

CITY OF FLORISSANT GARAGE GUIDELINES

General

- All proposed garage construction in the City of Florissant will require a Building Permit and an Electrical Permit. An excavation permit would also be required if adjoining to street for access.
- All proposed attached garages, detached garages or carport conversions to a garage will require plan review.
- Allow 7-10 days for plan review and permitting.
- A Building Permit (once issued) is valid for 180 days. A Permit shall become invalid unless the work authorized by such a permit is commenced within 180 days after its issuance.
- All garage construction must be performed in a workman like manner.
- Workman like manner is defined as: A desired & acceptable standard of the quality of the work and material on a project being performed in a skillful manor without defects.
- All garage construction must not restrict or alter normal storm water runoff.
- Before construction, call 1-800-DIG-RITE.(DIG-RITE will mark the location of the lot utilities).
- A permit application can be obtained at the Public Works Department at Florissant City Hall.
- A demolition permit will be required for the removal of an existing structure.
- 30% of the rear yard area must be maintained.
- No garage may be built outside the building setback line.
- Detached garage construction must compliment the primary structure in appearance (color, scheme, roofing, siding etc.).
- A detached garage cannot exceed 18 feet in height and cannot exceed the height of principle structure.
- A detached garage, up to 13 feet in height, cannot not be erected within 3 feet of the property line. For each additional foot or fraction thereof in height above 13 feet, there must be an additional foot added to the 3 foot setback of the property line.
- When converting a carport to an attached garage, a footing is required for all exterior walls.
- When converting a carport to an attached garage, the existing house siding must be removed and drywall installed in its place (drywall must be taped and mudded to create the required firewall).
- In an attached garage, all opening penetrations in the firewall must be properly sealed.
- In an attached garage, no window or door glass in the firewall can exist.
- The opening from an attached garage to a residence must be equipped with a solid core door not less than 1 3/8" in thickness, an can contain no glass.

Documentation and Information Requirements

- **Two copies** of a Spot Survey / Plot Plan drawn to scale indicating:
 1. Proposed location of the detached garage drawn on the survey with dimensions from property lines.
 2. All existing structures on the property.
 3. Location of overhead / underground electrical service lines.
 4. Location of driveway.
- **Two copies** of the foundation plan which includes:
 1. Type, width and depth of footing and foundation.(minimum 30 inches below grade)
- **Two copies** of the floor plan(top View) which includes:
 1. Dimensions, window locations, door locations, electrical outlet locations, switch locations, lighting locations and electric subpanel locations..
- **Two copies** of building elevations(side views) which includes:
 1. Dimensions, window and door locations, type of siding, slope of roof, location of outside electrical lighting and outlets and header sizes above doors and windows.
- **Two copies** of typical wall sections which include:
 1. Type, size and spacing of lumber.
 2. How walls are to be anchored to foundation with material specifications.
 3. Type of interior wall covering.
 4. Type, thickness and R-value in all insulation(if applicable).
 5. Roof framing information,(roof trusses or conventional framing).
 6. Roof sheathing information on type and thickness.
 - 7.
 8. Roof shingle size, type and color.
- **Two copies** of truss drawing (if applicable) from truss manufacture. Truss drawing must be signed and sealed by a Licensed Engineer.

Helpful links

- Additional information may be obtained from [**WWW.ECODE.COM/FL3301**](http://WWW.ECODE.COM/FL3301)
- Additional information may be obtained from [**WWW.FLORISSANTMO.COM**](http://WWW.FLORISSANTMO.COM)

FREQUENTLY ASKED QUESTIONS

- What is the cost of a building permit for a detached garage?

