

COMMERCIAL 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 requirements

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

For New Construction

- 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
 - Parking lot plan
 - Emergency response vehicle turning radius
 - Finished floor elevation
 - Lateral & Utility connections
 - Fire hydrants and 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
- Egress plan
- Foundation & footing plan
- Framing plan
- Assembly & fireblocking detail
- Ceiling detail
- Roof plan
- Stair case cross section (where applicable)
- Mechanical/HVAC plan
- Electrical plan
- Plumbing plan
- Fire sprinkler & alarm plan (where applicable)
- Engineering calcs (where applicable)
- Demolition plan (where applicable)
- Tree & Landscaping Permit application with Tree Preservation Plan and Landscaping Plan

For Interior-only alterations

- Non-refundable application fee, see Fee Schedule
- Demolition plan
- Floor plan
- Framing plan
- Assembly & fireblocking detail
- Ceiling detail
- Mechanical/HVAC plan
- Electrical plan
- Plumbing plan
- Fire sprinkler & alarm plan (where applicable)
- Manufacturer's specs (where applicable)
- Engineering calcs (where applicable)

Exterior Alterations

- Non-refundable application fee, see Fee Schedule
- Demolition plan (where applicable)
- Detailed site plan, drawn to scale
- Architectural elevations
- Floor plans
- Assembly detail
- Roof plan
- Stair case cross section (where applicable)
- Manufacturer's specs (where applicable)
- Engineering calcs (where applicable)
- Exterior photos of existing conditions
- Stormwater Management Plan, if adding over 200sqft of net impervious cover

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
- Assembly & fireblocking detail
- Ceiling detail
- Roof plan
- Stair case cross section (where applicable)
- Mechanical/HVAC plan
- Electrical plan
- Plumbing plan
- Fire sprinkler & alarm plan (where applicable)
- Engineering calcs (where applicable)
- Exterior photos of existing conditions
- Stormwater Management Plan, if adding over 200sqft of net impervious cover
- Tree & Landscaping Permit application with Tree Preservation Plan and Landscaping Plan

For Structural Roof Alterations

- Non-refundable application fee, see Fee Schedule
- Demolition plan
- Site plan sketch
- Assembly detail
- Roof plan
- Engineering calcs
- Manufacturer's specs
- 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 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 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 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
- Tree & Landscaping Permit application with Tree Preservation Plan and Landscaping Plan

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