



Do I need a permit?

BUILDING PERMITS

The City of Shrewsbury has adopted the 2006 ICC “Building Code”, as published by the International Code Council.

Permits are issued and inspections are conducted for all new construction, remodeling, and repair work to existing structures in the City of Shrewsbury to insure compliance with the current Building Codes and Zoning Codes.

The Building Codes and Zoning Codes were established to promote the public health, safety, comfort, morals, convenience, and general public welfare. They are also to protect the character and the stability of the residential, business, and manufacturing areas within the City of Shrewsbury and to promote the orderly and beneficial development of such areas.

An application for a Building Permit must be submitted to the Building Commissioner before any work commences on the following activities:

- Construction of or alteration to a structure
- Construction of an addition
- Demolition or the moving of a structure
- Cutting away of any wall
- Cutting or removing any structural beam or loadbearing support
- Removing, altering or otherwise affecting any required means of egress

Along with the application, three (3) copies of a legal survey and three (3) copies of the building plans must be submitted. Four (4) copies of the plans are required for **commercial** property. Plans may be required to be signed and sealed by an architect depending on the scope of the project.

Permits are also required for the construction or alteration of any fence or deck or the installation of siding or a satellite dish. If you are just replacing roof shingles a permit is not needed. However, if this project includes replacing plywood on the roof, then a permit will be required.

PLUMBING PERMITS

The City of Shrewsbury has adopted the 1997 Edition of the “Uniform Plumbing Code”, as published by the International Association of Plumbing and Mechanical Officials.

License Required: Any individual desiring to work as a plumber or drainlayer shall be licensed as a Master Plumber. The Master Plumber must be licensed in St. Louis County and the City of Shrewsbury. To obtain a City of Shrewsbury Plumber’s license the applicant must show proof of their St. Louis County License and pay a license fee of twenty-five dollars (\$25.00). Said license may be renewed annually. In addition to the license fee, a fifty-dollar (\$50.00) deposit is required. This deposit shall be used for any fees unpaid by the depositor. This deposit can be returned provided that ninety (90) days has elapsed following the completion of the plumbing

work, said work has been approved by the Plumbing Inspector and all fees have been paid. Upon the return of the deposit, the plumber's license is automatically canceled, and the license fee is forfeited.

An application for a Plumbing Permit must be submitted to the Plumbing Inspector before any work commences. Along with the application, plans showing, in detail, the proposed work must be submitted.

A permit is required and inspections are conducted for any new plumbing installation, or alterations, renovations, or repairs on any plumbing or drainlayer work.

MECHANICAL PERMITS

The City of Shrewsbury has adopted the 1998 "BOCA International Mechanical Code", as published by the Building Officials and Code Administrators International, Inc.

An application for a Mechanical Permit must be submitted to the Mechanical Inspector before any work commences. Along with the application, a site plan indicating the location of the equipment and the duct layout must be submitted.

A permit is required and inspections are conducted for the installation of any new equipment or alterations, renovations, or repairs to any existing equipment.

Mechanical systems, both existing and new and parts thereof, shall be maintained in proper operating condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards which are required by the Mechanical Code shall be maintained in compliance with the Mechanical Code.

ELECTRICAL PERMITS

Electrical permits are issued and inspected by St. Louis County. They can be reached at 314-615-3721.

PENALTY

Any person violating any provisions of the Building Code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

Anyone planning to make additions or improvements to their property may contact the Building Department at City Hall to review the proposed improvements and determine if a permit is required.