

**BUILDING PERMIT
INSPECTION & PROCESS**

1. We will verify all setbacks and zoning regulations based upon owner submitted plat and site plan. The owner is responsible for the exact location of his property lines.
2. The property will be checked for flood plain regulations.
3. The address will be verified and, if needed, a number will be assigned.
4. New Construction, Additions, Alterations:
 - a. Footing & Foundation Wall Inspections
 - b. Under-floor Plumbing
 - c. Sewer & Water Inspections (Separate permits required)
 - d. Rough-in Framing, Electric, and Plumbing
 - e. Roofing inspection (completed during rough-in inspection)
 - f. Electric Service
 - g. Drywall inspection (fire walls & bathrooms), insulation
 - h. Occupancy Inspection
 - i. Final Inspection (May be completed the same time as Occupancy)

Other Inspections: *(May or may not apply)*

- Mobile Home Inspections
- Accessory Buildings & Structures
 - Mechanical
 - Electrical
 - Plumbing
- Site Inspections
- Fireplace/Flue Inspections
 - Pier Inspections
 - Deck Inspections.
- Swimming Pool Inspections

Building Permit Fees - City of Gerald

Residential Fees

The following International Building Code formula will be used to determine the permit fee for new residential buildings within the City of Gerald.
There is also an Administration Fee of \$30.00.

(Gross Area x Square Foot Construction Costs(\$) x Permit Fee Multiplier)
OR
(Sq. ft. x \$85.00 x .0035) for living area (including finished basement)
plus
(Sq. ft. x \$15 x .0035) for unfinished basement
plus
(Sq. ft. x \$31.46 x .0035) for garage plus the Administration Fee of \$30. 00

Example: 1500 sq. ft. house + 1500 sq. ft. basement (950 sq. ft. finished + 550sq. ft. unfinished) + 500 sq. ft. garage

2450 x \$85.00 x .0035	=	\$728.88
550 x \$15 x .0035	=	28.88
500 x \$31.46 x .0035	=	55.06
<u>Administrative Fee</u>	=	<u>30.00</u>
TOTAL PERMIT FEE		\$842.82

THIS DOES NOT INCLUDE SEWER AND WATER PERMIT FEES!!!

Commercial & Industrial Fees

The same formula will be used to determine the permit fee for new commercial and industrial buildings.
The Administrative Fee for commercial and industrial structures is \$50.00.

(Gross Area x Square Foot Construction Costs(\$) X .005)

Example: 5000 sq. ft. restaurant with IIB Construction

5000 x \$113.17 x .005	=	\$2,829.25	Restaurant
<u>Administrative Fee</u>		<u>50.00</u>	
TOTAL PERMIT FEE		\$2,879.25	

Example: 5000 sq. ft. auto repair shop plus 1000 sq. ft. office space w/ ILB Construction

5000 x \$61.73 x .005	=	\$1,543.25	Auto repair space
1000 x \$113.70 x .005	=	568.50	Office space
<u>Administrative Fee</u>		<u>50.00</u>	
TOTAL PERMIT FEE		\$2,161.75	

Any additional charges that are required to process that aren't a normal part of the permitting guidelines will also be added to that individual permit fee, i.e. direct charges for additional copies of drawings needed for permitting process that applicant didn't submit.

Should a permit expire or become inactive, a renewal fee to reissue, reactivate, or extend a building permit shall be 1/2 of the original permit cost, unless an additional plan review process IS required, then additional costs incurred will be added to the renewal.

**Gerald City Hall
Hwy 50 East
(573)764-3340**

Wilber Skornia - Chairman, Planning & Zoning
John Neff - Building Inspector / P&Z Administrator

General Information And Guidelines For
Buildings Constructed In The City Of Gerald

Present Codes Observed

- ICC International Building Code 2003 Edition
- ICC International Residential Code 2003 Edition
- ICC International Plumbing Code 2000 Edition
- ICC International Mechanical Code 2003 Edition
- ICC International Fire Protection Code 2000 Edition
 - ICC International Electric Code 2003 Edition*
 - ICC International Property Maintenance Code 2003 Edition
 - ICC International Electric Conservation Code 2003 Edition
 - NEC 2006 Electric*

**As Amended For Area Of Jurisdiction*

NOTE: *These codes are used at the minimum standard that must be adhered to. Additional restrictions and additions placed on new or existing buildings by the City of Gerald supersede and/or override codes as stated within the above referenced guidelines.*

Call (636) 221-4876 for Inspections.
Give name, address, permit number, and type of inspection needed.

24 hour notice is required on all inspections