

City of St. Clair  
Building Department  
#1 Paul Parks Drive  
636-629-0333 ext. 106  
636-629-6467 Fax  
Information & Requirements  
General

1. Any residential, commercial, or industrial project must be reported to the City of St. Clair Building Department.
2. All work affecting the structure or structural supports of an existing building; all work creating a new structure; any residential, commercial or industrial, whether new or an alteration of an existing building, which includes a deck, porch, garage, carports, swimming pools (above or below ground) etc, must have a building permit.
3. Storage/ Utility sheds that are LESS than 120 square feet in size DO NOT require a permit, UNLESS they are installed on a foundation or concrete slab.
4. 2 sets of professionally sealed drawings are required for new residential dwellings. A plat plan and site plan required with drawings.
5. Clarified construction documentation is required to be sealed by a design professional in accordance with Missouri State Law for commercial and industrial construction in the City of St. Clair.
6. All residential, commercial, and industrial projects must have plans submitted to the St. Clair Fire Protection District for a permit. (Call the Fire Marshall at (636) 629-2727 ext.8000)
7. Builders, Contractors, and /or owners of commercial or industrial projects are responsible for all review fees incurred due to their project. All fees are to be paid prior to receiving a building permit.
8. **NO construction can commence until a permit has been acquired.**
9. The permit requirements are the responsibility of the property owner and/ or the builder.
10. Permits will only be issued for construction if all other regulations and zoning restrictions have been met as required by the City of St. Clair Code or Ordinance.
11. *Permit holders are responsible for making sure that all contractors and/ or subcontractors have a valid St. Clair Business License **BEFORE** work begins. Permit holders will be responsible for any fines and/ or work stoppage due to no compliance. Business Licenses can be picked up at the Collectors Office at St. Clair City Hall.*

## Building Permit Calculation

New Construction

Gross Area x Construction Cost x Fee Multiplier of .0029

Example (1500 sq.ft. home x \$100.00 per sq.ft. x .0029 = \$435.00)

Alterations/ Renovation to existing Residential dwellings  
 Gross Area x Construction Cost x .25 x Fee multiplier of .0029

Example (1500 sq. ft. home x \$100.00 x .25 x .0029 = \$108.75

## Present Codes Observed

### 2003 EDITIONS OF

ICC International Building Code  
 ICC International Residential Code  
 ICC International Plumbing Code  
 ICC International Mechanical Code  
 ICC International Fire Code  
 ICC International Property Maintenance Code

### 2005 EDITION OF

**NFPA 70: National Electrical Code**

## General Permit Fees

Permit Type	Fee
Roof	\$30.00
Deck (no roof, no electric)	\$50.00
Porch (not enclosed)	\$50.00
Siding	\$30.00
Sign	\$30.00
Windows/ Doors	\$30.00
Swimming Pool (over 24")	\$45.00 + \$30.00 for Electric if Appl.
Mobile Home Park Pad	\$30.00 + \$50.00 for electric
Excavation (conflict w/ water & sewer)	\$30.00
Electric- Temporary	\$30.00
Electric- Residential(new/ upgrade)	\$50.00
Electric- Commercial(new/ upgrade)	\$75.00
Fence	\$45.00
Re-inspection/ Revisit (not ready)	\$25.00
Mechanical- Residential	\$30.00
Mechanical-Commercial	\$60.00
Demolition- Residential	\$30.00