



CITY OF ST. JOHN

8944 St. Charles Rock Road, St. John, MO 63114
314-427-8700 Fax: 314-427-6818 www.cityofstjohn.org

Decks and Porches

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 Director of Public Works. No permit shall be issued unless the proposed building or structure complies with the Building Code and all other applicable Ordinances of the City. Any repair work involving the removal or cutting of any structural member, the removal or change of any required means of egress, or any alteration affecting egress requirements shall require a permit.

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 footings/foundation and steps/handrails should also be shown on the drawings. All structural members need to be specified as to size and spacing. Any means of attachment to an existing structure, such as a ledger board, needs to be detailed for fastener size and spacing.
- (c) Two sets of all drawings and views are to be submitted (PLEASE HAVE COPIES MADE PRIOR TO SUBMITTING).

***You should check with the Fire Marshall (314-428-1128) for fire safety permit requirements and St. Louis County (314-615-7155) for electrical, mechanical, and plumbing permit requirements.

- 1) All decks and porches which are repaired or replaced are required to comply with the current Building codes.
- 2) Holes for footings need to extend to or below frost line (30").
- 3) A setback of six feet or more is required at side lot lines and five feet or more at rear lot lines.
- 4) Any wood in contact with the ground or concrete; wood girders or beams within 12" of the ground and wood joists within 18" must be pressure treated or a naturally durable wood (redwood, cedar, etc.).
- 5) Three or more steps require a handrail on at least one side (residential) installed 34" to 38" above the tread nose of the steps.
- 6) All stairways, decks and porches 30" or more above grade require a guardrail. Guardrails for steps need to be at least 34" high and at least 36" for decks and porches. The maximum spacing of gaps in a guard is 4". Guards shall not have any ornamental pattern which creates a ladder effect.
- 7) All fasteners used for exterior construction shall be suitable for exterior use (galvanized, stainless steel, corrosion resistant, etc.).