

**CITY OF SAINT LOUIS  
DEPARTMENT OF PUBLIC SAFETY  
BUILDING DIVISION  
GUIDELINES  
FOR DRAWING RESIDENTIAL ROOM ADDITION 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
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 room addition
- 1.6 Indicate distance between the proposed room addition and each of the property lines

Room Addition Guidelines

## **2.0 FOUNDATION PLAN**

- 2.1 Indicate length and width of the proposed room addition foundation
- 2.2 Indicate size of footing
- 2.3 Indicate size of foundation wall
- 2.4 Indicate size and location of crawl space access and ventilation openings
- 2.5 Indicate size, spacing and direction of span of floor framing system

## **3.0 FLOOR PLAN/FRAMING PLAN**

- 3.1 Indicate length and width of the proposed room addition. Show room addition area, room layout and identify use of each room or space by name and indicate both existing and new walls or partitions, furred and insulated walls. Rooms shown with clothes closets, etc. which resemble a bedroom or could easily be converted to a bedroom in the future will be reviewed for bedroom requirements regardless of the room name presented on the drawing.
- 3.2 Indicate distance from room addition to each property line
- 3.3 Indicate location, size and spacing of furred wall or partition framing system. Identify existing and new walls or partitions graphically or by notes.
- 3.4 Indicate size and location of doors and windows
- 3.5 Indicate size, spacing and direction of span of roof framing system and how it will be secured to existing structure
- 3.6 Indicate smoke detectors if room addition contains bedroom(s). Smoke detectors shall be AC powered and have battery backup

## **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 room addition
- 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
- 4.8 Indicate all dimensions and materials for all exterior, porches, stairs, sun-decks, etc.

## **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 depth of crawl space unless floor system is floor slab on grade
- 5.5 Indicate size and spacing of floor joist or 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 location, size and spacing of wall or partition framing system unless masonry structure is proposed. Identify existing and new walls or partitions graphically or by notes.
- 5.9 Indicate size and type of sub-floor and finish floor
- 5.10 Indicate size and type of exterior wall sheathing, felt, siding or veneer. **NOTE:** Exterior walls of all room additions less than 3'-0" from the side property lines are required to have a one (1) hour fire rating.
- 5.11 Indicate size and type of interior wall and ceiling finish materials
- 5.12 Indicate height from floor to ceiling
- 5.13 Indicate size and spacing of ceiling joist and 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 prior to installation of any trusses
- 5.14 Indicate size and type of roof sheathing, felt, roofing material and slope of roof
- 5.15 Indicate gutters and downspouts

## **6.0 ADDITIONAL DETAILS**

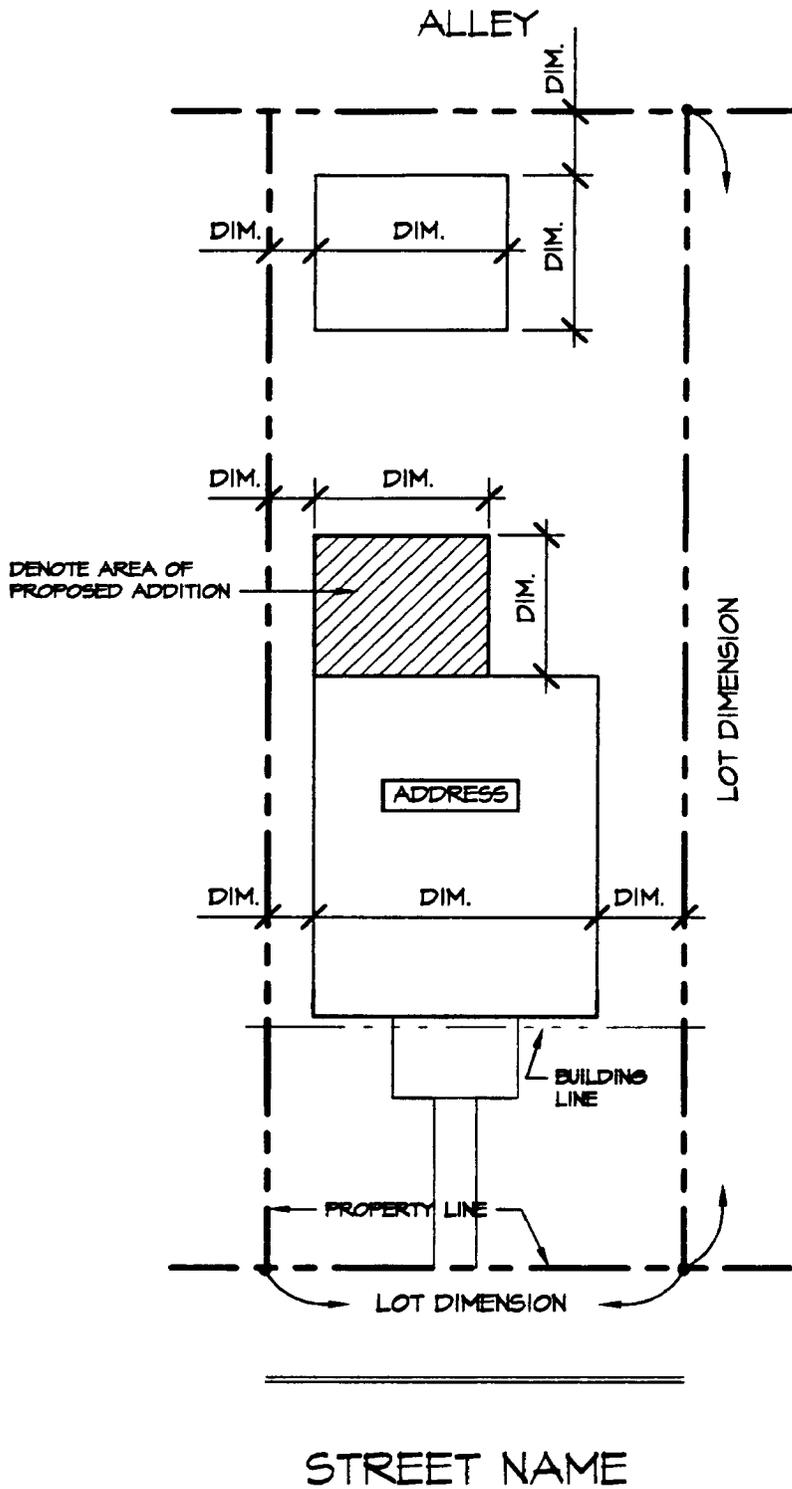
- 6.1 Indicate whatever information is necessary to show how your proposal will be constructed

