

INSPECTIONS

The City of O'Fallon will conduct the following inspections for detached garage, shed and accessory buildings:

Footing:

If required, inspection of the footing shall be made after any required forms are erected and any required reinforcing steel is in place and supported prior to the placing of concrete.

Plumbing Ground Rough

This inspection is conducted when any plumbing or electric is installed under a concrete floor prior to pouring the floor slab.

Complete Rough

This inspection is conducted when all framing, fire blocking, above ground plumbing, electrical and mechanical systems are in place. Inspection approval is required before insulating and/or drywall or paneling can be installed.

Final Inspection

This is conducted when the entire project is completed prior to occupancy or use of the structure.

The permit applicant is responsible to call for all required inspections. Construction must not lapse for longer than 6 months to maintain a valid permit.

(636) 379-5595 Inspection Line

The City of O'Fallon's Community Development Department supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.

Director of Building Safety

City permit approval does not constitute subdivision approval. The City recommends you contact trustees in your subdivision for any subdivision requirements.

This is a general guide for the construction of a detached garage, shed, or other accessory building within the City of O'Fallon, Mo. All code requirements are too extensive to list within this guide. For specific questions or further information, please contact the

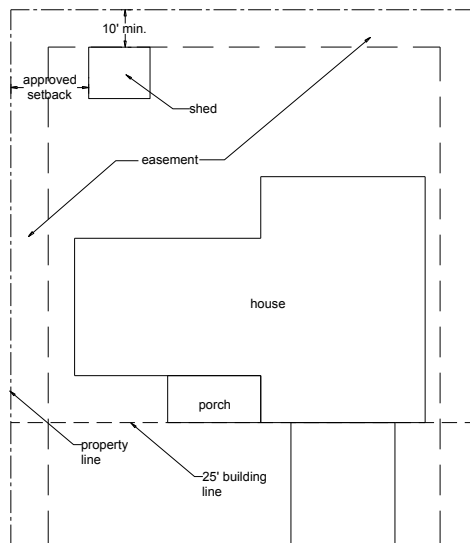
**Building Safety Department
at (636) 379-5660**



Detached Garage, Shed and Accessory Structure Building Guide

**City of O'Fallon, Missouri
Building Department
100 North Main Street
O'Fallon, MO, 63366
(636) 379-5660
www.ofallon.mo.us**

Site Plan Example



To Obtain a Permit

Please submit two copies of the following:

Site Plan

- A copy of your site plan showing location and dimensions of the garage or detached accessory building. Include all other buildings on the property with easements and setbacks. The plan must be to scale.
- On corner lots, structures must be behind all building lines.
- Shall not be located within any required front, side or buffer yard or easement.
- If the lot is under 30,000 square feet, a conditional use permit must be obtained if any of the following criteria are exceeded:
 - 1) Shall not exceed 150 square feet for a shed
 - 2) 300 square feet for a detached garage or carport.
 - 3) The total of all

accessory structures shall not exceed 50 percent of the square footage of the primary structure's building footprint excluding any attached garage. (The existence of a doorway of sufficient size to accommodate licensable automobile is conclusive evidence of a structure intended use as a garage.)

- If any portion of the garage is closer than three feet to your house, the inside wall(s) facing the house must be fire protected. (1/2" drywall is acceptable)
- Shall not exceed 15 feet in height as measured from the adjacent finished grade to the median roof height.
- A paved surface is required to be installed to every garage and carport from the public right-of-way.
- Shall not be located closer than 10 feet from any rear property line. Shall meet the side yard set back requirements for the principle structure on the property.

Construction plans

- Prefabricated shed:** This information is available from the retailer and should include anchorage.
- Custom (stick built):** All detached buildings custom built must be constructed of materials and designed architecturally to match the primary structure on the property.
 - Foundation plans (if needed) that include:
 - Dimensions of foundation walls

Footings and/or pier locations/sized Beam, column and pile locations

A detail for each

- Framing Plans that include:
 - Lumber size and length
 - Spacing of studs and joist
 - Door and window size and location
 - A typical "wall section" showing the types and sizes of materials used
 - Roof framing or truss information
 - Pitch of roof
- Electrical, plumbing and HVAC plans as they apply to your project.

Construction Guidelines

- Frost, foundation walls, piers and other permanent supports of all buildings and structures larger than one hundred fifty (150) square feet in area or ten (10) feet in eave height shall extend a minimum thirty (30) inches below grade. Spread footings of adequate size shall be provided where necessary to properly distribute the load within the allowable load bearing value of the soil.
- All structures must be properly anchored to resist wind uplift.
- If power lines are run to your garage or detached accessory building, they must be underground and conform to the current National Electrical Code.
- All doors and windows must have the proper headers installed and all components must comply with the seismic and wind requirements.