowledged:

Signature

Date

Print Name

Permit Number