

RESIDENTIAL ZONING REVIEW PERMITS

Submittal Requirements by Project Type

See 2015 International Building Code, as adopted by St. Louis County, Chapter 7 Building Regulations & Chapter 9 Fire Prevention Code, as adopted in City of Crestwood Municipal Code, for code requirements

Please refer to the St. Louis County residential permit guides for additional details & examples on submittal requirements by project type: <https://stlouiscountymo.gov/st-louis-county-departments/transportation-and-public-works/residential-building/>

Note: Additional documentation may be required by plan reviewer to demonstrate code compliance

For New Construction Dwellings

- Non-refundable application fee, see Fee Schedule
- Boundary & Improvements Survey of existing conditions
- Detailed topographical site plan, drawn to scale
 - Must include:
 - Existing and proposed topography
 - Location of all proposed improvements, with dimensions and setbacks
 - Finished floor elevation
 - Lateral & Utility connections
 - Easements
 - Sidewalks
- Stormwater Management Plan, identifying stormwater management Best Management Practices (BMPs), BMP manufacturers' specs; runoff differential calculations, and location of sediment & erosion control barriers during demolition & construction
- Architectural elevations
- Floor plans
- Foundation & footing plan
- Framing plan
- Wall Assembly & fire blocking detail
- Roof plan
- Stair case cross section (where applicable)
- Mechanical/HVAC plan
- Electrical plan
- Plumbing plan
- Smoke detectors
- Engineering calcs (where applicable)

Note: Permits for new construction must also be accompanied by a Tree & Landscaping Permit application with Tree Preservation Plan and, where applicable, a Demolition Permit application

For Kitchen Renovations

- Non-refundable application fee, see Fee Schedule
- Demolition plan
- Floor plan
- Framing plan
- Assembly detail
- Mechanical/HVAC plan
- Electrical plan
- Plumbing plan

For Bathroom Installation & Renovations

- Non-refundable application fee, see Fee Schedule
- Demolition plan (where applicable)
- Floor plan
- Framing plan
- Assembly detail
- Mechanical/HVAC plan
- Electrical plan
- Plumbing plan

For Basement Renovations

- Non-refundable application fee, see Fee Schedule
- Demolition plan (where applicable)
- Floor plan, including egress points
- Framing plan
- Assembly detail
- Staircase cross section
- Mechanical/HVAC plan
- Electrical plan
- Plumbing plan

For Building Additions

- Non-refundable application fee, see Fee Schedule
- Boundary & Improvements Survey of existing conditions
- Demolition plan
- Detailed site plan, drawn to scale
- Architectural elevations
- Floor plans
- Foundation & footing plan
- Framing plan
- Wall Assembly and fireblocking detail
- Roof plan
- Stair case cross section (where applicable)
- Mechanical/HVAC plan
- Electrical plan
- Plumbing plan
- Engineering calcs (where applicable)
- Exterior photos of existing conditions
- Stormwater Management Plan, if adding over 200sqft of net impervious cover

For Attached Covered Patios/Porches

- Non-refundable application fee, see Fee Schedule
- Boundary & Improvements Survey of existing conditions
- Demolition plan (where applicable)
- Detailed site plan, drawn to scale
- Architectural elevations
- Floor plans
- Foundation & footing plan or piers plan
- Framing plan
- Assembly detail
- Roof plan
- Stair case cross section (where applicable)
- Mechanical/HVAC plan (where applicable)
- Electrical plan
- Engineering calcs (where applicable)
- Exterior photos of existing conditions
- Stormwater Management Plan, if adding over 200sqft of net impervious cover

For Decks

- Non-refundable application fee, see Fee Schedule
- Boundary & Improvements Survey of existing conditions
- Detailed site plan, drawn to scale
- Architectural elevations
- Floor plans
- Piers plan
- Framing plan
- Assembly detail
- Ledger connection
- Stair case cross section (where applicable)
- Railing/guard detail
- Engineering calcs (where applicable)
- Exterior photos of existing conditions

For Detached Garages

- Non-refundable application fee, see Fee Schedule
- Boundary & Improvements Survey of existing conditions
- Demolition plan (where applicable)
- Detailed site plan, drawn to scale
- Architectural elevations
- Floor plan
- Foundation & footing plan
- Framing plan
- Assembly detail
- Electrical plan
- Engineering calcs (where applicable)
- Exterior photos of main house
- Stormwater Management Plan, if adding over 200sqft of net impervious cover

For Other Accessory Structures and Sheds- Over 120sqft in area

- Non-refundable application fee, see Fee Schedule
- Boundary & Improvements Survey of existing conditions
- Detailed site plan, drawn to scale
- Architectural elevations
- Floor plan
- Foundation & footing plan or piers plan
- Framing plan
- Electrical plan (where applicable)
- Engineering calcs (where applicable)
- Manufacturer's specs (where applicable)
- Stormwater Management Plan, if adding over 200sqft of net impervious cover

For Window/Door Frame Alterations

- Non-refundable application fee, see Fee Schedule
- Demolition plan
- Floor plan sketch
- Framing plan
- Assembly detail
- Engineering calcs (where applicable)
- Manufacturer's specs
- Exterior photos of existing conditions

For Chimneys/Fire Place

- Non-refundable application fee, see Fee Schedule
- Demolition plan
- Floor plan sketch
- Foundation & footing plan
- Framing plan
- Assembly detail
- Roof plan
- Mechanical/HVAC plan (where applicable)
- Electrical plan (where applicable)
- Engineering calcs (where applicable)
- Manufacturer specs (where applicable)
- St. Louis County Master Plan (where applicable)
- Exterior photos of existing conditions

For Generators

- Non-refundable application fee, see Fee Schedule
- Detailed site plan, drawn to scale
- Assembly detail
- Electrical plan
- Engineering calcs (where applicable)
- Manufacturer specs

For Retaining Walls

- Non-refundable application fee, see Fee Schedule
- Detailed site plan, drawn to scale. Identify location of retaining wall with bottom of wall grade and top of wall height at various intervals
- Manufacturer's specs (where applicable)
- Master Plan (where applicable)
- Engineering calcs (where applicable)
- Exterior photos of existing conditions

For Attic Renovations

- Non-refundable application fee, see Fee Schedule
- Demolition plan (where applicable)
- Floor plan, including egress points
- Framing plan
- Assembly detail
- Staircase cross section
- Mechanical/HVAC plan
- Electrical plan
- Plumbing plan

For Structural Roof Alterations

- Non-refundable application fee, see Fee Schedule
- Demolition plan
- Site plan sketch
- Assembly & fireblocking detail
- Roof plan
- Engineering calcs
- Manufacturer's specs
- Exterior photos of existing conditions

For Solar Panels

- Non-refundable application fee, see Fee Schedule
- Demolition plan
- Site plan sketch
- Assembly detail
- Roof plan
- Engineering calcs
- Manufacturer's specs
- Electrical plan
- Exterior photos of existing conditions

For Swimming Pools

- Non-refundable application fee, see Fee Schedule
- Boundary & Improvements Survey
- Detailed site plan, drawn to scale
- Engineering calcs (where applicable)
- Manufacturer's specs (where applicable)
- Master Plan (where applicable)
- Exterior photos of existing conditions

Note: Will require a Flatwork Permit with Stormwater Management Plan if adding pool deck/patios with over 200sqft net impervious cover. Will require separate Fence Permit, if pool code-compliant fence not already present