

PLATTE CITY



MISSOURI

PEOPLE • PROGRESS • QUALITY

CITY OF PLATTE CITY

COMMERCIAL BUILDING PERMIT

INFORMATION PACKET

BUILDING PERMIT SUBMITTAL REQUIREMENTS

The following items must be submitted to the building department no less than 48 hours prior to obtaining a building permit.

- Site Plan
- Plot Plan
- Plumbing Plans
- Electrical Plans
- Mechanical Plans

All must be signed and sealed by a registered design professional.

For commercial project plan review, the Building Department requires a minimum of TWO (2) complete sets of engineered or architectural stamped drawings with the appropriate design calculations for the proposed project.

The building 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 review and will be required to be at the project location.

If changes to a site plan or building plan are required by the Platte City Planning and Zoning Board, Zoning Adjustment Board or Board of Alderman, in most cases may require new plans to be submitted prior to permit issuance.

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.



APPLICATION FOR SITE PLAN & CHANGE OF USE
CITY OF PLATTE CITY, MISSOURI

Date of Application

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.

Address: _____

Subdivision Name: _____

Lot _____ Block _____ Zoning _____

Indicate the use or Occupancy for which the proposed work is intended.

State the valuation of all proposed site improvements and provide the square feet of any new building structure of any addition, remodeling or alteration to an existing building.

\$ _____
Estimated Cost Square Feet

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

APPLICATIONS MUST BE ACCOMPANIED BY A COMPLETE SET OF SITE PLANS INCLUDING SITE ENGINEERING, LANDSCAPING, EROSION CONTROL, STORM WATER CALCULATIONS, ARCHITECTURAL PLANS THAT DETAIL THE EXTERIOR OF ALL BUILDINGS AND SITE LAYOUT. A MINIMUM OF 30 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING & ZONING MEETING IN ORDER TO BE CONSIDERED FOR REVIEW AT THAT MEETING (1ST TUESDAY OF EACH MONTH). TWO SETS OF COMPLETE PLANS TO BE DELIVERED TO:

SHAFER, KLINE, & WARREN, INC
2005 SWIFT
NORTH KANSAS CITY, MO 64116
(816) 756-0444 FAX (816) 756-1763

ATTN: STEVE BAKER
MIKE DUFFY

Applicant

Builder

Address

Address

City, State, Zip

City, State Zip

Telephone Number

Telephone Number

Fax Number

Fax Number

Applicant Signature (President if Company)

Builders Signature

Engineer

Architect

Address

Address

City, State, Zip

City, State Zip

Telephone Number

Telephone Number

Fax Number

Fax Number

Engineer Signature

Architect Signature

Section 21.025 Plan Review Fees.

1. **Fee Calculation and Application.** Any applicant required to submit a site plan for Planning commission review under Section 21.030(b) shall at the time of such submission pay a plan review fee equal to sixty five percent (65%) of the building permit fee as calculated according to Section 15.050 of the Platte City Zoning Code.
2. **Site Plan Fee in Addition to Building Permit Fee.** The plan review fees specified in this subsection are separate fees from and in addition to the permit fees specified in Section 15.050 of the Platte City Zoning Code.
3. **Additional Fees.** If additional plan review is required because an applicant has submitted incomplete plans or because the plans have been changed, an additional fee shall be charged at the rate shown in Section 15.050 of the Platte City Zoning Code.

FOR OFFICIAL USE ONLY
SITE PLAN PERMIT NO.: _____
SITE PLAN REVIEW FEE DEPOSIT: _____ (ADDITIONAL FEES MAY APPLY)
DATE PAID: _____
APPROVED BY: _____

APPROVAL STAMP



APPLICATION FOR BUILDING PERMIT

CITY OF PLATTE CITY, MISSOURI

Codes adopted by City Ordinance:

2006 International Building Code 2006 International Residential Code 2006 International Fire Code
2006 International Mechanical Code 2006 International Plumbing Code 2006 International Fuel Gas Code
2006 International Property Management Code 2006 International Energy Conservation Code
2006 International Existing Building Code 2005 National Electrical Code

Date of Application

Permits are valid for six (6) months from approval date: _____
Permit Expires

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

Circle appropriate categories: BUILDING ELECTRICAL MECHANICAL PLUMBING

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.

