

CITY OF SAINT LOUIS
DEPARTMENT OF PUBLIC SAFETY
BUILDING DIVISION
GUIDELINES FOR
DRAWING RESIDENTIAL UTILITY SHED PLANS

The following form was prepared by the Building Division to be used only as a general guideline for the drawing of construction plans which are required to be submitted at the time of application for a building permit.

To make application for a building permit, the applicant shall submit five (5) sets of detailed construction plans drawn to scale on minimum 8 1/2" x 11" sheets of each of the following to the Building Division - Permit Section, Room 425, City Hall, between 8:00 a.m. and 4:30 p.m. Monday through Friday. The office is closed on all City holidays. One (1) set of photographs is required when: 1) located in a Historic District; 2) located within 300 feet of a park; 3) located within 300 feet of a Historic District or a landmark.

1. Site Plan
2. Foundation Plan/Pier Plan
3. Floor Plan/Framing Plan
4. Elevations
5. Typical Wall Section
6. Additional Details (if necessary)

The following are lists of the items that should be shown on each of the above plans: The illustrations are guides for plan preparation only to give you a basic idea what each type of plan should look like and are not necessarily specific Code and other Ordinance requirements. Each individual site location, the location of the building on the site and/or size of building might vary as requirements of the St. Louis Zoning Ordinance, the Building Code, and other ordinances dictate, and each will have to be reviewed on its own specific conditions after submittal.

1.0 SITE PLAN

- 1.1 Indicate size and shape of your lot
- 1.2 Indicate address and street (or streets if a corner lot)
- 1.3 Indicate alley location
- 1.4 Indicate size and location of existing house and other buildings
- 1.5 Indicate size and location of proposed utility shed
- 1.6 Indicate distance between the proposed utility shed and each of the property lines
- 1.7 Indicate distance between proposed utility shed and house or garage

2.0 FOUNDATION PLAN/PIER PLAN

- 2.1 Indicate length and width of the proposed utility shed foundation or pier layout
- 2.2 Indicate size of footing
- 2.3 Indicate size of foundation wall
- 2.4 Indicate size and spacing of piers

3.0 FLOOR PLAN/FRAMING PLAN

- 3.1 Indicate length and width of the proposed utility shed
- 3.2 Indicate distance from utility shed to each property line
- 3.3 Indicate size and spacing of wall framing system
- 3.4 Indicate size and location of doors and windows
- 3.5 Indicate size, spacing and direction of span of roof framing system

4.0 ELEVATIONS

- 4.1 Indicate finish grade line and show depth of foundation and footing below finish grade
- 4.2 Indicate width and height of utility shed
- 4.3 Indicate the size and location of all doors and windows
- 4.4 Indicate size of header and/or lintel above all doors and windows
- 4.5 Indicate type of exterior siding or veneer
- 4.6 Indicate type of roofing material and slope of roof
- 4.7 Indicate gutters and downspouts

5.0 TYPICAL WALL SECTION

- 5.1 Indicate size of footing
- 5.2 Indicate depth of footing below finish grade line
- 5.3 Indicate type and width of foundation wall and height above finish grade
- 5.4 Indicate size of piers and height above finish grade
- 5.5 Indicate thickness of granular fill and floor slab
- 5.6 Indicate size of sill plate
- 5.7 Indicate type, size and spacing of sill plate anchors to foundation wall
- 5.8 Indicate size and location of skids and/or beams
- 5.9 Indicate size and spacing of floor joist and decking
- 5.10 Indicate size and spacing of studs
- 5.11 Indicate size and type of exterior wall sheathing, felt and siding. **NOTE:** Exterior walls of all utility sheds less than 3'-0" from side property lines are required to have a one (1) hour fire rating
- 5.12 Indicate height from floor to ceiling
- 5.13 Indicate size and spacing of roof rafters. If pre-fab roof trusses are proposed, submit manufacturer's design specification and criteria sealed by a registered Missouri engineer to the Building Inspector's prior to installation of any trusses

5.14 Indicate size and type of roof sheathing, felt, roofing material and slope of roof

6.0 ADDITIONAL DETAILS

6.1 Indicate whatever information is necessary to show how your proposal will be constructed.

For additional information, contact: Permit Section (314) 622-3313.

7.0 GENERAL UTILITY SHED NOTES

7.1 For specific side yard requirements for utility sheds, contact the Zoning Section, Room 400, City Hall, (314) 622-3666. A general rule of thumb is a minimum of four (4) feet from any side property line.