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

## **7.0 GENERAL ROOM ADDITION NOTES**

- 7.1 For specific side yard requirements for a room addition, 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 and a total of ten (10) feet on both sides for room additions.
- 7.2 Gutters and downspouts are required on all room additions. Downspouts on room additions with a roof area of less than five hundred fifty (550) square feet **shall not** be sewer connected provided the surface water does not adversely effect the adjacent property or create a nuisance.
- 7.3 For use of a 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 require submittal of revised sealed spec sheets.
- 7.4 All exterior walls, regardless of room addition size, closer than three (3) feet from the side property lines are required to have a one (1) hour fire rating. Fire rating on exterior 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



# SITE PLAN

DENOTE SCALE

RA1 SITE

NORTH



(INDICATE ORIENTATION)

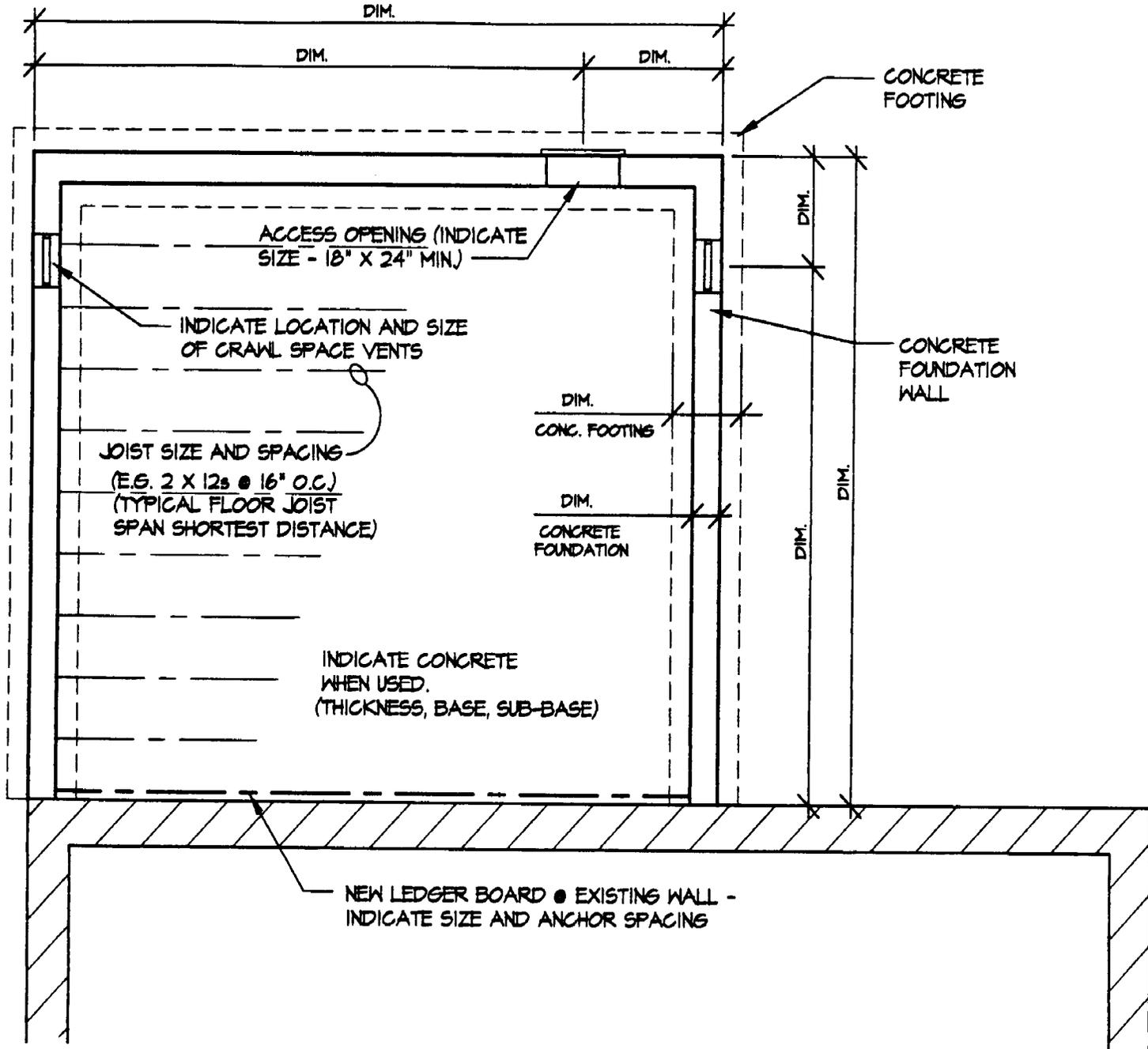
City of Saint Louis - Building Division  
**RESIDENTIAL ROOM ADDITION**  
 Guidelines and Standard Construction Details

Date: Jan., 2001

Drawing No.

1 of 8

RA1-PG1



# FOUNDATION AND FLOOR FRAMING PLAN

1/4" = 1'-0"

NORTH



(INDICATE ORIENTATION)

