



**CITY OF PLATTE CITY**

**RESIDENTIAL BUILDING  
PERMIT**

**INFORMATION PACKET**

THE CITY OF PLATTE CITY  
400 MAIN STREET  
PLATTE CTY, MISSOURI 64079

[www.plattecity.org](http://www.plattecity.org)

**(816)-858-3046 - (816)-858-3617 - FAX (816)-858-5402 - (816)-858-4815**  
CITY HALL                      INSPECTIONS                      PUBLIC WORKS

**DIG SAFELY, BEFORE YOU DIG, CALL 1-800-DIG-RITE (344-7483)**



## RESIDENTIAL BUILDING PERMIT SUBMITTAL REQUIREMENTS

The following items must be submitted to the Building Codes Department prior to obtaining a building permit. Allow a minimum of five working days for house plan review. For smaller projects allow 48 hours.

- Plot Plan (Required to be prepared by a State of Missouri Registered Land Surveyor)
- Plumbing Info, (Toilet, tub, shower, sinks and the water heater location should be indicated)
- Electrical Info, (Smoke alarms, carbon monoxide alarms, GFCI receptacles, lights, fans, and service panel location)
- Mechanical Info, (Location and type of furnace - gas or electric)
- Building Plans, (Braced wall lines, portal framing at garage opening, foundation, floor design, exterior wall elevations including roof elevations required) \*Engineered floor plans if applicable required.
- Roof Truss Plans, \*\*deferred submittal permitted when plans are available

New residential or two-family house plans should be design by a professional Architect or Engineer. Some residential plans can be submitted without an Architect or Engineer design if the plans indicate enough detail to perform a plan review that will allow a permit to be issued; this will be at the Building Departments descretion. Additional information may be required from the applicant. It will be the applicant's responsibility to submit the required information prior to a building permit issuance. Incomplete plan submittal will most likely delay your project.

For residential project plan review, the Building Codes Department requires a minimum of TWO (2) complete sets of drawings with the appropriate design calculations for the proposed project. Engineered products being used in the project are required to have sealed and signed plans by a registered Missouri design professional.

The Building Codes Department may require additional information or additional plans for review by other departments prior to permit issuance if deemed necessary. One set of plans submitted will be returned after building code plan review and will be required to be at the project location for reference.

The City of Platte City reserves the right to use an outside firm to review plans for building code compliance on large or complicated projects which may cause a slight delay in permit issuance.

\*Engineered floors designs must be submitted with building plans. (I-joist or open web type joist)

\*\*Engineered roof truss plans can be submitted later when available. These plans must have a truss layout sheet included with individual truss designs and must be sealed and signed by a registered Missouri design professional.



# APPLICATION FOR BUILDING PERMIT

## CITY OF PLATTE CITY, MISSOURI

Codes adopted by City Ordinance:

- 2012 International Building Code   2012 International Residential Code   2012 International Fire Code
- 2012 International Mechanical Code   2012 International Fuel Gas Code   2012 International Plumbing Code
- 2012 International Property Management Code   2012 International Existing Building Code
- 2009 International Energy Conservation Code   2011 National Electrical Code

[1] Date of Application \_\_\_\_\_

[2] Identity and describe the work to be covered by the permit for which this application is made.

**Circle appropriate categories:**   BUILDING   ELECTRICAL   MECHANICAL   PLUMBING   MISC.

[3] Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

Project Address \_\_\_\_\_

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Zoning \_\_\_\_\_ Occupancy Type \_\_\_\_\_

Building set back lines:   Front Yard \_\_\_\_\_   Side Yard \_\_\_\_\_   Rear Yard \_\_\_\_\_   Buffer Zone \_\_\_\_\_

[4] Indicate the use or Occupancy for which the proposed work is intended.   Single Family [  ]   Duplex [  ]   Multi-Family [  ]

[5] State the valuation of all proposed site improvements and provide the square feet, number of stories of any new building structure or any addition, remodeling or alteration to an existing building. Provide floodplain information if known or applicable.

|                                    |                             |                |                                       |
|------------------------------------|-----------------------------|----------------|---------------------------------------|
| \$ _____                           | _____                       | _____          | Floodplain Zone   N/A _____           |
| Estimated Project Cost (Valuation) | Square Footage of Structure | No. of Stories | Is the property in a Floodplain Zone? |

