

CITY OF ARNOLD BUILDING DIVISION

Residential Addition Permit Requirements

This guide is to provide the homeowner or contractor with basic information needed to apply for a permit to build a residential addition. Within this guide are examples of plans and details that represent those indicated in number 3 below.

1. Complete and sign a permit application.
2. Pay permits fees at time of application. (\$65 for each discipline plus three-tenths of one (0.3) per cent of construction cost exceeding one thousand dollars (\$1000.00).
3. Submit two (2) copies of detailed construction plans drawn to scale containing the following:
 - a. Site plan
 - b. Foundation plan
 - c. Floor plan
 - d. Building Elevations
 - e. Electrical layout plan
 - f. Plumbing Plan if applicable
 - g. Wall Sections
 - h. Sections and details as necessary to illustrate the work and special aspects of the construction
4. The attached drawings and the following information are the more common items that must be shown on the permit plans.
5. If a manufactured fireplace is to be installed provide two copies of the manufacturer's installation instructions.

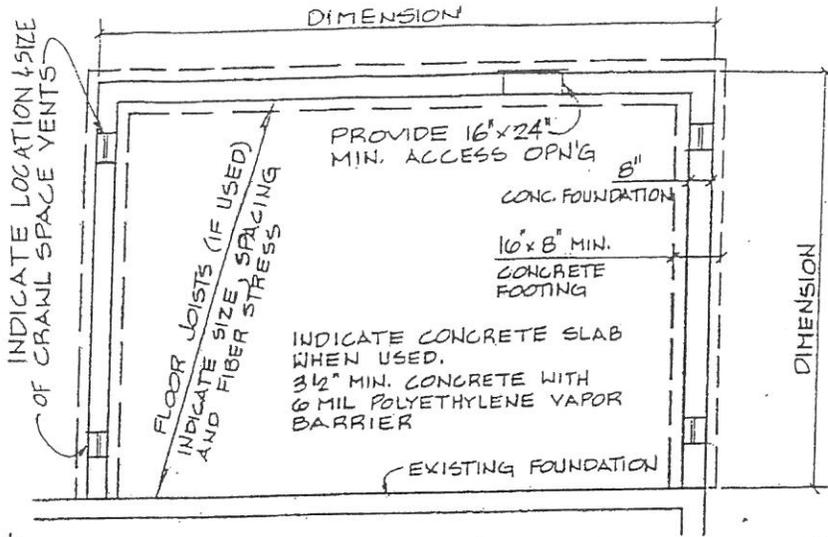
Common items that are generally represented on the plans are:

- Label the use of all rooms and spaces
- Include the portion of the existing house that adjoins the addition and identify door and window openings and the proposed openings to be made in the existing wall(s).
- Identify new and existing walls, and walls to be removed
- Minimum room area is seventy square feet
- Minimum ceiling height is 7 feet 0 inches, this includes all ceiling area except boxing around beams
- Insulation within the floors ceiling and walls.

- If roof is framed with manufactured trusses provide two copies of the sealed truss drawings from the manufacturer.
- Size and spacing of studs
- Water resistant gypsum in wet areas
- An emergency escape window or door is required in habitable basements (a basement with a plumbing rough-in for a future bathroom is considered habitable). The windows maximum sill height is 44 inches from the floor; the minimum opening height is 24 inches, the minimum opening width is 20 inches and must be an opening area of 5 square feet. In the instance of an in grade basement a window well will be required. Contact this office for the requirements of the well.
- Draftstopping is required above suspended ceilings below wood floor joist limiting the horizontal area between them to 1000 square feet.
- Firestopping must be provided at the ceiling line in concealed spaces of stud wall including furred walls at concrete foundation walls, at soffits and dropped ceilings and other such spaces.
- Smoke detectors inside any bedroom and in the area outside the bedroom. Also one at the stairway.
- Location of the furnace and water heater, the location and routing of the main ducts. Indicate the BTU input of any gas equipment (found on the equipment label) and show the method of providing combustion air (the air needed to support combustion of the fuel). Usually this is done by providing grilled openings through walls to adjacent rooms combining the volume of all rooms amounting to 50 cubic feet of volume for every 1000 BTU of total input.
- Clothes dryers must exhaust to the exterior.
- Bathrooms must have an exhaust fan that provides at least 50 cubic feet per minute to the exterior when the bathroom does not have an operable window.
- Indicate the location of the electric panel, receptacles, lights, switches, ground fault circuit interrupter (GFCI) receptacle locations, and arc fault (AFCI) receptacle locations.
- Indicate the location of all plumbing fixtures such as toilet, bathtub, shower, sink, lavatory, floor drain, clothes washer, water heater.