FNDNRA1

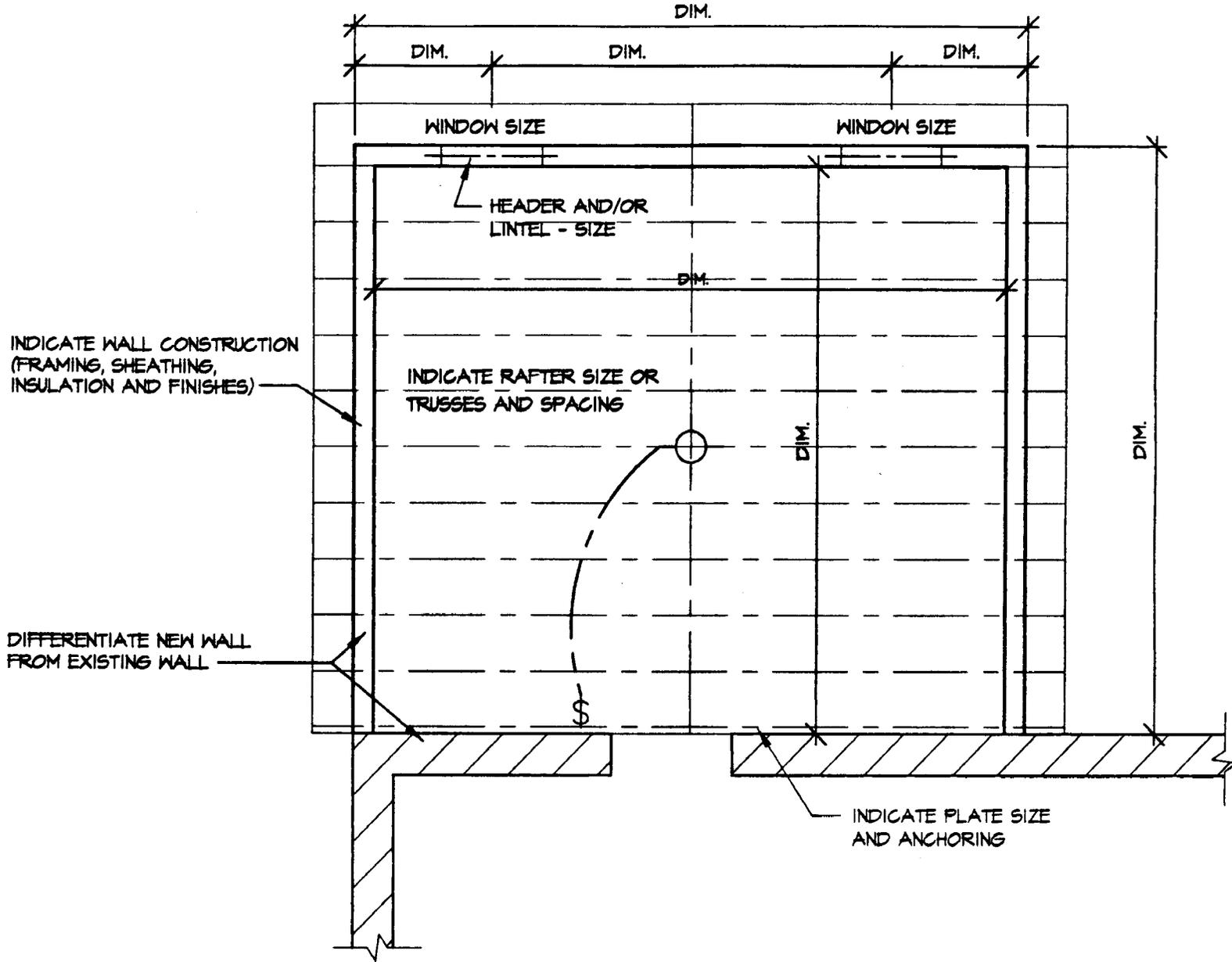
RA1-PG2

City of Saint Louis - Building Division  
**RESIDENTIAL ROOM ADDITION**  
 Guidelines and Standard Construction Details

