

CITY OF STRAFFORD

REQUIREMENTS FOR BUILDING PERMITS

The following are requirements for applying for a building permit:

- Site plan and set backs - setbacks for residential - front 35, side 10, rear 20
setbacks for commercial – see Zoning Ordinance
- Foundation and footing plans
- Elevations
- Water / sewer and electrical location
- Commercial plans require detailed electrical, plumbing, and mechanical plans
- Lot size - 12,000 square feet
- Anything over 5 acres must go before the Planning and Zoning Commission
- The building permit must be filled out and signed by the legal owner or contractor, and be posted in front of the property where building is to take place.
- The inspector requires a 24- hour notice for each request of inspections. Please contact city hall for each request of inspection.
- The City of Strafford requires that all construction meet within the standards of the 2000 International Building Codes.
- A building permit will become expired if work authorized under the building permit has been suspended or abandoned for a period of 180 days. An extension may be requested in writing if justifiable cause has been demonstrated. The building inspector may grant, in writing, up to two extensions per permit with each extension not exceeding 180 days.
- A fee of \$10.00 per inspection will be assessed for any re-inspections
- **For Commercial Development** - If an engineer is required to review the plans, a fee of \$2500 will be assessed. This fee is to cover the engineer's fee and any amount not used for this purpose will be refunded.

CITY OF STRAFFORD

PLAN REVIEW CHECK OFF SHEET FOR INSPECTOR

Name _____ Permit # _____

Address _____ Date of Review _____

Approved _____ Additional comments _____

_____ Set backs, lot coverage _____
Residential front 35, side 10, rear 20

_____ Use of property, - zoning _____

_____ Footings _____

_____ Foundation _____

_____ Electrical _____

_____ Plumbing _____

_____ Mechanical _____

_____ Load calculation _____

_____ Roof _____

_____ Driveway _____

_____ Elevations _____

_____ Parking lot and open spaces _____

Date

Inspectors signature

CITY OF STRAFFORD

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Bill No. 208-91

Ordinance No 208-91

AN ORDINANCE TO PROVIDE FOR THE NUMBERING OF HOUSES AND BUILDINGS IN THE CITY OF STRAFFORD, MISSOURI AND PROVIDING FOR A PENALTY FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF STRAFFORD, MISSOURI AS FOLLOWS:

Section 1. Duty to Affix House Numbers. – It shall be the duty of the owner, agent, lessor or occupant of every house or other building, except barns, garages and other buildings which are part of the same property with a numbered house or building, to place on every such building its proper street number.

Section 2. Time Requirement to Affix House Numbers. – Numbers shall be placed on existing houses and buildings within thirty days form the time said owners, agents, lessors or occupants are notified either by mail, publication or telephone of the assignment of numbers to said houses as hereinafter provided. Numbers shall be placed on newly constructed houses and buildings within thirty (30) days after construction is completed or becomes occupied whichever occurs first.

Section 3. Size and Type of Numbers. – The minimum height of each number shall be no less than four inches and the maximum height of each number shall be no more than twelve inches. The minimum width of each number shall be no less than one inch. The house must be standard numerals. No Roman numerals, numbers spelled out in words, or other form will be allowed. The said numbers are to be of a color that is in contrast to the immediate background.

Section 4. Proper Numbering. – Proper numbering shall be required on each house, building or other structure on the street front, and, if there be an alley entrance, also at the alley entrance to the premises on which a said house, building or other structure is located. The number shall be placed either on the front transom bar, front transom glass, over the porch entrance, front show window, or over or on either side of the entrance. The number shall be placed as to be in full view from the edge of the street. It shall further be unlawful to cover any house number with any sign, drapery, or allow any other obstruction tending to conceal such number from the edge of the street. If there is an alley entrance, the house number shall be placed conspicuously at the said alley entrance.

Section 5. Removal of Old Numbers. – All old numbers must be removed from any house, building, or other structure if a new number has been assigned to said house, building, or other structure.