

STORM DAMAGE REPAIR BUILDING PERMIT REQUIREMENTS

In accordance with the Ordinance of St. Louis County, and in the interest of the safety, health and general welfare of the public, permits for the repair of buildings that have incurred damages will be required as follows:

1. Building permits must be obtained by owners or registered* building contractors. Licensed electrical, plumbing and mechanical contractors must obtain separate permits for their respective work, except for residential integrated permits under Item 5. Homeowner's may also obtain their own mechanical permit.
 2. There will be no permit fees for the storm related repair work to restore the structure to its original condition, with like materials and equipment.
 3. There will be no permits granted for repairs of any kind under these procedures when the total estimated cost of all repairs exceeds 50% of the building's value and the building is located within the flood plain zoning area.
 4. Permits will be required for all interior and exterior repairs regardless of the cost of repairs for all storm damaged buildings. Itemized list of repairs and construction cost breakdowns for all repairs must be provided.
 5. Integrated permits (building, electrical, plumbing, and mechanical) may be obtained for all residential buildings to restore the building to pre-storm conditions. The licensed electrical, mechanical and plumbing contractors must sign and return copies of the permit application before repair work commences. Mechanical, electrical or plumbing permits may be obtained independently of the integrated permit for repairs limited to this type of repair work.
 6. A building permit is required for all commercial building repairs to restore the building to pre-storm damage conditions. Mechanical, electrical and plumbing permits must be obtained separately by licensed contractors.
 7. A temporary electrical permit is required for installation of a temporary service for purposes of clean-up and repairs.
 8. Electrical permits are required for all electrical repairs and in general for buildings where the electric service or distribution system was damaged.
 9. Plumbing permits are required for plumbing system repairs and for water heater repairs or replacements.
 10. Mechanical permits are required in general where the furnace, A/C, hot water heater, etc. were damaged. (Electrical permits are required in conjunction with furnace and A/C work).
- * Registration required by ordinance, in accordance with printed procedures.