Date: Jan., 2001

Drawing No.

2 of 8



# FLOOR PLAN & ROOF FRAMING

1/4" = 1'-0"

RA1PLN

NORTH



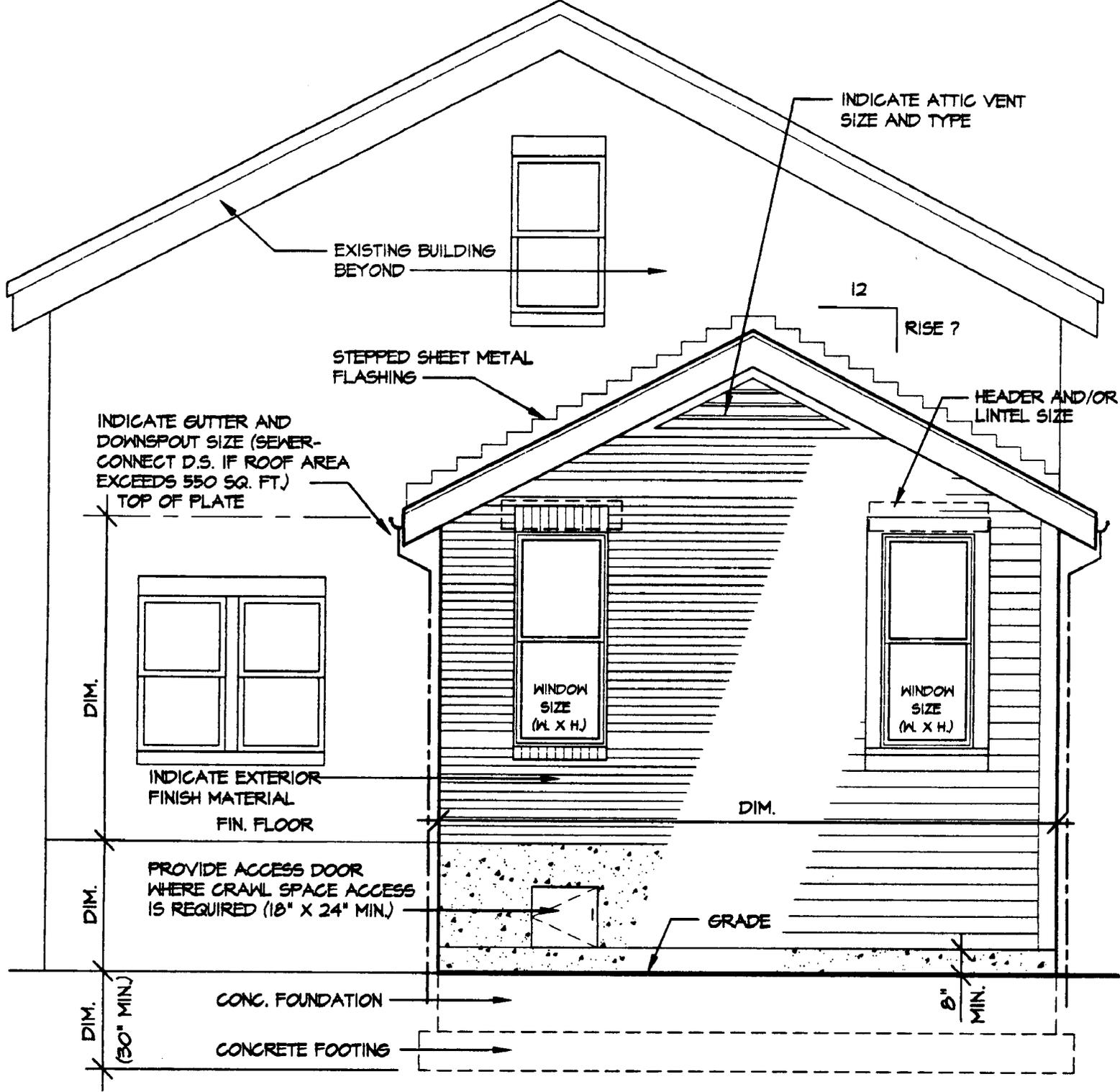
(INDICATE ORIENTATION)