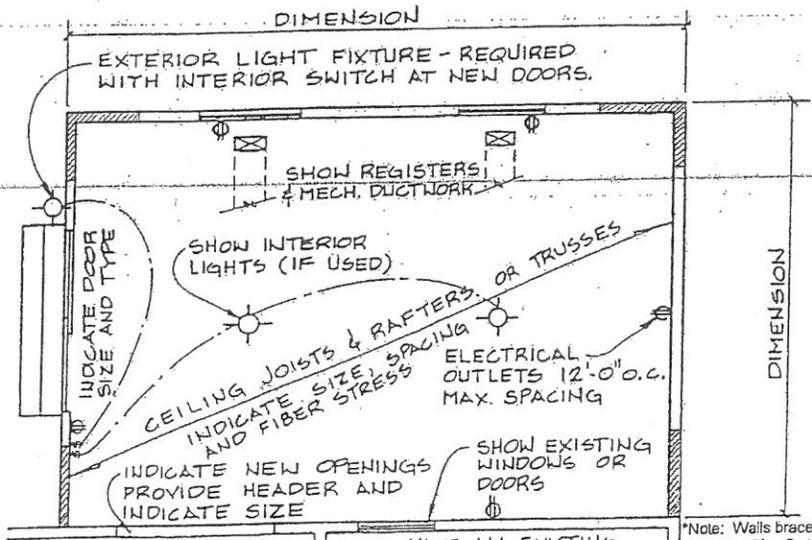
This brochure applies to most basic types of residential addition permits. On more complicated designs the review may indicate the need for additional information. The plan examiner or Building Commissioner will communicate this to the applicant usually by letter.

For additional information or questions about a residential addition permit please call us at 636-282-2378 or visit the office at 2101 Jeffco Blvd., Arnold, MO 63010. Our business hours are 8:00am to 4:45pm, Monday through Friday, excluding holidays.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN (INDICATE ROOM USE)

SCALE: 1/4" = 1'-0"

INDICATES 3/4" W. PLYWOOD OR OSB SHEATHED SEGMENTS (NO OPENINGS)

*Note: Walls braced by Room Addition Bracing Guideline for One & Two Family Dwellings or Townhouses

PROVIDE VENTILATION
AREA OF VENTS TO BE
AT LEAST 1/100 OF
THE AREA SERVED
LOCATED AT RIDGE OR
GABLE AND AT EAVES.

12
INDICATE
RISE

INDICATE HEADER SIZE

INDICATE WINDOW SIZE

INDICATE WINDOW SIZE

30" MIN. STAIR WIDTH

FINISH FLOOR LINE

8" MIN.

2'-0" MIN.

