

Residential Detached Accessory Structure over 120 sq. ft.

Building Permit Requirements

This guideline is intended to provide the homeowner/contractor with the basic information needed to apply for a building permit to construct a residential detached accessory structure over 120 sq. ft..



Refer to the attached drawings and the following listing of common code requirements pertaining to most detached accessory structures over 120 sq. ft. for additional information that needs to be included on the building construction plans.

City of Kirkwood 139 S. Kirkwood Rd. Kirkwood, MO 63122 Building Department 822-5823

www.kirkwoodmo.org

All detached accessory structures over 120 sq. ft. must go before the Architectural Review Board for approval before a permit will be issued.

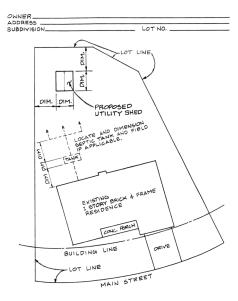
- Fill out and sign application for a building permit
- 2. Fill out, sign, and submit the Architectural Review Board application packet with required information.
- 3. Submit two (2) copies of a site plan drawn to scale showing existing structures and the proposed detached accessory structure with it's perpendicular distances to the lot lines and from other structures on the lot. Site plan must show water run-off (use arrows to indicate flow of water). The location of the structure cannot obstruct any swales of natural run-off.
- 4. Submit two(2) complete sets of building construction plans drawn to scale containing the following:
- Foundation and Floor plans at 1/4" = 1'
- Elevations at $\frac{1}{4}$ " = 1'
- Sections / Details at a minimum of 3/4" = 1'
- 5. Include one of the following in your plan submittal depending on choice of roof framing systems:
- If by conventional method, indicate size and spacing of rafters, ceiling joists, and/or ties, on the sections and details included in the plans submitted.
- If by the "truss" method, submit two (2) copies the engineer's sealed truss plan that can be obtained from the lumber dealer or the "truss" fabricator.

Accessory structures over 120 sq. ft. must be erected on a permanent foundation system extending below the frost line (minimum 30" below finished grade)

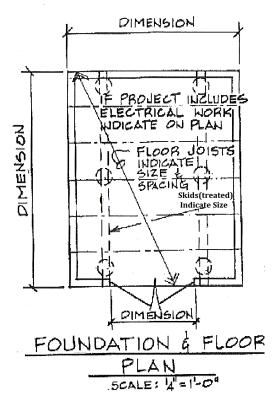
For a prefabricated accessory structure, include two (2) copies of the manufacturer's brochure and/or assembly instructions in addition to the building construction plans.

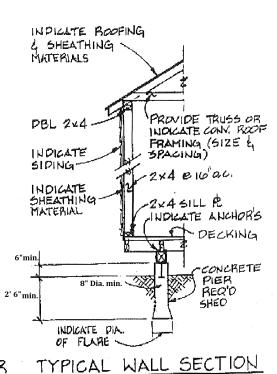
Note: Many subdivisions have deed restrictions which prohibit accessory structures. Consult your Subdivision Trustees.

These requirements apply to most accessory structures; however, the Plan Reviewer may determine that unusual circumstance dictates the need for additional information on any particular project

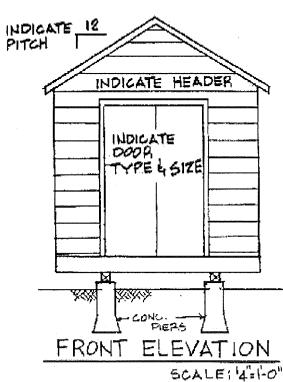


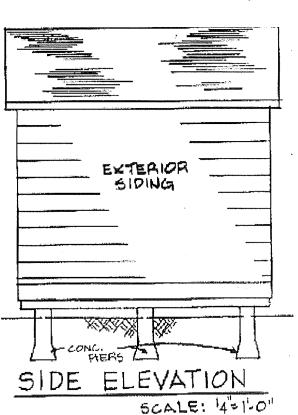


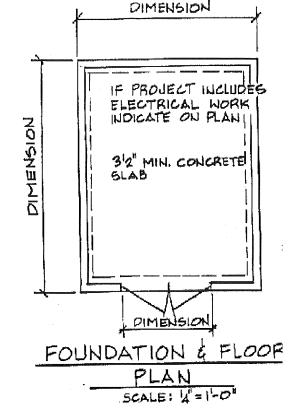


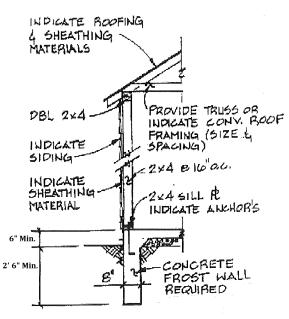


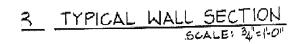
50ALE: 34'-1-0"

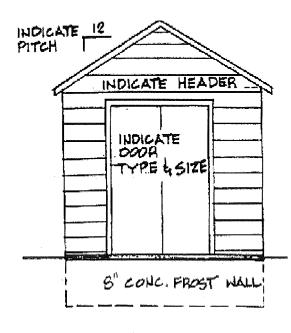




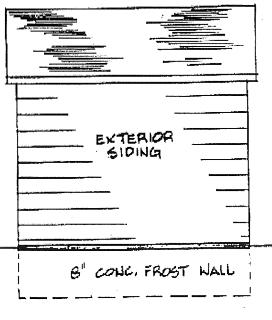








FRONT ELEVATION



SIDE ELEVATION . SCALE: 4"=1"-0"