

CITY OF WESTON

BUILDING PERMIT

INFORMATION PACKET

Address of Construction:

Contact Phone #:

Approval by and Date:

Cost of Permit:

<p>Permit Number: _____</p> <p>BUILDING OFFICIALS SIGNATURE:</p> <p>_____</p> <p>DATE APPROVED: _____</p>
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BUILDING PERMIT SUBMITTAL REQUIREMENTS

The following items must be submitted to the building department no less than 7 Business Days prior to obtaining a building permit.

- Site Plan
- Plot Plan
- Plumbing Plans
- Electrical Plans
- Mechanical Plans
- Structural Plans

All must be signed and sealed by a registered design professional.

Contact Mike Large, Superintendent of Public Works at office number 816-640-5477 or cell number 816-803-3682.

APPLICATION FOR BUILDING PERMIT

CITY OF WESTON, MISSOURI

Codes adopted by City Ordinance:

2012 International Building Code 2012 International Residential Code 2012 International Fire Code
2012 International Mechanical Code 2012 International Plumbing Code
2011 National Electrical Code

Date of Application

Permits are valid for six (6) months from approval date: _____
Permit Expires

Identify and describe the work to be covered by the permit for which this application is made.

Circle categories: DECONSTRUCTION BUILDING ELECTRICAL MECHANICAL PLUMBING

Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

Addition _____ Lot _____ Block _____ Zoning _____

Building set back lines: Front Yard _____ Side Yard _____ Rear _____

Indicate the use or Occupancy for which the proposed work is intended.

State the valuation of all proposed site improvements and provide the square feet of any new building structure of any addition, remodeling or alteration to an existing building.

\$ _____ _____
Estimated Cost Square Feet

Is the building site within a floodplain? _____ Yes _____ No

Give such other data and information as may be required by the building official, such as plans, diagrams, computations and specification.

Submittal requirements: Plot Plan, Site Plan, Plumbing, Electrical, Mechanical Plans signed and sealed by an engineer.

PERMITS WILL REQUIRE A MINIMUM OF SEVEN (7) BUSINESS DAYS FOR REVIEW PRIOR TO GRANTING APPROVAL.

WATER METER SETS REQUIRE A MINIMUM OF TWENTY-FOUR (24) HOURS NOTICE. ONCE METER IS SET A \$125.00 DEPOSIT FOR RESIDENTIAL AND \$150.00 DEPOSIT FOR COMMERCIAL MUST BE POSTED ON ALL ACCOUNTS TO HAVE WATER SERVICE TURNED ON.

Signature by applicant, or authorized agent. Agent may be required to submit evidence to indicate authority from owner. The applicant hereby agrees to abide by and comply with the conditions of all Ordinances and Building Codes of the City of Weston and that he/she furthermore understands that any variance from the specifications stated herein shall constitute cause for retraction of this application and of the building permit.

Owner

Address

City, State, Zip

Telephone Number

Owner Signature

Authorized Agent

Address

City, State Zip

Telephone Number

Agent Signature

If Corporation:

President's Signature and Corporate Seal

<p><u>OFFICE USE ONLY</u> APPROVAL:</p> <p>BUILDING OFFICIALS SIGNATURE:</p> <p>_____</p> <p>DATE APPROVED: _____</p>

NOTICE: DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260, R.S.MO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

BUILDING PERMIT FEES

TYPE OF DWELLING	FEE
Residential Dwellings (for each residential dwelling)	\$525.00
Garage: Detached and Attached	\$175.00
Additions to existing dwellings-	\$525.00
Storage Sheds (288 Sq ft) & carports	\$20.00
Remove dwelling units	\$10.00
Commercial & Industrial Building (up to 3,000 square feet)	\$750.00
Plus, for each square foot over 3,000 sq ft	\$.10
<p>Plan Checking Fee: In order to determine compliance with the provisions of Chapter 500, when it is deemed necessary by the Administrative Officer to employ a person or firm to determine compliance with the provisions of Chapter 500, the cost of the plan review and inspection to determine compliance, shall be paid by the permit holder.</p> <p style="text-align: right;">Cost plus \$ 150.00</p>	
<p>Amount of Fee Charge: _____ Paid on: _____ Receipt No. _____</p>	

CITY OF WESTON BUILDING INSPECTIONS

Inspection Requests. It is the duty of the person doing the work authorized by a permit to notify the building inspector that such work is ready for inspection.

Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building inspector. The building inspector, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed, or shall notify the permit holder, or an agent of the permit holder, that the work fails to comply with the codes. Any portions, which do not comply, shall be corrected and such portion shall not be covered or concealed until authorized by the building inspector.

Required Inspections. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building inspector.

The building inspector, upon notification, shall make the following inspections:

1. **Erosion Control/Silt Fence:** Installed, when possible, before disturbing soil.
2. **Foundation Inspection:** To be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection.
3. **Concrete Slab or Under-Floor Inspection:** To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.
4. **All Trade Inspection:** To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.
4. **Gypsum Board Inspection:** To be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.
5. **Driveway & Sidewalk**
6. **Meter installation:** Weston Water Department will stake where the meter will set. Builder will supply pipe from house plus ten feet (10') behind curb.
7. **Final Inspection:** To be made after finish grading and the building is completed and ready for occupancy.

Request for Inspection. Request for inspections must be made to the Building Inspector twenty-four (24) hours in advance of the desired inspection; but the inspection may not occur or be completed for forty-eight (48) hours. Contact Mike Large, Superintendent of Public Works at 816-640-5477 (office) or 816-803-3682 (cell).