GRADE

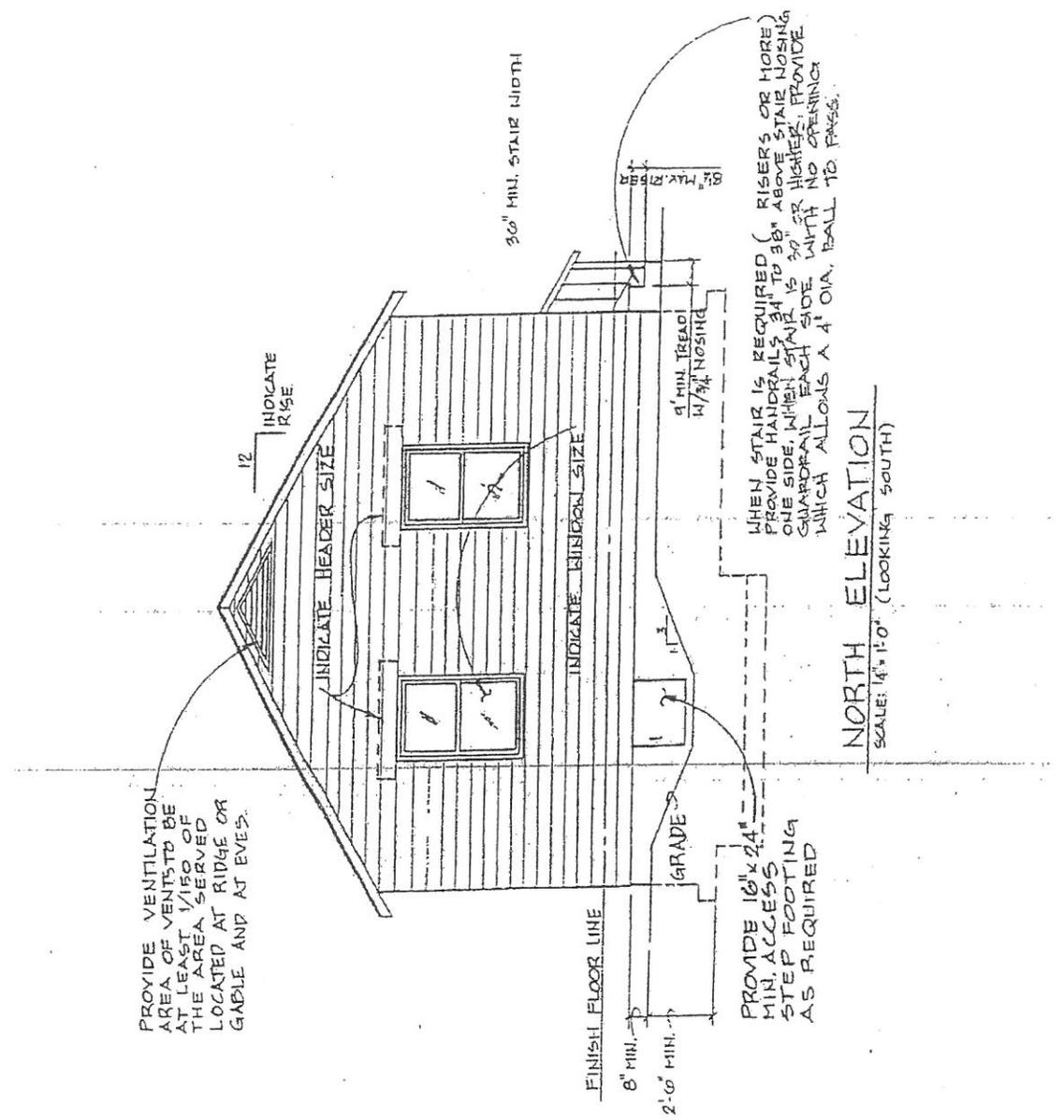
PROVIDE 16" x 24"
MIN. ACCESS
STEP FOOTING
AS REQUIRED