Addition _____ Lot _____ Block _____ Zoning _____

Building set back lines: Front Yard _____ Side Yard _____ Rear _____

Indicate the use or Occupancy for which the proposed work is intended.

State the valuation of all proposed site improvements and provide the square feet of any new building structure of any addition, remodeling or alteration to an existing building.

\$ _____ _____
Estimated Cost Square Feet

Give such other data and information as may be required by the building official, such as plans, diagrams, computations and specification. _____

Submittal requirements: Plot Plan, Site Plan, Plumbing, Electrical, Mechanical Plans signed and sealed.

PERMITS WILL REQUIRE A MINIMUM OF FORTY-EIGHT (48) HOURS FOR 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 CONTACT:

DARREN OR WILLIS SHERRY AT 858-3989 Address: 18302 Cable Bridge Rd, Platte City, MO 64079

Signature by applicant, or authorized agent. 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

Address

City, State, Zip

Telephone Number

Owner Signature

Authorized Agent

Address

City, State Zip

Telephone Number

Agent Signature

If Corporation:

President's Signature and Corporate Seal

APPLICANT MUST COMPLETE

WATER METER SERVICE SIZE.: _____

IRRIGATION METER SIZE.: _____ NO IRRIGATION METER _____

SIGNATURE: _____

OFFICE USE ONLY
APPROVAL:

BUILDING OFFICIALS SIGNATURE:

STAMP:

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.

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 \$100,000.00 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 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.

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. **Erosion Control**
2. **Footing and Foundation Inspection:** To be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection.
3. **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.
4. **All Trade Inspection:** To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.
4. **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.
5. **Driveway & Sidewalk**
6. **Meter Pit Inspection:** Must be completed by Public Works prior to final inspection (816) 858-4815
7. **Final Inspection:** To be made after finish grading and the building is completed and ready for occupancy.

Request for Inspection. Request for inspections must be made to the Building Inspector twenty-four (24) hours in advance of the desired inspection.

CITY OF PLATTE CITY PLOT PLAN REQUIREMENTS FOR NEW HOME CONSTRUCTION

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

1. Existing property lines and description
2. Platted building set back or building restriction lines
3. Existing easements, right of ways, watercourses, etc., or other documents containing desired appropriate information affecting the property, whether recorded or observed
4. Exterior dimensions of all buildings at ground level
5. Square footage of:
 - a. Lot
 - b. Exterior footprint of all buildings or gross floor area of all buildings at ground level
 - c. Identify any possible height restrictions (35 foot R-1)
6. Substantial visible improvements in addition to buildings, such as sidewalks, signs, parking areas, or structures, swimming pools, etc.
7. Indication of access to public streets and alleys
8. Existing utility information as recorded or visible at site
9. Distance between main building and accessory building (10-foot minimum)
10. All hub markers
11. If over 3 acres is involved, the plot plan shall follow the Minimum standard detail requirements for ALTA/ACSM land title surveys

CONCRETE SPECIFICATIONS PLATTE CITY, MISSOURI

REINFORCED STEEL

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

FOOTERS

One or two story - 16" x 8" with 2-#40 Grade Rebar

Footers must be 12" below the frost line. The frost line is 24" plus 12" equals all footers at 36".

BASEMENT FOUNDATION WALLS

8" x 8'

- 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
- 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 #4 Rebar

SIDEWALKS

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

REQUIREMENTS FOR SMOKE DETECTORS INTERNATIONAL RESIDENTIAL BUILDING CODE 2006

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 and cellars, 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.

There shall be a smoke detector in the furnace room

NATIONAL ELECTRICAL CODE 2005

GROUND FAULT CIRCUIT

Each of the following shall have a Ground Fault Circuit Interrupter Receptacle in each room:

- A. Kitchen
- B. Bathroom
- C. Garage
- D. Outdoor
- E. Laundry Room
- F. Utility Room