

General

1. Any residential, commercial, or industrial project must be reported to the City of Gerald City Hall.
2. All work affecting the structure or structural supports of an existing building; all work creating a new structure; any commercial or industrial, whether new construction or an alteration of an existing building, which includes a deck, porch, storage shed, garage, fencing, carports, swimming pools (above or below ground) etc, must have a building permit.
Storage/utility sheds: pre-fab sheds under 100 sq. ft. in size do not require a permit, unless they are installed on a foundation or on a concrete slab. All stick built sheds must have a permit. All sheds of any size must adhere to set back limits and other zoning regulations set for the City of Gerald.
3. All commercial, industrial, and multi-family units must also submit plans to the Gerald Fire Protection district for a permit.
4. Builders, contractors, and/or owners of commercial or industrial projects are responsible for all review fees incurred due to their project. All fees are to be paid prior to receiving any building permit.
5. Building permits and fees do not include sewer and water permits and/or fees. These must be obtained separately from the P&Z Department at City Hall. When the water and sewer permit fees have been paid and the contractor is ready for water and sewer hook-up, please call the P&Z Department at (573)764-3340.

6. No construction can commence until a permit has been acquired.
7. The permit requirements are the responsibility of the property owner and/or builder.
8. Permits will be issued for construction only if all other regulations and zoning restrictions are complied with as required by the City of Gerald code or ordinance.
9. At this time, please call to find out about building in a flood plain.
10. Permit holders are responsible for making sure that all contractors and/or subcontractors have a valid City of Gerald business license before work begins. Permit holders will be responsible for any fines and/or work stoppage due to no compliance. Business licenses may be picked up at the Gerald City Hall.

**PLEASE CALL 24 HOURS
IN ADVANCE FOR
NEEDED INSPECTIONS!!!
(636) 221-4876**

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

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

COMMERCIAL AND INDUSTRIAL
CONSTRUCTION PLANS

Clarified construction document requirements. Our current building code is the 2003 IBC as published by the ICC. The construction documents should be complete, i.e. indicate all aspects of the proposed building construction. The construction documents are required to be sealed by a design professional in accordance with State of Missouri Law. A general set of plans would typically contain but not necessarily be limited to:

1. Exterior Building Elevations
2. Floor Plan(s)
3. Electrical/Lighting Plan
4. Mechanical Plan
5. Plumbing Plan
6. Structural Plan(s)
7. Site Improvement Plan(s)

Additional plans may be required depending upon building use, size, or location. Architectural and engineering services may vary with the building project. Architects and engineers (both are design professionals) are governed by the Missouri Board for Architects, Professional Engineers and Land Surveyors. Missouri law dictates what type of services each type of design professional can provide. Generally, if you look at the numbered items above, an architect would provide 1 and 2. An architect would also provide services for building planning. An engineer would provide items 3 through 7. A land survey, if required would be prepared by a registered land surveyor. If you have any questions or comments, please feel free to call City Hall.