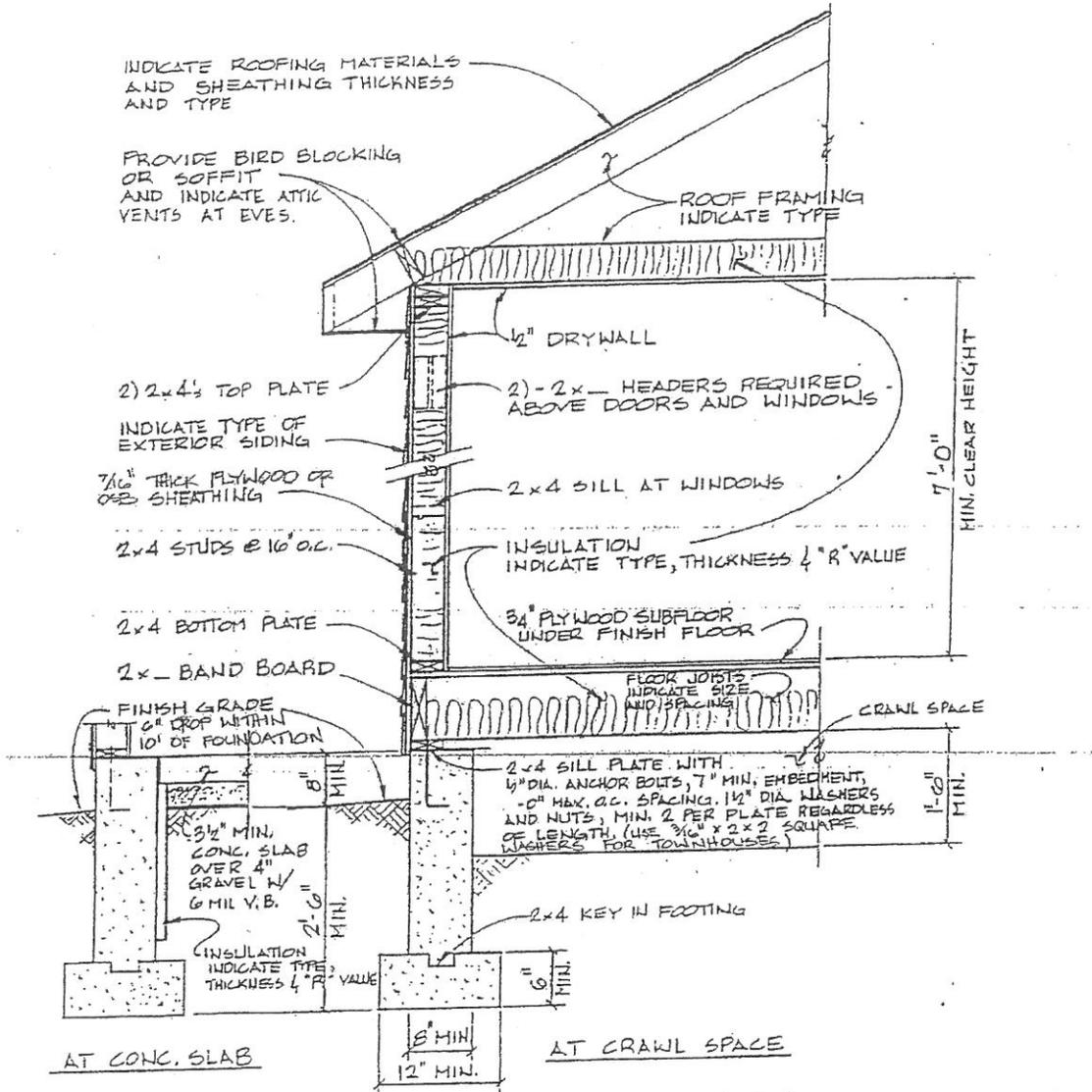
4" MIN TREAD
1 1/4" NOSING

8 1/2" MAX. RIB

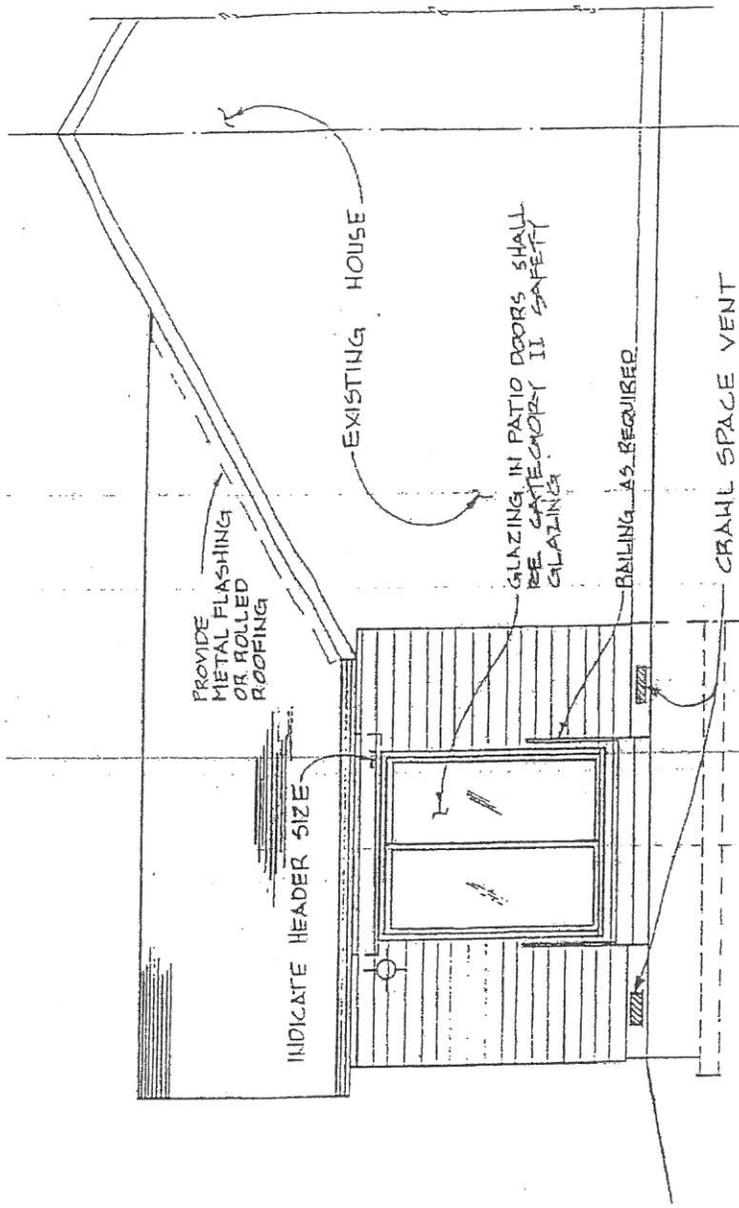
WHEN STAIR IS REQUIRED (RISERS OR MORE)
PROVIDE HANDRAILS 34" TO 38" ABOVE STAIR NOSING
ONE SIDE, WHEN STAIR IS 30" OR HIGHER, PROVIDE
GUARDRAIL EACH SIDE WITH NO OPENING
WHICH ALLOWS A 4" DIA. BALL TO PASS.

