City of Ladue Building Department

INTERIOR REMODEL

THE BUILDING DEPARTMENT IS NOT RESPONSIBLE FOR INCOMPLETE OR INACCURATE SUBMITTALS.

Submittal Requirements;

1. _____ Existing & proposed floor plans showing any walls which are to be removed, added or opened up as part of the remodel

2. _____ Framing detail of any walls to be constructed

3. _____ Plans for remodels larger than 400 square feet or involved structural alterations must be signed and sealed by a licensed architect/P.E.

4. _____ Deposit of $100.00 due at the time of submittal

5. _____ Owner signature on application

ALL DRAWINGS MUST ACCURATELY REFLECT THE PROPOSED STRUCTURE & SITE THE STRCTURE IS LOCATED ON.

CITY OF LADUE
APPLICATION FOR BUILDING PERMIT

The owner is responsible for insuring that the information on the Application is true and complete. If your property is in the flood plain, consult with the Building Commissioner before proceeding. The City Staff will assist you in meeting the requirements of this application.

Requirements for Applications

City Ordinances require than an application must have the following items at the time of submission:

- Drawings and specifications – 2 sets.
- The fully executed application form which must be signed by the owner.
- $100 deposit or the actual permit cost, whichever is less. Unless this application is for a new residence, then $500.00 deposit is required.

The Drawings and Specifications must be drawn accurately to scale and shall include: floor plans and necessary sections to indicate clearly the character and construction of the proposed work.

The Drawings and Specifications must bear the seal of an architect or professional structural engineer registered in the State of Missouri. Sealed drawings and specifications must comply with the provisions of Section 110-71 of the City's Code of Ordinances.

Plan Review

For interior remodels the application if forwarded to the Fire Marshal for review. Upon completion of this review, drawings are forwarded to the Building Commissioner's office for review as to conformance with the City's Zoning and Building Ordinances.

When the City's review procedure has been completed the owner/agent will be notified that the permit has been issued or the review comments will be forwarded to the owner/agent via email or phone. Building permit fees are paid when the permit is picked up.

Permit Fees, Inspections, Inspection Fees

Building Permit fees are assessed at the time the permit is issued based on preliminary cost estimates. Above $1,000 in cost, the fee is a base fee of $100 plus $5.00 for residential and $6.00 for commercial per $1,000 or part thereof in excess of $1,000. The total fee shall conform to the total cost of the work or operation.

Pre-Construction Inspections: Structures to which alterations or additions are proposed may be subject to an inspection by the Building Commissioner prior to the commencement of work to determine the safety and condition of the structure.

Required Inspections: A minimum of six (6) inspections are required unless the nature of the work is such that the Building Commissioner deems more or fewer inspections are necessary. Inspection fees in excess of those paid for at the time of permit issuance must be paid at or before the final inspection.

Failed Inspections: The permit includes 1 failed inspection and 1 re-inspect. (if applicable) If the inspection fails for a second inspection you will be required to pay for additional inspect

Other Important Information

Occupancy Permit: Required for any residence which is newly constructed, or which has been uninhabited for more than six months, or has had changes made to over 75% of the square footage of the building (excluding basements, attics, and garages.) No certificate will be issued until the residence and the property upon which it is situated complies with all provisions of the code of ordinances, all other applicable city ordinances, and all laws and requirements of the United States, the State of Missouri, St. Louis County, the Metropolitan School District, and any other Federal, State, or County agency, or public utility.

Permit Expiration: Permits expire three months after the date of issuance unless the permitted work has begun. One extension up to three additional months may be granted by the Building Commissioner upon written application by the applicant stating the conditions which prevented commencement of the work within the three month period. A second extension request may be granted; however to apply you must pay $140 non-refundable fee and deliver the request to building commissioner for his review.

Time Limit on Completion of Work: Work for which a permit was issued must be completed within a period of time specified by the Building Commissioner but not to exceed one year from date of issuance. The Building Commissioner, with the approval of the City Council, may extend the date for completion.

Permit Forfeiture and Cancellation: Permits issued but not called for or accepted by the applicant within thirty (30) days from issuance shall be cancelled and the deposit forfeited. Deposits on applications subsequently denied by the Building Commissioner will be forfeited.

Violations: Work conducted in violation of the City's building codes will be cause for revocation of the permit. Reinstatement of a permit can be accomplished only upon application to the Building Commissioner showing that the provisions of all city ordinances are being met.

Other Required Permits: Grading, Tree Removal, Demolition, Heating, Cooling, Ventilation, Water Heaters, Plumbing, Electrical, Elevators, and Blasting all require separate permits and inspections. The Building Department staff will work with applicants to meet the various requirements in a timely manner.

Plans will be kept by the Building Department for two years following issuance at which time they will either be returned to the applicant or destroyed if they are not picked up.

City of Ladue
Building Permit Application Form

Note: Any data marked with an asterisk (*) may be obtained by calling the Building Department.

Part I: Applicant Information:

Date:_____ Address for which application is submitted:_____

Owner of property:_____

Owner's Address (if different):_____

Owner's Telephone:_____(day)_____(evening)

Application is hereby made to the Building Commissioner of the City of Ladue for a permit to build or construct

_____ at/on the above listed property, such construction being in

accordance with the drawings and specifications presented herewith and in conformity with the provisions of the

Building, Zoning, and other applicable ordinances, the estimated cost of which is $_____

to be completed on or about _____ of 20_____.

Contractor:_____
Address:_____
Telephone:_____Fax:_____
E-Mail:_____

Architect:_____
Address:_____
Telephone:_____Fax:_____
E-Mail: _____

Owner's and Owner's Agent Statement:

The undersigned owner of the building or ground above described, for the purpose of procuring the permit herein applied for, states that all of the above information is true to the best of their knowledge and belief. Except as otherwise noted on the drawings, the project complies with all applicable ordinances and Building Codes adopted by the City of Ladue. The undersigned further state that they have read and are entirely familiar with, Ordinances 1986, 1987, and 1988 as amended, and Ordinance 1175, as amended, as they apply to the proposed construction for which the permit is requested. I/we understand that incomplete applications will not be processed.

_____
Agent's Signature

_____
Owner's Signature

For Office Use Only:

Plan Submission Record:

Sent for Preliminary Review:_____

Preliminary ARB Decision:_____

Sent for ARB Review:_____

ARB Decision: _____

Sent to LRB: _____

LRB Decision: _____

Permit Fee: $_____

Inspections @ $35.00 Each: $_____

Inspection Adjustment: $_____

Other Adjustments: $_____

Total Due: $_____

Deposit of $_____

Comment/Approval Record:

Date: _____ Reviewed By: _____

Comments: _____

_____

_____

Date: _____ Reviewed By: _____

Comments: _____

_____

_____

Date: _____ Reviewed By: _____

Comments: _____

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Date: _____ Reviewed By: _____

Comments: _____

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Date: _____ Reviewed By: _____

Comments: _____

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