



CITY OF LADUE NEW RESIDENCE/ADDITION/EXTERIOR REMODEL

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 "ADA", the application for building permit is also available in alternative format (e.g. large print, Braille) upon request.

WORK APPLIED FOR UNDER THIS BUILDING PERMIT MUST HAVE PRIOR ARCHITECTURAL REVIEW BOARD APPROVAL.

ALL ELEVATIONS MUST REFLECT THE APPROVED ARB PLAN ON FILE.

THE FOLLOWING PAGE MUST BE INITIALED AND ALL ITEMS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT.

ALL DRAWINGS MUST ACCURATELY REFLECT THE PROPOSED STRUCTURE & THE SITE THE STRUCTURE IS LOCATED ON. THE BUILDING DEPARTMENT IS NOT RESPONSIBLE FOR INCOMPLETE OR INACCURATE SUBMITTALS.

SUBMITTAL REQUIREMENTS:

- Cover Page with code block, flood plain information and index locator.
- Site locator map indicating property location.
- Site plan indicating the following:
 - Property lines
 - Building Setbacks and any easements
 - Stream buffer information
 - Existing structures (with notes regarding how many stories and construction type)
 - Fencing, paving, retaining walls, poles, pools, etc.
 - Significant trees, existing/proposed landscaping.
 - Grades, existing and proposed.
 - Curb cuts.
 - Indicate location and size of addition or area of work.
- TWO full sets of construction documents, one with trustee signatures (if applicable)
- TWO copies of structural calculations (if needed)
- \$100 Deposit Fee for Additions or Exterior Renovations.
- Landscape plan for **New Residences or New Commercial** - \$500.00 deposit fee required. See landscape checklist.
- Green space and impervious coverage calculations
- Storm water mitigation
- MSD Storm Water Management approval letter.
(ALL NEW RESIDENCES or PROJECTS DISTURBING OVER 1 ACRE)
- Copy of the Bona Fide Contract (Section 118-2 Ladue Code of Ordinances)

CITY OF LADUE APPLICATION FOR BUILDING PERMIT

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

Requirements for Applications

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

- The fully executed application form which must be signed by the owner or owner's agent. When listing proposed work to be performed include all elements such as fences, patio coverings, pools, retaining walls etc. that you are including in your permit review. Only the items listed will be covered and subsequent components will require additional permits.
- If proposed construction is new or alters the outward appearance of a building, include photographs of neighboring properties and evidence (letter, signatures on plans) that subdivision trustees have been notified of the proposed project.
- \$100 deposit for residential work, \$500 for new residences payable cash or check only.
- Copy of the Bona Fide Contract

The Site Plan shall be drawn accurately to scale and must show the entire lot, building lines, existing and proposed grades (in terms of mean sea level elevations), street rights-of-way abutting the property, and all existing and proposed structures. Applications without this site plan will not be accepted.

The Drawings and Specifications must be drawn accurately to scale and shall include: plans, elevations, 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. Note: no seal is required for plans for one story buildings that neither exceed 400 square feet nor call for new footings or foundations.

Additions should maintain the character and standards of the original building or relate well to it architecturally.

Plan Review

For new homes, additions to existing homes or modifications to outward appearance, the application materials with photographs of adjoining property, will be submitted to the Architectural Review Board for their review to determine if the new construction will conform to proper architectural standards of appearance and design and be in conformance with surrounding structures as to style, design, and size. Upon completion of this review, construction documents will need to be submitted to the Building Official for review as to conformance with the City's Zoning and Building Ordinances.

The Building Official's review may reveal a potential violation of City Ordinances in the Owner's request. In such cases, the owner/agent may revise the proposal so that it complies with the ordinances and submit plans for further review.

When the City's review 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. Building permit fees are paid when the permit is picked up.

Subdivision Trustees: Trustee notification is required on any project affecting the outward appearance of the building. Trustees should be given the opportunity to review an applicant's plans. Subdivision indenture provisions may require alterations to a plan that is otherwise in conformance with City ordinances.

Removal of trees over 6" caliper @ 4 ½ ft. is prohibited without a permit and may require a review by the City Arborist. Please ask the Building Department staff about this important aspect of your proposed improvements.

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 \$5.00 (residential) or \$6.00 (commercial) per \$1,000 or part thereof in excess of \$1,000 plus inspection fees. 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.

Other Important Information

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.

Time Limit on Completion of Work: Work for which a permit was issued must be completed within a period specified by the Building Official but not to exceed one year from date of issuance. The Building Official, 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 ninety (90) days from issuance shall be cancelled and the deposit forfeited. Deposits on applications subsequently denied by the Building Official 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 Official showing that the provisions of all city ordinances are being met.

Other Required Permits: Land Disturbance, Tree Removal, Demolition, Heating & Cooling, Plumbing, Electrical, and Elevators, 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 five years following issuance at which time they will either be returned to the applicant or destroyed if they are not picked up.

Please note that approval of this permit does not waive any other permit or other authorization by the City or other applicable jurisdiction that may be required for you to fully complete your proposed project. This permit would only authorize the work requested by this permit and other components of the project would require separate building permits and reviews.

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 all City Ordinances as they apply to the proposed construction for which the permit is requested. I/we understand that incomplete applications will not be processed.

_____ OR _____
Agent's Signature Owner's Signature

Comment/Approval Record:

Date: _____ Reviewed By: _____

Comments: _____

Date: _____ Reviewed By: _____

Comments: _____

Date: _____ Reviewed By: _____

Comments: _____

ARB Approval	Landscape	Land Disturbance
Building Commissioner	Fire Marshal	Trustees
MSD	Storm Water	ZBA

