

INSPECTIONS

The City of Des Peres will conduct the following inspections for detached garage, shed and accessory buildings:

Footing:

If required, inspection of the footing shall be made after any required forms are erected and any required reinforcing steel is in place and supported prior to the placing of concrete.

Framing Rough

This inspection is conducted when all framing, fire blocking, above ground plumbing, electrical and mechanical systems are in place, if applicable. St. Louis County Inspection approval is required prior to the City of Des Peres performing an inspection and before insulating and/or drywall or paneling can be installed.

Final Inspection

This is conducted when the entire project is completed prior to occupancy or use of the structure.

The permit applicant is responsible to call for all required inspections. Construction must not lapse for longer than 6 months to maintain a valid permit.

Check with St. Louis County for Plumbing, Electrical, and Mechanical permitting requirements. St. Louis County inspection approval is required prior to Des Peres performing an inspection. This inspection approval is required **before** insulating and/or drywall or paneling can be installed.

The City of Des Peres's Public Works Department supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.

City permit approval does not constitute subdivision approval. The City recommends you contact trustees in your subdivision for any subdivision requirements.

Inspections: The City may conduct **footing framing inspections** as required by your specific project and **Final Inspections** of all accessory structures. Check your approved plans from the City for a list of required inspections for your project.

**Schedule inspections:
(314) 835-6130**

Inspections called in by 4:00 p.m. will be on the next business day's schedule.

This is a general guide for the construction of a detached garage, shed, or other accessory building within the City of Des Peres, Mo. All code requirements are too extensive to list within this guide. For specific questions or further information, please contact the

**Public Works Department at:
(314) 835-6130**



Detached Garage, Shed and Accessory Structure Building Guide

**City of Des Peres, Missouri
Public Works Department
12325 Manchester Road
Des Peres, MO, 63131
(314) 835-6130**

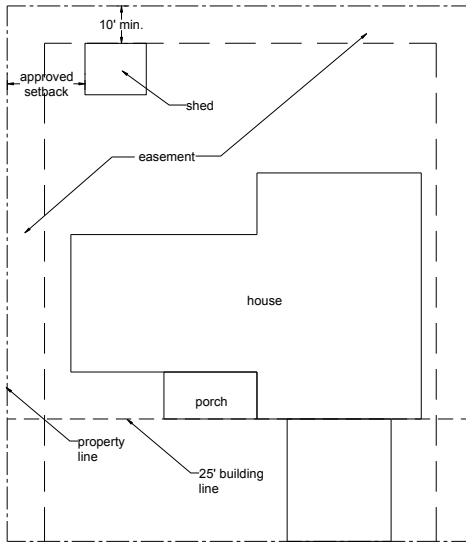
www.desperesmo.org

When a Permit is Required

A permit is required in the City of Des Peres if any of the following conditions are proposed.

- ❑ Structures between 200-250 square feet in area will require Building Permit
- ❑ Structures over 250 square feet in area will require Building Permit and approval from Planning and Zoning Commission for a Conditional Accessory Structure

Site Plan Example



To Obtain a Permit

Site Plan - Submit 1 Copy

- ❑ A copy of your site plan showing location and dimensions of the garage or detached accessory building. Include all other buildings on the property with easements and setbacks. The plan must be to scale.
- ❑ On corner lots, structures must be behind building lines.
- ❑ Shall not be located within any required front yard, side yard, or easement.

- ❑ Shall not exceed 40 percent of the main floor area of the main structure nor 30 percent of the required rear yard

Construction Plans - Submit 2 Copies

- ❑ **Prefabricated shed:** This information is available from the retailer and should include anchorage information / details.
- ❑ **Custom (stick built):** All detached buildings custom built must be constructed of materials and designed architecturally to match the primary structure on the property.
 - ❑ Foundation plans (if needed) that include:
 - Dimensions of foundation walls
 - Footings and/or pier locations/sized
 - Beam, column and pile locations
 - A detail for each
 - ❑ Framing Plans that include:
 - Lumber size and length
 - Spacing of studs and joist
 - Door and window size and location
 - A typical "wall section" showing the types and sizes of materials used
 - Roof framing or truss information
 - Pitch of roof

Additional Construction Guidelines

- ❑ Frost, foundation walls, piers and other permanent supports of all buildings and structures larger than two hundred fifty (250) square feet in area shall extend a minimum thirty (30) inches below grade. Spread footings of adequate size shall be provided where necessary to properly distribute the load within the allowable load bearing value of the soil.
- ❑ All structures must be properly anchored to resist wind uplift.
- ❑ All doors and windows must have the proper headers installed and all components must comply with the seismic and wind requirements.
- ❑ Structure must be located a minimum of 10 feet from the main structure on the lot

Important Zoning Requirements

- ❑ No accessory structures containing two hundred fifty (250) square feet of floor area or more may be constructed, erected or installed without a conditional accessory structure permit issued by the Planning and Zoning Commission following review for compliance with the following standards:
 - ❑ Such accessory structures must be located only in the rear of the lot and set back from rear and side lot lines the same distance as the required side yard setback distance for principal buildings in the zoning district in which the lot is located.
 - ❑ Such accessory structures must be architecturally consistent in design with the principal structure and constructed of materials and have exterior finishes which are compatible and harmonious with those of the principal structure.
 - ❑ No such accessory structure may be of a size which is so disproportionate to the principal building on the lot or so disproportionate to the size of the lot upon which it is located, the size of neighboring lots, or required rear yards for lots in the zoning district in which it is located as to no longer be clearly subordinate in nature and size to the primary use of the property, as required above, or so as to result in a building of such size, or a reduction of open space, substantially greater than generally found on lots of similar size in the city.
 - ❑ Such accessory buildings may not have interior or exterior lighting which would shine directly on any adjacent property.
 - ❑ No such accessory structure may be so located as to block natural surface water drainage or cause a diversion of surface water onto other properties.