CITY OF WESTON

BUILDING PERMIT

Address of Construction:

Contact Phone #:

Approval by and Date:

_____

Cost of Permit:

_____

Permit Number: _____

BUILDING OFFICIALS SIGNATURE:

_____

DATE APPROVED:_____

BUILDING PERMIT SUBMITTAL REQUIREMENTS

The following items must be submitted to the building department no less than 7 Business Days prior to obtaining a building permit.

- ☐ Site Plan
- ☐ Plot Plan
- ☐ Structural Plans
- ☐ Decks, Gazebos

All must be signed and stamped by registered design professional

Residential permits will require a minimum of seven (7) business days for review prior to granting approval. Commercial permits will require a minimum of thirty (30) business days for review prior to granting approval.

Contact Eric Mosier, Superintendent of Public Works at office number 816-640-5477 or cell number 816-803-3682.

From the City of Weston Zoning Code: Detached garages, gazebos and utility/storage sheds are subject to the following restrictions and requirements.

c. Gazebos shall be built with substantially the same fencing material as the residential structure, or the prevailing building material used in the neighborhood.

d. Utility building/storage sheds shall be no larger than two hundred eighty-eight (288) square feet as calculated by multiplying the exterior width by the exterior length and shall be no taller than ten (10) feet. Gazebos shall be no larger than twelve (12) feet by twenty-four (24) and no taller than sixteen (16) feet from the finished floor, and the finished floor no taller than two (2) feet from the ground level.

f. All accessory buildings other than detached garages shall be no less than five (5) feet from the back building line of the residential structure and no less than five (5) feet from the rear yard line of the lot and shall conform to the side yard requirements for the residential district in which the accessory building is constructed.

g. No more than forty percent (40%) of the square footage of the ownership parcel shall be covered by the residential dwelling and accessory building(s) permitted by this Chapter.

On any corner lot there shall be a front yard on each street.

APPLICATION FOR BUILDING PERMIT

CITY OF WESTON, MISSOURI

Codes adopted by City Ordinance:

2012 International Building Code 2012 International Residential Code 2012 International Fire Code

2012 International Mechanical Code 2012 International Plumbing Code

2011 National Electrical Code

Date of Application

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

Permit Expires

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

Check categories: ☐ DECONSTRUCTION ☐ BUILDING ☐ ELECTRICAL

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

Is the building site within a floodplain? Yes ☐ No ☐

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 by an engineer. This includes permits for Fences and Pools (above and below ground).

PERMITS WILL REQUIRE A MINIMUM OF SEVEN (7) BUSINESS DAYS FOR REVIEW PRIOR TO GRANTING APPROVAL.

WATER METER SETS REQUIRE A MINIMUM OF TWENTY-FOUR (24) HOURS NOTICE. ONCE METER IS SET A $125.00 DEPOSIT FOR RESIDENTIAL AND $150.00 DEPOSIT FOR COMMERCIAL MUST BE POSTED ON ALL ACCOUNTS TO HAVE WATER SERVICE TURNED ON.

Signature by applicant, or authorized agent. Agent may be required to submit evidence to indicate authority from owner. The applicant hereby agrees to abide by and comply with the conditions of all Ordinances and Building Codes of the City of Weston and that he/she furthermore understands that any variance from the specifications stated herein shall constitute cause for retraction of this application and of the building permit.

Owner	Authorized Agent
Address	Address
City, State, Zip	City, State Zip
Telephone Number	Telephone Number
Owner Signature	Agent Signature

If Corporation: President's Signature and Corporate Seal

NOTICE: DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOUCES 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.

