

## Helpful Tips

- ⇒ Check with the Planning Department at 636-227-9960 regarding building setback, site coverage, and other zoning requirements.
- ⇒ New Construction: Walls between the garage and existing residence must be protected with ½-inch fire-rated drywall on the garage side of the wall. For new construction, 5/8" type X drywall is required. A 1¾-inch solid core wood door or a 1¾-inch solid or honeycomb core steel door shall protect door openings. Self closers required on doors.
- ⇒ For garages located beneath habitable rooms, please contact Ellisville Engineering Department at 636-227-9660 for special building code requirements.
- ⇒ Electrical permits should be obtained from the St. Louis County Department of Public Works if any electrical work is to be performed.
- ⇒ Check with your subdivision trustees for any subdivision approval or restrictions.
- ⇒ Check with Metro West Fire Department for any additional requirements that may apply.

## Residential Attached Garages



*City of Ellisville  
#1 Weis Avenue  
Ellisville, MO 63011  
Phone: (636)227-9660  
Fax: (636)227-9486  
[www.ellisville.mo.us](http://www.ellisville.mo.us)*

February 2020

## Residential Attached Garages

Construction of an attached residential garage requires a building permit. Before you come to the permit counter you need to prepare and bring with you:

⇒ Three copies of a current site plan, drawn to scale showing existing structures, the proposed attached garage, and its distances to property lines, as well as from other structures on the lot. *Note: The site plan must show the direction of water runoff! (Tip: Use arrows to indicate the direction of the water flow.)*

⇒ Three separate, complete sets of building construction plans, drawn to scale, containing the following:

- Foundation/floor plans
- Elevation views
- Wall sections and details
- If applicable, two subdivision trustees' original and dated signatures on the cover sheet of each set of plans.
- If the attached garage is over 400 sq.ft. in size, the plans must bear the original seal and dated signature of a Missouri registered architect or engineer on each individual sheet of all sets of plans.
- If commercial renovation, new building, addition, or accessory structure is less than 400 sq.ft., Ellisville reserves the right

to require that an architect or engineer be involved in the structural design of the project.

⇒ Depending upon your choice of roof framing system, you will need to include one of the following:

- If by *conventional framing method*, indicate the size and spacing of rafters, ceiling joists and/or ties on the sections and details included in the plans submitted.

OR

- If by the *TRUSS* method, submit two copies of a Missouri registered engineer's sealed truss plan, which can be obtained from the lumber dealer or the *TRUSS* fabricator.

### Once Your Plans are Prepared

Bring your three sets of building plans to the permit counter at the Ellisville City Hall located at #1 Weis Avenue, Ellisville, MO 63011. At that time you will need to complete an application for a building permit.

When the plan reviewer approves your application, you will be notified by phone that your permit is ready. You will also be told the cost of your permit. Your permit fee includes the cost of the plan review and the minimum required inspections. Payment is required before the permit is released.

⇒ Metro West Fire District, St. Louis County and any other applicable entities will need to approve the improvements prior to the City of Ellisville conducting a final inspection.

Be sure to submit plans to Metro West Fire District for permit approval. Metro West Fire District is located at 17065 Manchester Road. They can be reached at:  
Phone: 636-458-2100  
Fax: 636-458-2199  
[www.metrowest-fire.org](http://www.metrowest-fire.org)

### After City Approval

The city will keep one set of the city-approved plans for our records.

### CITY OF ELLISVILLE

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