City of Saint Louis - Building Division  
**RESIDENTIAL ROOM ADDITION**  
 Guidelines and Standard Construction Details

Date: Jan., 2001

Drawing No.

3 of 8



# REAR ELEVATION

1/4" = 1'-0"

CL1RA1

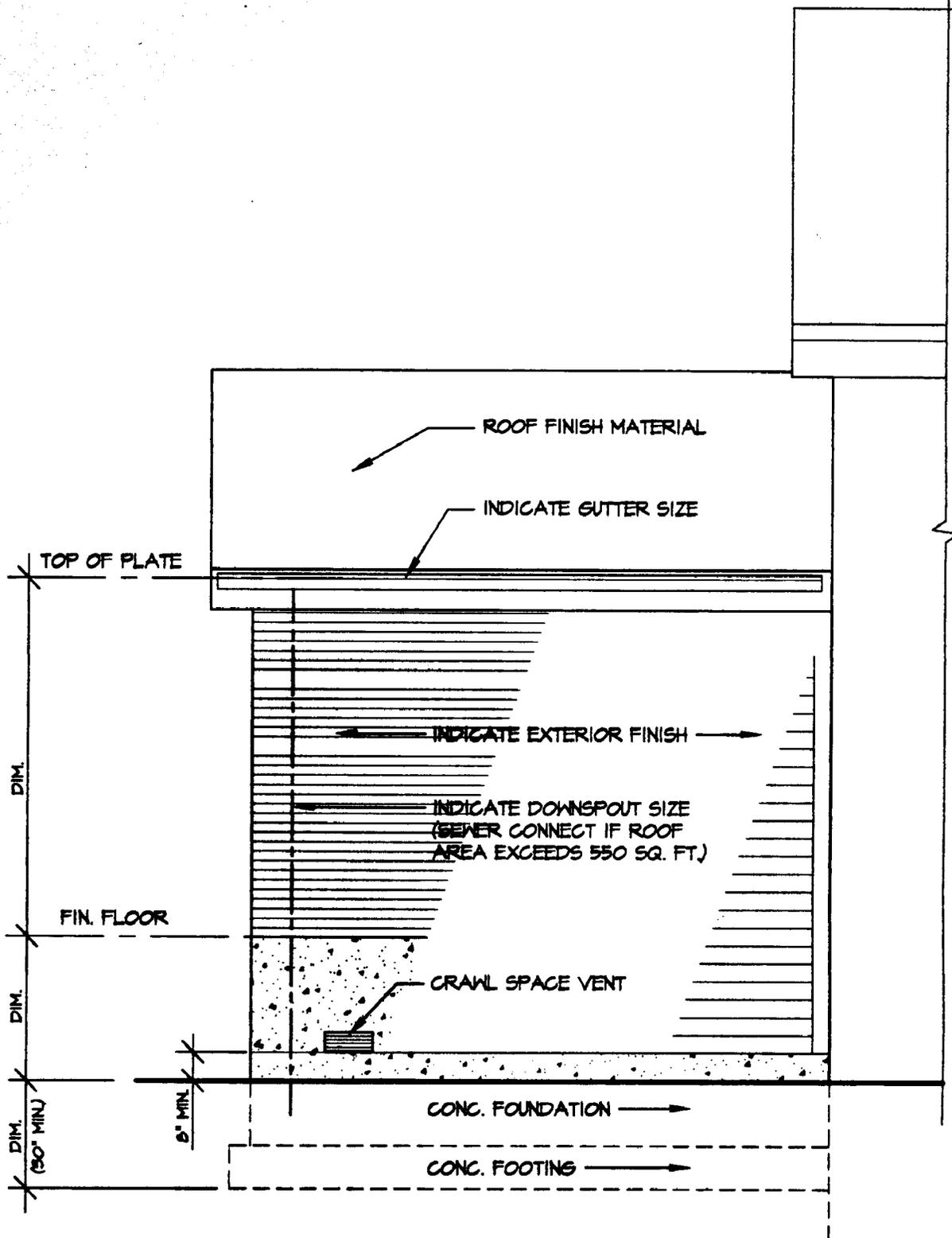
RA1-PG4

City of Saint Louis - Building Division  