NORTH ELEVATION
SCALE: 1/4" = 1'-0" (LOOKING SOUTH)





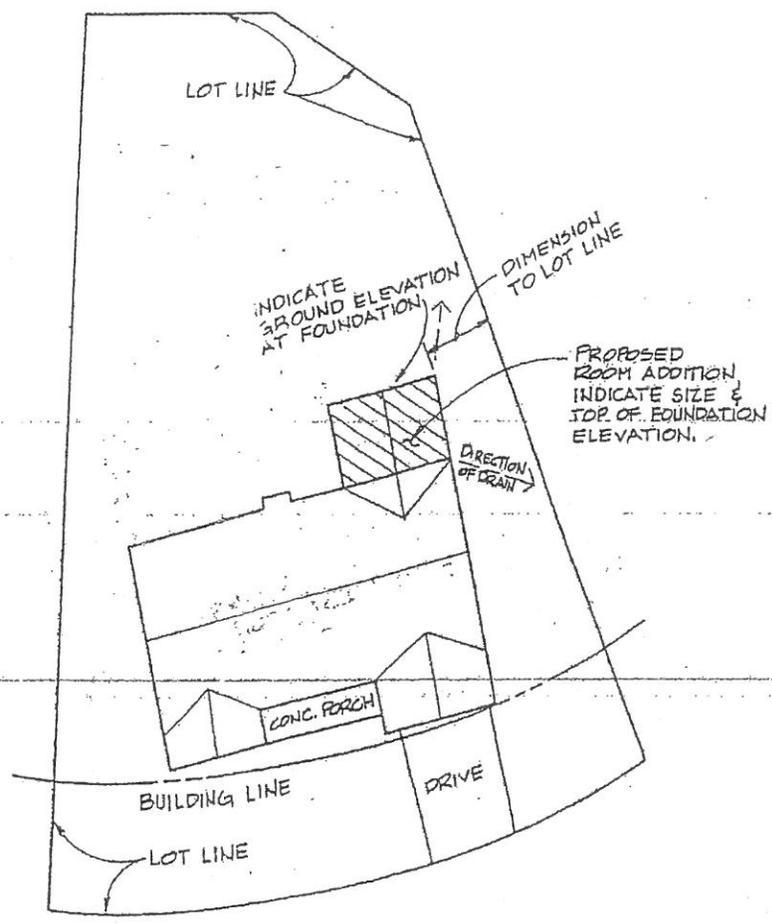
TYPICAL BUILDING SECTION
 SCALE: 3/8" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0" (LOOKING EAST)

OWNER _____
ADDRESS _____
SUBDIVISION _____ LOT NO. _____



NORTH
 TYPICAL PLOT PLAN FOR ROOM ADDITION
SCALE: 1" = 20'-0"

SETBACKS
8 FT. FROM SIDE
15 FT. FROM REAR
5 FT. FROM HOUSE