[6] Give such other data and information as may be required by the building official, such as plans, diagrams, computations and specification. \_\_\_\_\_

[7] WILL A SANITARY SEWER BACKFLOW VALVE BE INSTALLED ON THIS PROJECT?   YES   NO

**•Please see additional information on the sewer backflow valve requirement on page four of this application**

**\*Shaded areas can be filled out by the Inspection Department if information is not known by the applicant.**

**Submittal requirements: Plot Plan, Plumbing, Electrical, Mechanical, Building Plans**

**PERMITS WILL REQUIRE A MINIMUM OF FORTY-EIGHT (48) HOURS FOR PLAN REVIEW PRIOR TO GRANTING APPROVAL.**

**WATER METER SETS REQUIRE A MINIMUM OF FOURTY-EIGHT (48) HOURS NOTICE. ONCE METER IS SET A \$100.00 DEPOSIT MUST BE POSTED ON ALL ACCOUNTS TO HAVE WATER SERVICE TURNED ON.**

**FOR SERVICES CONNECTED TO THE TIMBER CREEK SEWER COMPANY, CALL (816) - 858-3989**

**Address: 18302 Cable Bridge Rd, Platte City, MO 64079**

Signature by applicant, or authorized agent required, agent may be required to submit evidence to indicate authority from owner.

Upon signing this application, the applicant shall comply with the building codes adopted by the City of Platte City, Missouri.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Authorized Agent

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Agent Signature

**APPLICANT TO COMPLETE IF A WATER METER IS REQUESTED**

WATER METER SERVICE SIZE: \_\_\_\_\_

IRRIGATION METER SIZE: \_\_\_\_\_

FIRE SPRINKLER METER SIZE: \_\_\_\_\_

**NOTICE:**

**DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260, R.S.MO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.**

**City of Platte City Building and Codes**

**Direct line: (816)-858-3617 Fax: (816)-858-5402**

**•SEWER BACKFLOW VALVE INFORMATION**

**Permit applicants for new home construction or for replacement or repair of sanitary sewer lateral shall be allowed the option of installing a sewage backflow valve. This option shall be provided regardless of the relative elevation between the plumbing fixtures and any part of the public sanitary sewage system. However, applicants electing NOT to install a sanitary sewage backflow valve shall certify on the permit application the decision not to install such a valve. A backflow valve shall be required for all applicants who refuse or fail to certify on the permit application the decision not to install a sewage backflow valve. Any backflow valve that is installed shall comply with the regulations set forth in the remainder of IPC, Section P3008. A copy of the International Plumbing Code is available for view only at Platte City, City Hall.**



**TABLE NO. 3-A-BUILDING PERMIT FEES**

| TOTAL VALUATION                | FEE   |
|--------------------------------|---|
| \$1.00 to \$500.00             | \$15.00   |
| \$501.00 to \$2,000.00         | \$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00              |
| \$2,001.00 to \$25,000.00      | \$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00         |
| \$25,001.00 to \$50,000.00     | \$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00       |
| \$50,001.00 to \$100,000.00    | \$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00      |
| \$100,001.00 to \$500,000.00   | \$639.50 for the first \$1 00,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00     |
| \$500,001.00 to \$1,000,000.00 | \$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00 |
| \$1,000,001.00 and up          | \$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction, thereof                               |

**Other Inspections and Fees:**

1. ... Inspections outside of normal business hours ..... \$30.00 per hour\*  
(Minimum charge-two hours)
2. Re-Inspection fees assessed under provisions of Section 305 (g) ..... \$30.00 per hour\*
3. Inspections for which no fee is specifically indicated ..... \$30.00 per hour\*  
(Minimum charge one-half hour)
4. Additional plan review required by changes, additions or revisions to approved plans..... \$30.00 per hour\*  
(Minimum charge one-half hour)

\*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.



## CITY OF PLATTE CITY REQUIRED BUILDING INSPECTIONS

**Inspection Requests:** It is the duty of the person doing the work authorized by a permit to notify the building inspector that such work is ready for inspection. Access or a ladder may be required for some inspections.

**Approval Required:** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building inspector. The Building Inspector, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed, or shall notify the permit holder, or an agent of the permit holder, that the work fails to comply with the codes. Any portions, which do not comply, shall be corrected and such portion shall not be covered or concealed until authorized by the Building Inspector.