**RESIDENTIAL ROOM ADDITION**  
 Guidelines and Standard Construction Details

Date: Jan., 2001

Drawing No.

4 of 8



# SIDE ELEVATION

1/4" = 1'-0"

EL2RA1

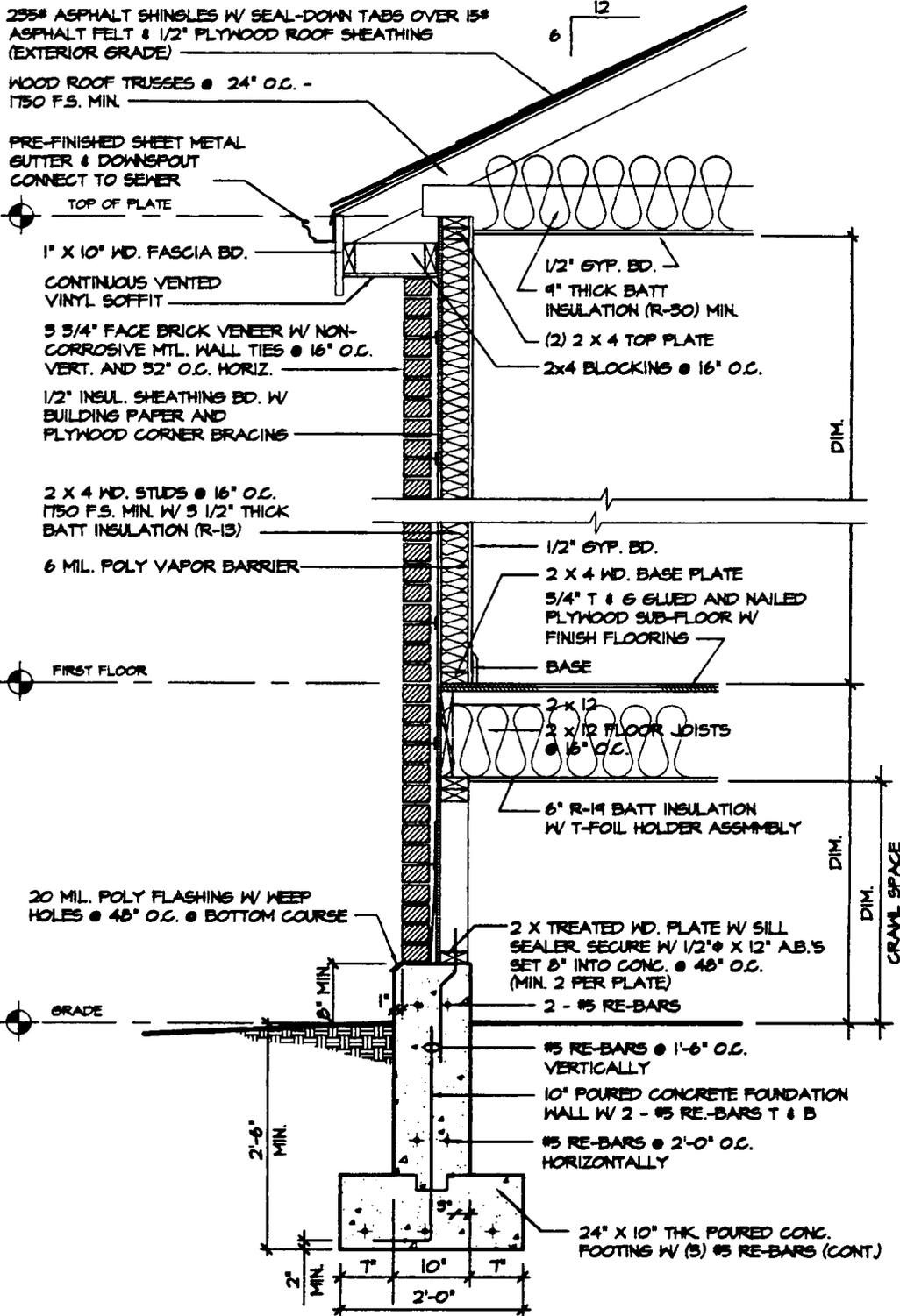
RA1-PG5

City of Saint Louis - Building Division  
**RESIDENTIAL ROOM ADDITION**  
 Guidelines and Standard Construction Details

Date: Jan., 2001

Drawing No.