7.2 A permit **is not required** for utility sheds less than one hundred twenty (120) square feet in area, and less than twelve (12) feet in height provided the utility shed is anchored to a minimum four (4) inch thick concrete floor slab and maintains the setback required by the Zoning Ordinance. A permit **is required** for utility sheds more than one hundred twenty (120) square feet in area. Utility sheds of wood frame or steel construction one hundred twenty (120) to two hundred (200) square feet in area and twelve (12) feet or less in height are permitted to be installed above grade on a base of naturally durable preservative treated wood or anchored to a minimum four (4) inch thick concrete floor slab. Utility sheds over two hundred (200) square feet in area must be placed on and anchored to a permanent concrete footing and foundation system.

7.3 For use of pre-fab roof trusses - submit truss specification sheets sealed by a Missouri registered engineer to the building Inspector prior to installation. Specification sheets must be specific and correspond to actual trusses used - any truss modifications requires submittal of revised seal specification sheets.

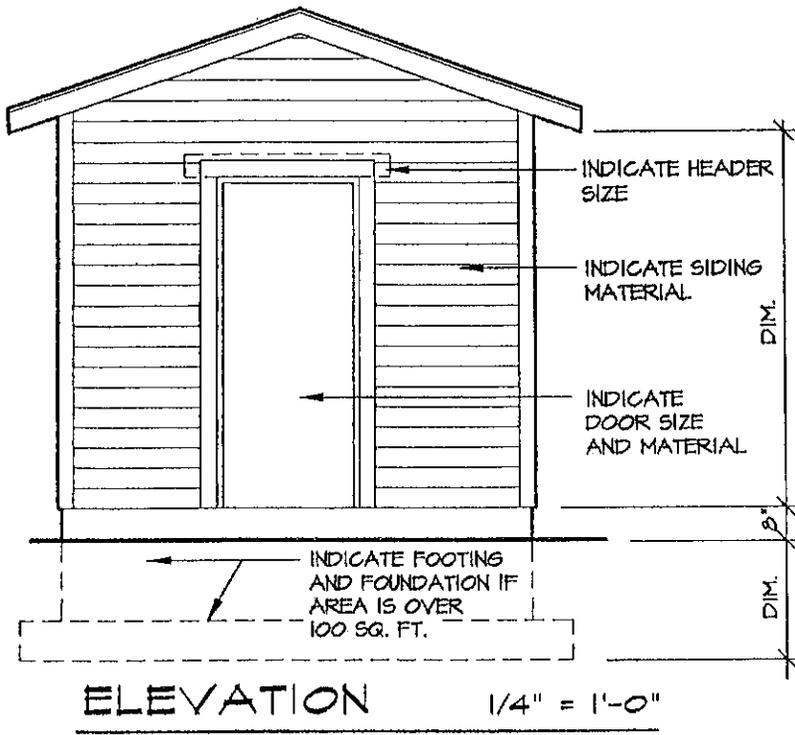
7.4 All exterior walls, regardless of utility shed size, closer than three (3) feet from the side property lines are required to have a one (1) hour fire rating. Fire rating on walls are usually obtained by use of a masonry/brick or 5/8 inch thick Type X fire rated gypsum board on both sides of stud.