BUILDING PERMIT FEES

TYPE OF DWELLING	FEE
Residential Dwellings – New (for each residential dwelling)	$525.00
Residential Dwellings – Removal (for each residential dwelling)	$50.00
Garage: Detached and Attached	$175.00
Additions to existing dwellings-	$525.00
Storage Sheds (288 Sq ft) & carports	$50.00
Fences	$50.00
Pools – Above Ground	$50.00
Pools - Inground	$150.00
Commercial & Industrial Building (up to 3,000 square feet)	$750.00
Plus, for each square foot over 3,000 sq ft	$.10
Remodeling Permit	$50.00
Gazebos	$125.00
Decks	$150.00
Retaining Wall	$50.00

Plan Checking Fee: In order to determine compliance with the provisions of Chapter 500, when it is deemed necessary by the Administrative Officer to employ a person or firm to determine compliance with the provisions of Chapter 500, the cost of the plan review and inspection to determine compliance, shall be paid by the permit holder. Cost plus $ 150.00

Amount of Fee of Charge: Paid on: Receipt No.

CITY OF WESTON

REQUEST FOR WATER SERVICE CONNECTION AND SEWER SERVICE INSPECTION

Name

Address

MATERIAL LIST

NO.	Item	Estimated Cost	Actual Cost
	Meter Yoke	$ 1,200.00	
	Water Meters	$ 450.00	
	Tapping Saddle	Cost + 10%	
	Meter Well, Ring, Lid	$ 800.00	
	Corp. Stops	$ 250.00	
	Service Line	Depends on Size	
	Moling Charges	$ 5.00 per ft	
	Set-up Fee	$ 150.00	
		Subtotal of above charges:	
	*Sewer Inspection Fee		$ 1,500.00
	*Water Service Connection		$ 2,000.00

**Service line is cost per foot.

Total:

Payment of: Received on:

Balance due: Refund due:

I am requesting water service and sewer connection. I understand that there may be additional charges associated with the water and sewer connection that may not yet be known or ascertainable until actual work begins. I further understand that a certificate of occupancy will not be issued unless or until all costs associated with water service and sewer connection are paid in full.

Date:

Signature

CITY OF WESTON
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/Silt Fence:** Installed, when possible, before disturbing soil.

2. **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 installation:** Weston Water Department will stake where the meter will set. Builder will supply pipe from house plus ten feet (10') behind curb.

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; but the inspection may not occur or be completed for forty-eight (48) hours. Contact Eric Mosier, Superintendent of Public Works at 816-640-5477 (office) or 816-803-3682 (cell).

CITY OF WESTON
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

CONCRETE SPECIFICATIONS
WESTON, 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".

Footings steel must be used as one of two grounds for the electrical panel.

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 12" 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 2012

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

Carbon Monoxide Detector A carbon monoxide detector is also required by the 2012 International Residential Code. Only one is required in the home, preferably at a gas fired appliance, although not required at that exact location. As smoke/carbon monoxide detector combo unit can be used.

NATIONAL ELECTRICAL CODE 2011

ELECTRICAL

All provisions not covered in this listing will be governed by the National Electrical Code or by the code deemed appropriate by the City of Weston at the time of issuance of the permit.

Any and all firms, associations, businesses, contractors, sub-contractors or individuals shall apply for and obtain a City Electrical License prior to and/or before any electrical work is accomplished. Payment of license fee established by the City shall be deemed necessary.

The main electrical panel must be grounded twice. Once to footing steel and the second preferably to an outside ground rod.

ENTRANCES

All new entrances will require inspection and an inspection seal by the Enforcement Officer prior to connection to public utility.

Each service shall have a main disconnect at or as close to the entrance of the building as possible but no more than six feet (6').

Each service shall be individually metered.

Each entrance shall be 200 Amp minimum.

Entrance cable shall be a minimum of number two (#2) copper or number four zero (#4 ought) aluminum and shall be enclosed in conduit.

JUNCTION BOXES

No more than six (6) devices and one fixture shall be run off of one home run.

All home runs (Circuits) shall be UL listed 12/2 wire, but all plug-in outlets need to be 12/2 wire and lighting branch wiring from that point may be run in 14/2.

All connections shall be made with an approved UL listed connector.

Outlets shall be no less than 15 amp rated.

2-20amp branch circuits shall be provided for Kitchen small appliances.

1- 20amp circuit shall be provided for the laundry.

1- 20amp circuit shall be provided for the bathrooms.