**Required Inspections:** Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building inspector.

The Building Inspector, upon notification, shall make the following inspections:

1. **Temporary Electrical Service:** Temporary electrical service inspection, must be grounded, breakers and receptacles must be in safe working order. Must meet the power company's support and set-up requirements. City inspection prior to meter set.
2. **Erosion Control:** Silt fence and storm drain erosion control will be required to be in place and inspected.
3. **Footing and Foundation Inspection:** To be made after excavations for footings are complete and any required reinforcing steel is in place and tied together. For concrete foundations, any required forms shall be in place prior to inspection.
4. **Concrete Slab or Under-Floor Inspection:** To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor. If plans call for a vapor barrier it shall be in place.
5. **All Trade Inspection:** To be made after the roof, all framing, fire blocking, bracing is in place. All pipes, chimneys, vents, heating equipment and ducts are in place. Including all the rough electrical wiring and plumbing is in place.
6. **Electrical Service:** Electrical panel in place with proper clearances, primary and secondary grounding to panel, exterior schedule 80 grey conduit service riser and meter socket meeting power company requirements. City inspection required for meter set.
7. **GAS Test:** Air pressure test on interior GAS lines required if applicable. Tester should be placed near furnace.
8. **Gypsum Board Inspection:** To be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished. Pre-rock inspection
9. **Driveway & Sidewalk Inspection:** Inspection prior to pouring concrete with re-mesh wire or rebar in place. (Note: City approach shall be a minimum of **6-inches** thick and must be inspected by the Public Works Department, (816) 858-4815, see attached design hand-out).
10. **Meter Pit Inspection:** Must be completed by Public Works prior to final inspection (816) 858-4815
11. **Final Inspection:** To be made after finish grading and the building is completed and ready for occupancy. (Note: All safety related items must be complete, handrails, smoke alarms, electrical plate covers, address, etc.)

**Request for Inspection: Request for inspections must be made to the Building Inspection Department twenty-four (24) hours in advance of the desired inspection. To schedule your inspection, call (816) 858-3617.**



## **PLOT PLAN REQUIREMENTS FOR NEW HOME CONSTRUCTION**

**The following items must be included on a plot plan:**

1. Provide date of survey
2. Provide Land surveying company, surveyors stamp and signature
3. Provide description of property, lot number, subdivision and approved plat name
4. Show platted building set back or building lines (B/L)
5. Indicate existing property lines and description
6. Indicate square footage of the lot
7. Show exterior dimensions and square footage of all buildings at ground level
8. Indicate street names
9. Indicate access to public streets by way of a driveway or alleys
10. Indicate all hub markers
11. Indicate North arrow and plan scale
12. Indicate distance between main building and accessory building (10-foot minimum) if applicable.
13. Indicate improvements in addition to buildings, such as sidewalks, trails, signs including monument signs, parking areas, permanent retaining walls or structures, etc. if applicable.
14. Provide existing utility information as recorded or visible at site, (utility poles, transformers or pedestals, fire hydrants, storm boxes, etc. if applicable.
15. Indicate existing easements, right of ways, watercourses, imposed plat restrictions, etc., or other documents containing desired appropriate information affecting the property, whether recorded or observed. Include any obstructions if known.
16. If over 3 acres is involved, the plot plan shall follow the Minimum standard detail requirements for ALTA/ACSM land title surveys

## CONCRETE SPECIFICATIONS

### REINFORCED STEEL

All rebar must be a minimum #40 grade and must be securely tied at both ends.

### FOOTERS

One or two stories - 16" wide x 8" thick footing with 2 - #40 grade rebar with proper spacing.

The frost line depth has been established @ 36". All exterior footings must be placed below the frost line.

### BASEMENT FOUNDATION WALLS

8" wide x 8' tall wall rebar placement minimum requirements below;

- A. Horizontal: #4-40 grade rebar at each tie with 2 - #4 40 grade rebar within the top 12"
- B. Vertical: #4-40 grade rebar at 24" on center both ways.

### BASEMENT FLOORS

- A. Must have a minimum of 4" of crushed stone as a base
- B. Must have a minimum of 4" of concrete
- C. Must be reinforced with 6" x 6" x 10' wire mesh or #4-40 grade rebar at 36" on center both ways.