Effective Date

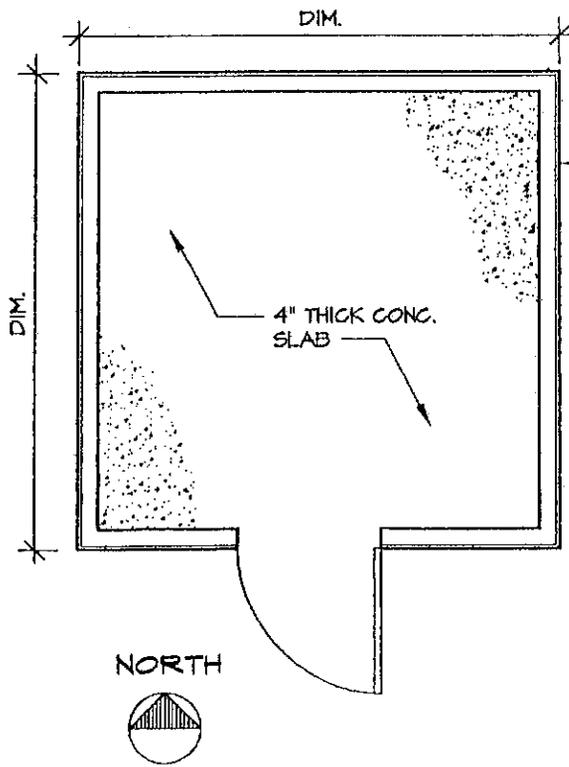
January 1, 2001

Revised August 26, 2003

December 1, 2010

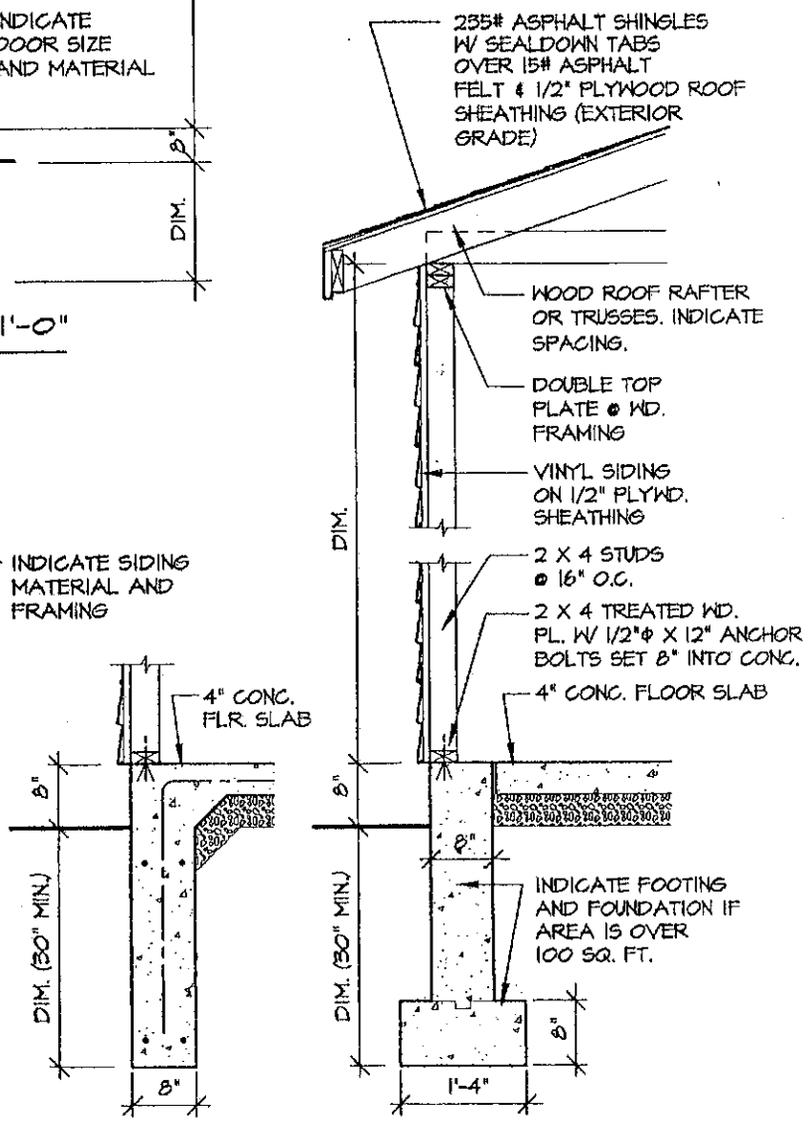


ELEVATION 1/4" = 1'-0"



(INDICATE ORIENTATION)

FLOOR PLAN 1/4" = 1'-0"



**THICKENED
EDGE SLAB**

**FOOTING AND
FOUNDATION**

SECTION 1/2" = 1'-0"

USPLN

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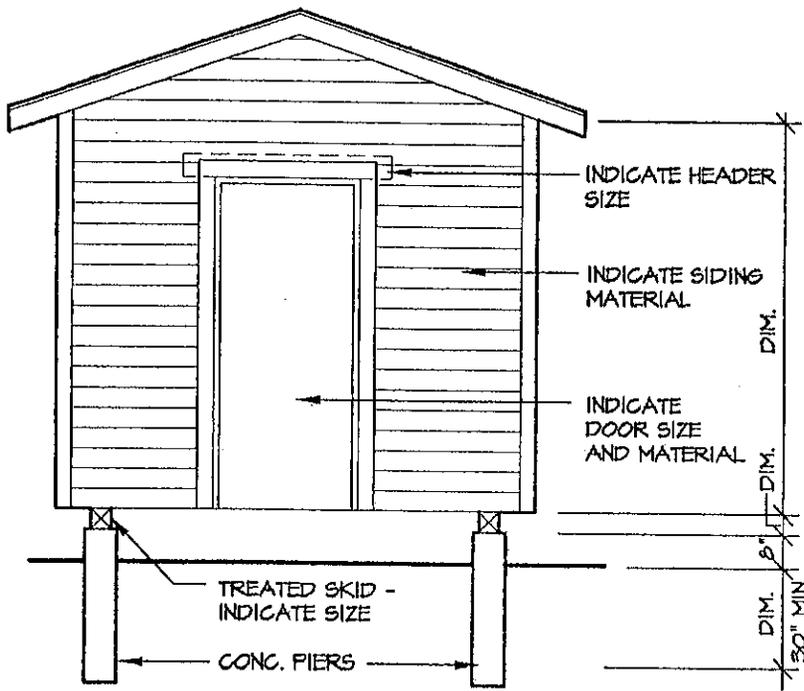
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Drawing No.