5 of 8



# SAMPLE WALL SECTION 1/2" = 1'-0"

SECTION 8

(BRICK VENEER / CRAWL SPACE)

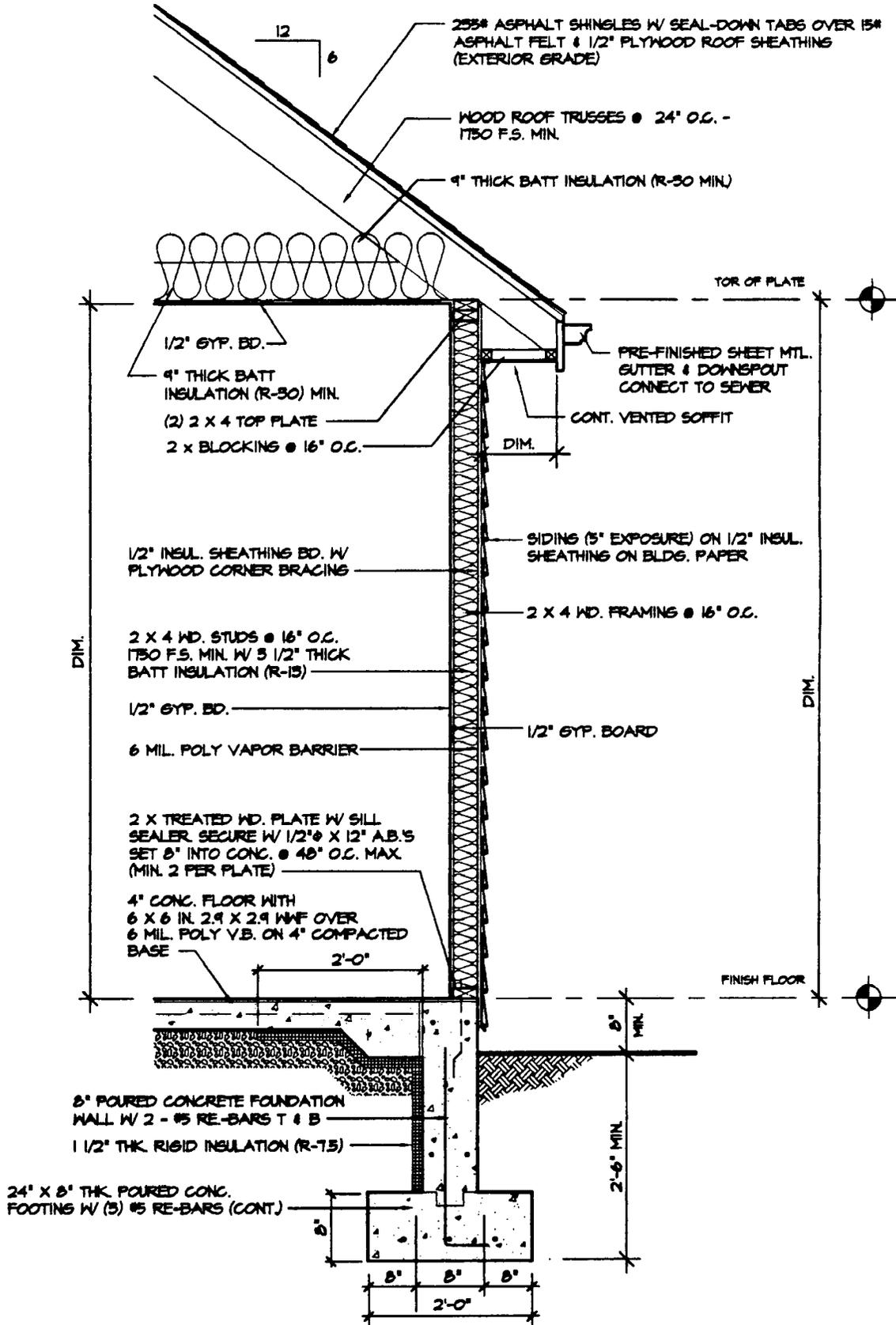
City of Saint Louis - Building Division  
**RESIDENTIAL ROOM ADDITION**  
 Guidelines and Standard Construction Details

Date: Jan., 2001

Drawing No.

