

CITY OF FLORISSANT ROOM ADDITION GUIDELINES

General

- All types of room additional require a Building Permit, an Electrical Permit , a Mechanical Permit and a Plumbing Permit.
- All Room Additions 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 Room additions must be constructed 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 room additions 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 Room addition may be built outside the building setback line.
- Room Additions must compliment the primary structure in appearance (color scheme, roofing, siding etc.)

Documentation and Information Requirements

- **Two copies** of a Spot Survey / Plot Plan drawn to scale indicating:
 1. Proposed location of the room addition drawn on the survey with dimensions from property lines.
 2. All existing structures on the property.
 3. Location of overhead / underground electrical service lines.
- **Two copies** of the foundation plan which includes:
 1. Type, width and depth of footing and foundation.
- **Two copies** of the floor plan(top View) which includes:
 1. Dimensions, room sizes, window locations, door locations, electrical outlet and switch locations and plumbing fixture 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.
 5. Roof framing information,(roof trusses or conventional framing).
 6. Roof sheathing information on type and thickness.
 7. Roof shingle size, type and color.
 8. Size, type and spacing of floor framing.
- **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
- Additional information may be obtained from WWW.FLORISSANTMO.COM

FREQUENTLY ASKED QUESTIONS

- What is the cost of a building permit for a room addition?

Answer: The cost of a Room addition permit will be no less than \$96.00 and is based on the total cost of the project.