### GARAGE FLOORS

- A. Must have a minimum of 4" of crushed stone as a base
- B. Must have a minimum of 4" of concrete
- C. Must be reinforced with 6" x 6" x 10' wire mesh or #4-40 grade rebar at 24" on center both ways.
- D. Must be pinned to the foundation with #4 Rebar

### DRIVEWAYS

- A. Must have a minimum of 4" of concrete *\*(See Driveway Approach requirements attached)*
- B. Must be reinforced with 6" x 6" x 10' wire mesh or #4-40 Grade Rebar at 24" on center both ways.
- C. Must be pinned to the foundation with a minimum #4 Rebar

### PRIVATE SIDEWALKS

- A. Must have a minimum of 4" of concrete
- B. Must be reinforced rebar or wire mesh



## REQUIREMENTS FOR SMOKE DETECTORS 2012 (IRC) INTERNATIONAL RESIDENTIAL BUILDING CODE (R314)

**Smoke detectors required:** Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements, but not including crawl spaces and uninhabitable attics.

In dwellings or dwelling units with split levels, a smoke detector needs be installed only on the upper level, provided the lower level is less than one full story below the upper level, except that if there is a door between levels, then a detector is required on each level. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm, which will be audible in all sleeping areas. All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions.

**Alterations, repairs and additions:** When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings. The entire building shall be provided with smoke detectors located as required for new dwellings. The smoke detectors are not required to be interconnected unless other remodeling considerations require removal of the appropriate wall and ceiling coverings to facilitate concealed interconnected wiring.

**Power source:** Required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke detectors shall be battery operated when installed in buildings without commercial power.

## REQUIREMENTS FOR CARBON MONOXIDE ALARMS (R315)

For **NEW** construction, an approved **carbon monoxide alarm is required** to be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. (Gas fire appliance including ranges, water heaters, furnaces fireplaces etc.) The carbon monoxide alarm shall be a permanent fixture that stays with the occupancy.

## ELECTRIC WATER HEATER DISCONNECT REQUIREMENTS (E4101.5)

**Water Heaters:** Electric water heaters **must have a disconnecting means within sight of the appliance** (breaker or switch required) Note: Cord with plug is not permitted by code.

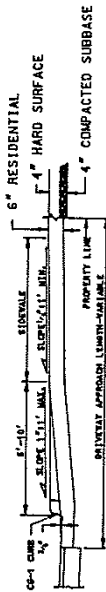
## REQUIREMENTS FOR GROUND FAULT CIRCUIT PROTECTION (GFCI) (E3902)

**Each of the following shall have a Ground Fault Circuit Interrupter (GFCI) Receptacle in each room, includes Platte City amended code changes:**

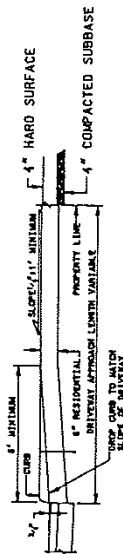
- A. **Kitchen:** (Including Island & peninsula) (Exception: A receptacle behind a refrigerator is not required to be GFCI)
- B. **Bathroom**
- C. **Garage:** (Exception: Receptacles that are not readily accessible and a single receptacle located within a dedicated space that is not easily moved and is cord and plug-in connected)
- D. **Outdoor**
- E. **Laundry Room** (Exception: Dryer circuit)
- F. **Utility Room**
- G. **Crawl space:** Any non-required receptacle in a crawl space or with equipment if crawl space is at grade or below.
- H. **Basements:** (Exceptions: Not required for unfinished portions of basements with storage, work area, burglar, fire alarms receptacles not readily accessible including a sump pump or grinder pump)