6 of 8

RA1-PG6



# SAMPLE WALL SECTION 1/2" = 1'-0"

RA1WSEC

(SIDING / SLAB ON GRADE)

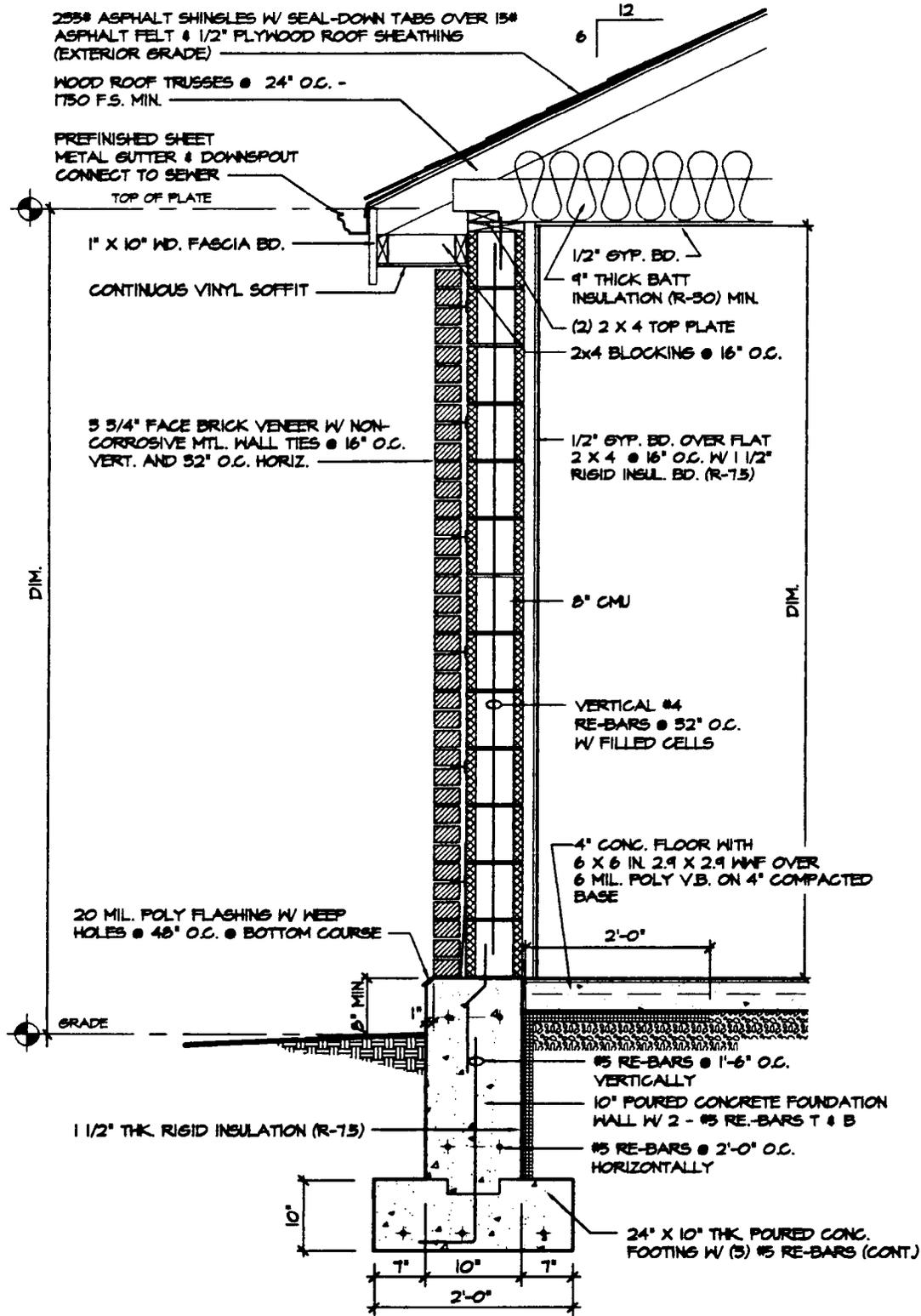
City of Saint Louis - Building Division  
**RESIDENTIAL ROOM ADDITION**  
 Guidelines and Standard Construction Details

Date: Jan., 2001

Drawing No.

7 of 8

RA1-PG7



## SAMPLE WALL SECTION 1/2" = 1'-0"

DG-SEC1 (BRICK & CONC. BLOCK / SLAB ON GRADE)

City of Saint Louis - Building Division  
**RESIDENTIAL ROOM ADDITION**  
 Guidelines and Standard Construction Details

Date: Jan., 2001

Drawing No.

8 of 8