All exposed wiring run where exposed to physical damage shall be run in conduit.

All switches and receptacles shall be in mounted to device boxes.

All lights shall be attached to a box unless the fixture is listed to be direct wired.

All splicing shall be done in junction boxes, which shall remain accessible.

Fixtures shall be UL listed or an equal listing.

All wiring shall be independently supported and not be run in contact to any metallic materials (piping, ductwork etc.).

All CSST gas piping shall be bonded per the manufacturer's specifications.

All bedroom circuits shall be ARC fault protected.

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

BILL NO. 2260 ORDINANCE NO. 9.114

AN ORDINANCE OF THE CITY OF WESTON, MISSOURI, ESTABLISHING SEDIMENT BARRIER REQUIREMENTS FOR BUILDING PERMIT HOLDERS THAT ARE DISTURBING LAND LESS THAN ONE (1) ACRE.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WESTON, MISSOURI AS FOLLOWS:

SECTION 1. ESTABLISHING CONTRACTOR RESPONSIBILITIES AND REQUIREMENTS FOR SEDIMENT BARRIERS FOR LAND DISTURBANCES OF LESS THAN ONE ACRE ARE HEREBY ESTABLISHED, SECTION 405.373.

A. Land Disturbance Less Than One Acre Land Disturbance activities associated with any structure requiring a building permit shall conform to the Sediment and Erosion Control requirements of the City of Weston including compliance with the most recent version of the KC-APWA Standard Specifications and Design Criteria.

1. Building Permit Holder Responsibilities
    a. The building permit holder is responsible for the on-going maintenance of all lot specific Sediment and Erosion Control devices.
    b. At no time during construction shall Sediment be allowed to enter the storm drainage system.
    c. Lot specific Sediment and Erosion Controls shall be inspected at least once a week and after each rainfall. Any deficiencies in the Sediment and Erosion Controls noted during these inspections shall be corrected immediately.
    d. Temporary driveways are to be installed immediately after foundation walls are backfilled. The default approach shall be to rock driveways to a minimum depth of four (4) inches and a minimum width of twelve (12) feet for the entire length of the driveway. Rock shall be ¾" or larger coarse aggregate. If an alternative to the above is desired, a plan may be submitted to the Superintendent of Public Works or his duly designated alternate for approval. All deliveries of material to the Site shall be required to use the temporary driveway.
    e. The building permit holder is responsible for ensuring that mud, dirt, rocks, sticky substances, litter and/or other foreign matter are not allowed to erode onto City streets and sidewalks, nor tracked onto the streets by construction vehicles. Contractors and subcontractors shall only park their vehicles on a stabilized drive or on the street. Should any mud or other debris be tracked onto the street, the contractor shall take immediate steps to have it removed.
    f. Measures must be taken to control waste that may have an adverse impact on water quality. Such waste includes discarded building materials, concrete truck washouts, chemicals, litter, and sanitary waste.
    g. Land Disturbance related to construction of single family or accessory structures on large vegetated rural Sites may not require specific controls if the disturbed area is over 100 feet from any property line or Watercourse. If it is determined that Sediment is leaving the Site, the property owner will need to establish Sediment and Erosion Controls.

2. Maintenance
    a. Sediment fences shall be inspected by the permit holder at least once a week and after each rainfall. Any necessary repairs shall be made immediately.
    b. If the fabric of the sediment fence should collapse, tear, decompose, or become ineffective, it shall be replaced promptly.
    c. Sediment deposits shall be removed as necessary to provide adequate storage volume for the next rain and to reduce pressure on the fence. Care shall be taken to avoid damaging or undermining the fence during cleanout. Sediment accumulation should not exceed half (½) the height of the fence.
    d. If the utilities are installed after Sediment and Erosion Controls have been put in place, the building permit holder is responsible for control of Sediment and Erosion during the construction process and they are responsible to ensure that all controls are reinstalled per the original design.