# DRIVEWAY APPROACH HANDOUT SHEET

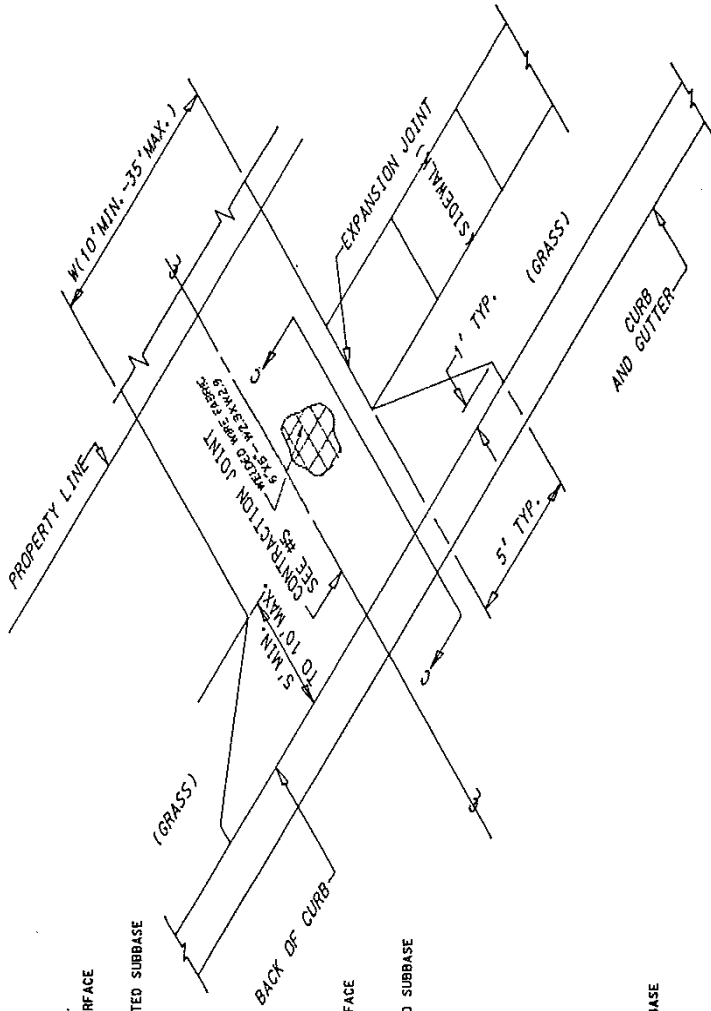
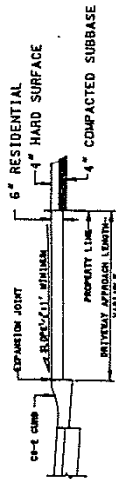
TYPE I



TYPE II



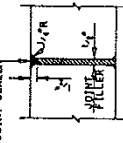
TYPE III



**NOTES:**

1. MINIMUM WIDTH 10', MAXIMUM WIDTH 35' FOR RESIDENTIAL DRIVES.
2. SUBBASE TO BE 4" OF COMPACTED CRUSHED ROCK.
3. COVER WITH 6 INCHES OR CONCRETE OF ASPHALT SURFACE.
4. 5 FOOT MIN. APPROACH WINGS.
5. IF OVER 12' WIDE, USE CENTER LINE CONTRACTION JOINT.
6. THIS IS A MODIFIED EXAMPLE FOR PLATTE CITY, MO. FOR TECHNICAL DETAILS REFER TO A.P.W.A. SPECS.

JOINT SEALER  
OVER OR TEMPLATE  
MAY BE USED TO MAKE  
1/2" JOINT



EXPANSION JOINT

1 1/2" FOR 6" DRIVE  
2" FOR 8" DRIVE



CONTRACTION JOINT

**JOINT DETAILS**

|                                |                       |           |    |      |      |      |
|--------------------------------|-----------------------|-----------|----|------|------|------|
| PC                             | REVISES AND REVISIONS |           | BY | DATE | CR'D | DATE |
|                                |                       |           |    |      |      |      |
| CITY OF PLATTE CITY            |                       | Design    |    |      |      |      |
| 400 Main Street (816) 858-3647 |                       | Drawn     |    |      |      |      |
| Platte City, Missouri 64070    |                       | Checked   |    |      |      |      |
| SIMPLIFIED                     |                       | Approved  |    |      |      |      |
| DIVWAY APPROACH EXAMPLE        |                       |           |    |      |      |      |
|                                |                       | Proj. No. |    |      |      |      |
|                                |                       | Scale     |    |      |      |      |
|                                |                       | N.T.S     |    |      |      |      |
|                                |                       | Sheet No. |    |      |      |      |
|                                |                       | 1 OF 1    |    |      |      |      |