CITY OF WESTON PLOT PLAN REQUIREMENTS FOR NEW HOME CONSTRUCTION

The following optional items must be included on a plot plan:

1. Existing property lines and description
2. Platted building set back or building restriction lines
3. Existing easements, right of ways, watercourses, etc., or other documents containing desired appropriate information affecting the property, whether recorded or observed
4. Exterior dimensions of all buildings at ground level
5. Square footage of:
 - a. Lot
 - b. Exterior footprint of all buildings or gross floor area of all buildings at ground level
 - c. Identify any possible height restrictions (35 foot R-1)
6. Substantial visible improvements in addition to buildings, such as sidewalks, signs, parking areas, or structures, swimming pools, etc.
7. Indication of access to public streets and alleys
8. Existing utility information as recorded or visible at site
9. Distance between main building and accessory building (10-foot minimum)
10. All hub markers

CONCRETE SPECIFICATIONS WESTON, MISSOURI

REINFORCED STEEL

All rebar must be #40 grade and must be securely tied at both ends.

FOOTERS

One or two story - 16" x 8" with 2-#40 Grade Rebar

Footers must be 12" below the frost line. The frost line is 24" plus 12" equals all footers at 36".

Footings steel must be used as one of two grounds for the electrical panel.

BASEMENT FOUNDATION WALLS

8" x 8'

- A. Horizontal -- #4-40 Grade Rebar at each tie with 2 -#4 40 Grade Rebar within the top 12"
- B. Vertical -- #4-40 Grade **Rebar at 24" on center both ways.**

BASEMENT FLOORS

- A. Must have a minimum of 4" of crushed stone as a base
- B. Must have a minimum of 4" of concrete
- C. Must be reinforced with 6 x 6 x 10 wire mesh or #4-40 Grade **Rebar at 12" on center both ways.**

GARAGE FLOORS

- A. Must have a minimum of 4" of crushed stone as a base
- B. Must have a minimum of 4" of concrete
- C. Must be reinforced with 6 x 6 x 10 wire mesh or #4-40 Grade **Rebar at 24" on center both ways.**
- D. Must be pinned to the foundation with #4 Rebar

DRIVEWAYS

- A. Must have a minimum of 4" of concrete
- B. Must be reinforced with 6 x 6 x 10 wire mesh or #4-40 Grade **Rebar at 24" on center both ways.**
- C. Must be pinned to the foundation with #4 Rebar

SIDEWALKS

- A. Must have a minimum of 4" of concrete
- B. Must be reinforced rebar or wire mesh

REQUIREMENTS FOR SMOKE DETECTORS INTERNATIONAL RESIDENTIAL BUILDING CODE 2012

Smoke detectors required: Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels, a smoke detector needs be installed only on the upper level, provided the lower level is less than one full story below the upper level, except that if there is a door between levels, then a detector is required on each level. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm, which will be audible in all sleeping areas. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

Alterations, repairs and additions: When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings. The entire building shall be provided with smoke detectors located as required for new dwellings. The smoke detectors are not required to be interconnected unless other remodeling considerations require removal of the appropriate wall and ceiling coverings to facilitate concealed interconnected wiring.

Power source: Required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke detectors shall be battery operated when installed in buildings without commercial power.

There shall be a smoke detector in the furnace room

Carbon Monoxide Detector A carbon monoxide detector is also required by the 2012 International Residential Code. Only one is required in the home, preferably at a gas fired appliance, although not required at that exact location. As smoke/carbon monoxide detector combo unit can be used.

NATIONAL ELECTRICAL CODE 2011

ELECTRICAL

All provisions not covered in this listing will be governed by the National Electrical Code or by the code deemed appropriate by the City of Weston at the time of issuance of the permit.

Any and all firms, associations, businesses, contractors, sub-contractors or individuals shall apply for and obtain a City Electrical License prior to and/or before any electrical work is accomplished. Payment of license fee established by the City shall be deemed necessary.

The main electrical panel must be grounded twice. Once to footing steel and the second preferably to an outside ground rod.

ENTRANCES

All new entrances will require inspection and an inspection seal by the Enforcement Officer prior to connection to public utility.

Each service shall have a main disconnect at or as close to the entrance of the building as possible but no more than six feet (6').

Each service shall be individually metered.

Each entrance shall be 200 Amp minimum.

Entrance cable shall be a minimum of number two (#2) copper or number four zero (#4 ough) aluminum and shall be enclosed in conduit.

JUNCTION BOXES

No more than six (6) devices and one fixture shall be run off of one home run.

All home runs (Circuits) shall be UL listed 12/2 wire, but all plug-in outlets need to be 12/2 wire and lighting branch wiring from that point may be run in 14/2.

All connections shall be made with an approved UL listed connector.

Outlets shall be no less than 15 amp rated.

2-20amp branch circuits shall be provided for Kitchen small appliances.

1- 20amp circuit shall be provided for the laundry.

1- 20amp circuit shall be provided for the bathrooms.

All exposed wiring run where exposed to physical damage shall be run in conduit.

All switches and receptacles shall be in mounted to device boxes.

All lights shall be attached to a box unless the fixture is listed to be direct wired.

All splicing shall be done in junction boxes, which shall remain accessible.

Fixtures shall be UL listed or an equal listing.

All wiring shall be independently supported and not be run in contact to any metallic materials (piping, ductwork etc.).

All CSST gas piping shall be bonded per the manufacturer's specifications.

All bedroom circuits shall be ARC fault protected.

GROUND FAULT CIRCUIT

Each of the following shall have a Ground Fault Circuit Interrupter Receptacle in each room:

- A. Kitchen
- B. Bathroom
- C. Garage
- D. Outdoor
- E. Laundry Room
- F. Utility Room