3. Final Grading

a. Sediment and Erosion Control devices may be removed to complete final Grading and sodding of a lot. If the sodding of the lot is delayed, the building permit holder is required to maintain the Sediment and Erosion Control devices until the sod can be put down. If the lot is to be seeded and mulched, Sediment and Erosion Control devices should remain in place until vegetation is established.
b. Land Disturbance is complete when the Site is stabilized. The Site is stabilized when Perennial Vegetation, pavement, buildings, or structures using permanent materials cover all areas that have been disturbed. With respect to areas that have been vegetated, Vegetative Cover shall be at least 70% of fully established plant density over 100% of the disturbed area
c. Vegetation Cover shall be established before an occupancy permit may be issued except that a temporary occupancy permit may be issued by the Superintendent of Public Works. To receive a Temporary Certificate of Occupancy the following are required:
    1. At the time of Final Inspection all Sediment and Erosion Controls shall be installed and functioning as intended.
    2. Documentation is provided proving an escrow account has been established to guarantee exposed areas will be reestablished with vegetation pursuant to this Order. Said escrow fund must be held by a valid third party and should be in the amount of the cost to complete the reestablishment of vegetation plus 50%. The Superintendent of Public Works, or duly designated alternate, reserves the authority to reject any escrow documentation and thus not issue the Temporary Certificate of Occupancy if the escrow amount is deemed to not be sufficient to reestablish vegetation pursuant to this Order.
    3. Sediment and Erosion controls must remain in place and in proper working order until Vegetation Cover is established.
d. If it is determined by the City inspector or Superintendent of Public Works that any ground adjacent to the lot, regardless of ownership, has been disturbed by the building permit holder, vegetation must be established on the disturbed ground prior to issuing an occupancy permit.

4. Enforcement
a. By the time the ground rough plumbing inspection is requested, all Sediment and Erosion Control devices shall be in place unless the City inspector or Superintendent of Public Works determines that the Sediment and Erosion Control devices must be installed earlier. If the building permit holder fails to install the proper Sediment and Erosion Control measures, the building inspection will be denied, and the building permit holder shall be deemed in violation of this Zoning Order.
b. If the City inspector or Superintendent of Public Works concludes that Sediment and Erosion Control devices are not adequate or functioning properly for any reason, the scheduled inspection will not be performed, and the building permit holder will be required to reschedule the inspection.
c. Authority. The Superintendent of Public Works or his duly designated alternate are hereby authorized and directed to enforce all the provisions of this Section.
d. Stop-Work Order. In the event that any person holding a Land Disturbance or Building Permit pursuant to this Section violates the terms of the permit, or implements Site development in such a manner as to materially adversely affect the health, welfare, or safety of persons residing or working in the neighborhood or development Site so as to be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, the City of Weston may suspend or revoke the Land Disturbance or Building Permit.
e. Violations. No person shall construct, enlarge, alter, repair, or maintain any grading, excavation, or fill, or cause the same to be done, contrary to or in violation of any terms of this Section. Any person violating any of the provisions of this Section shall be deemed guilty of a misdemeanor, and each day during which any violation of any of the provisions of this Section is committed, continued or permitted, shall constitute a separate offense.
f. Penalty. Failure to comply with the provisions of this Section shall be deemed a violation of this Zoning Order and upon conviction thereof subject to the penalties and relief set forth in Article IX, Section 405.470.
g. Other Laws. Neither this Section nor any administrative decision made under it exempts the permit holder from other requirements of local, state, and federal laws, or from procuring other required permits, including any state or federal stormwater permits authorized under the National Pollutant Discharge Elimination System (NPDES), or limits the right of any person to maintain, at any time, any appropriate action at law or in equity, for relief or damages against the permit holder or any person arising from the activity regulated by this Section.

PASSED THIS 9TH DAY OF SEPTEMBER 2019.

_____
Kent Stelljes, Mayor

ATTEST:

_____
Tami Weaver, City Clerk

APPROVED THIS 9TH DAY OF SEPTEMBER 2019.

_____
Kent Stelljes, Mayor

ATTEST:

_____
Tami Weaver, City Clerk