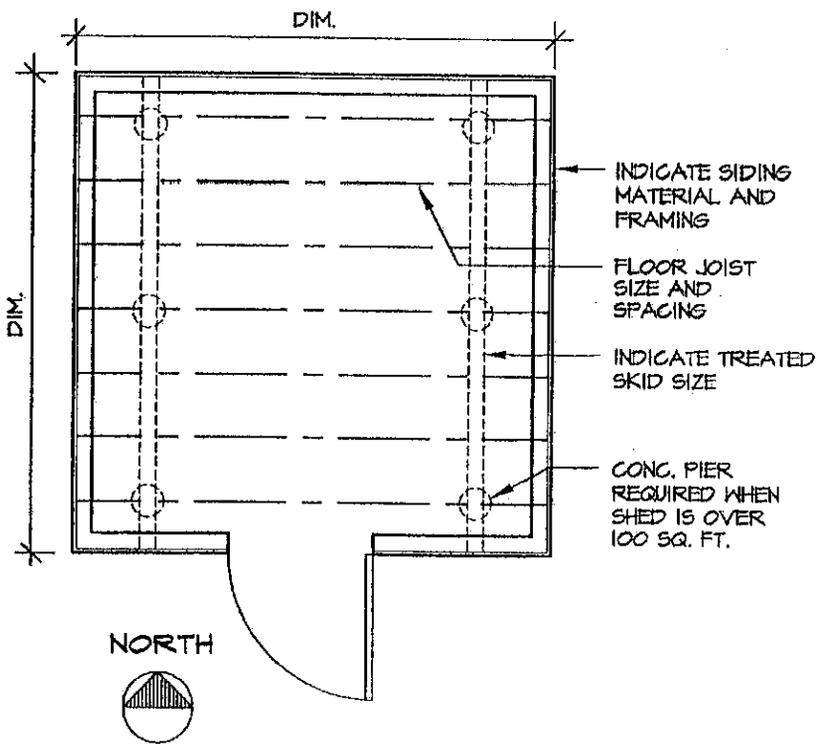
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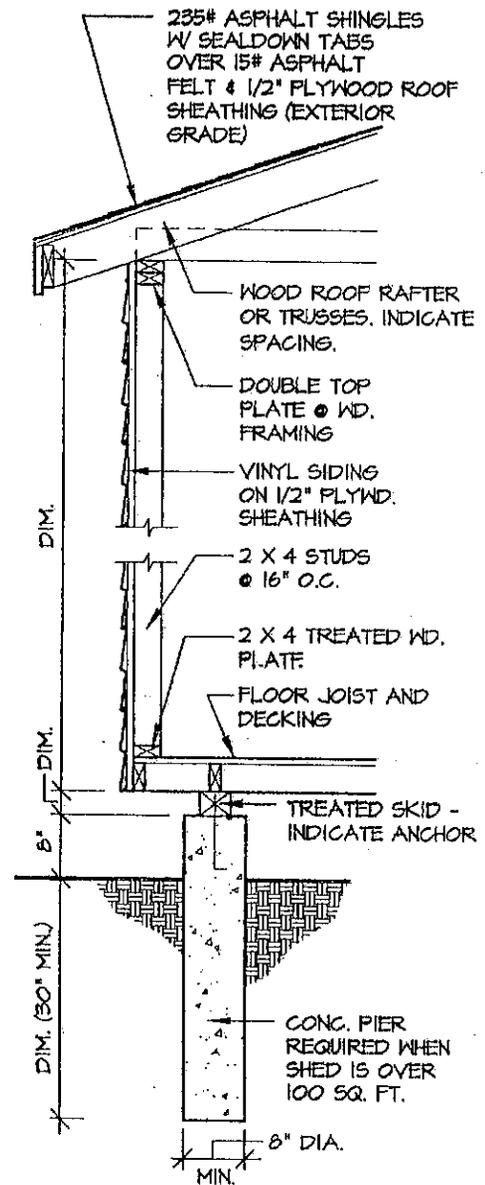


ELEVATION 1/4" = 1'-0"



(INDICATE ORIENTATION)

FLOOR PLAN 1/4" = 1'-0"



SECTION 1/2" = 1'-0"

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