



Residential Remodeling

(Based upon the 2009 International Residential Code as amended by the City of Creve Coeur)

General Requirements

1. Two sets of construction drawings are required along with the application.
2. Projects that include structural modifications must bear the dated seal and signature of a Missouri registered design professional. All plans must be scaled and accurate.
3. Any interior project that requires a building permit will trigger compliance with code sections R314.3.1 and R315.2 (smoke detection and carbon monoxide detection).
 - a. Smoke alarms are required inside each bedroom, outside the bedrooms in the hallway and on each level. Shall comply with UL 217 and NFPA 72.
 - b. Smoke alarms are to be AC/DC powered and interconnected. Wireless interconnection is allowed if wall and ceiling finishes must be removed to hardwire smoke alarms.
 - c. Carbon monoxide detectors are required outside sleeping areas. Shall comply with UL 2034.

NOTE: Please see the SMOKE ALARM and CARBON MONOXIDE ALARM REQUIREMENTS elsewhere on the Building Division page for more detailed information.

Kitchen Remodeling

1. See General Requirements above.
2. Provide floor plans of existing and proposed conditions.
3. Any kitchen exhaust fan that exceeds an exhaust rate of 400 CFM, must be provided with an automatic heated makeup air system. The system shall raise the air temperature from a 0 degree outside temperature to a 50 degree temperature and added to the return air duct.
4. Structural wall studs that are penetrated by a sink drain pipe must be repaired with a metal stud shoe.

Bathroom Remodeling

1. See General Requirements above.
2. Provide floor plans of existing and proposed conditions.
3. Tub and shower enclosure walls that are to have ceramic tile as the wall finish shall use cement board, fiberglass covered gypsum board or a manufactured waterproofing membrane system as the backer substrate.
4. All exhaust fans are to be vented directly to the exterior.
5. Any glass in the tub/shower area shall be tempered safety glass.

Basement Finish Project

1. See General Requirements above.
2. Provide floor plans of the existing and proposed conditions.
3. Identify all rooms with names consistent with the intended use.
4. Provide a typical wall section detail.
 - a. Specify stud size and spacing, R-13 insulation, wall covering, ceiling heights and a pressure treated bottom plate.
5. Show that the underside of the stairway stringers are to be protected with ½" type X gypsum.
6. Specify all door sizes for new or relocated doors. Minimum door leaf size is 2'-8", except for bathrooms and closets.
7. Provide a complete mechanical plan to show all new ducts, new registers, new return grilles and combustion air openings for the gas burning equipment. Supply ducts must show a size and airflow CFM. Return grilles must show a size, airflow CFM and velocity FPM. Prove that the existing equipment is large enough to accommodate the additional loads.

8. Provide a second means of egress from the finished area; walk out door or emergency escape and rescue opening. Sleeping rooms are required to have an EE & RO that is located inside the sleeping room.
 - a. Emergency escape and rescue openings must provide 5.7 SF of net clear opening dimensions.
 - b. The sill height cannot exceed 44" AFF. The window cannot have a U factor that exceeds 0.35.
 - c. The window well must be at least 9 SF in area and have a method to be drained. Provide details.
 - d. Bars and heavy covers are not allowed on top of window wells.
 - e. If an opening is being cut in the foundation, provide structural details used to support the wall above the opening.
9. Provide fire blocking notes as follows;
 - a. Install vertical fireblocking at 10 FT intervals.
 - b. Install fire blocking where concealed vertical spaces meet concealed horizontal spaces.
 - c. Install fire blocking in any floor joist cavity that is directly above any wall that separates a finished area from an unfinished area.
 - d. Draftstopping may be needed above a dropped ceiling.
10. See Bathroom Remodeling requirements above if provided in basement.
11. Identify the location of the main electrical panel. It cannot be in a locked room or bathroom.

After you get your permit

1. Post your permit card in the front window to be visible from the street.
2. Have your city approved plans on site at all times for the inspector's use.
3. Plumbing and electrical work is to be done under St. Louis County permits.
4. Required City inspections : framing rough, mechanical rough, insulation (if applicable), drywall and final.
5. Sequence of inspections: St. Louis County rough inspections first, then the City rough inspections, followed by city drywall inspection, followed by St. Louis County finals and the City final is always last. Refer to the building card issued with your permit for a list of inspections.