



City of Troy, MO

Permit Application Requirements

The City of Troy right to connect fees is only to allow the tapping or connection to the City of Troy Utilities. This Fee does not imply the City of Troy Utilities are located on or at your Lot / Property or Project.

If the City of Troy Utilities are off site of your Lot / Property or Project it is the responsibility of the Permit Applicant / Builder / Developer of this intended Permit to acquire the necessary easements and incur all of the additional cost of the extension of the City of Troy Utilities to your Lot / Property or Project.

The City of Troy Utilities shall be constructed per the city of Troy water and wastewater specifications Ordinance.

The issuance of the permit does not imply nor insure the City of Troy Utilities are located on your Lot / Property or Project nor does it imply the City will incur the cost to bring the City of Troy Utilities to your Lot / Property or Project for either Residential or Commercial projects.

Definition of the City of Troy Utilities includes Sewer Lateral / Sewer Main / Water Service Connection / Water Main.

1. Complete Building Permit Application

2. Submit plans as follows:

Residential Plan

- Two (2) complete sets of plans containing the following:
 - Plot Plan
 - Show lot lines to include bearing and distances
 - Show the size and location of new construction or existing structures and the distance from the structure to:
 - Front set back line.
 - Both side set back lines.
 - Rear set back line.
 - Show all easements
 - Show any floodplain / floodway on lot, if applicable
 - Show 30 foot from top of stream back, if applicable (per Section 500.100(C))
 - Foundation plan
 - Including footings, piers, walls, floor, etc.
 - Floor Plans
 - Including framing, electric, plumbing and mechanical specs.
 - Four (4) elevations-front, rear, left and right views.
 - Wall and stair sections.
 - Include details on plans for fireplaces and also provide manufacturer information on unit to be installed
 - Sealed reports for trusses and TJI's.

Master Residential Plan

- 1st submittal same as Residential Plan submittal.
- Once the master set is approved submit the following:
 - Permit application with plan name.
 - Plot plan

Commercial Plans

- Sealed site plan (per Section 405.410)
 - Plus twenty-nine *copies* of the sealed site plan.
 - Special reports such as Soils, Floodplain and Floodway issues, DNR and Army Corps of Engineers, etc.
 - Four (4) complete sets of plans sealed by a Missouri registered architect and/or engineer containing the following detailed pages, including a cover sheet stating use, occupant load, type of construction, height and area, etc:
 - Structural, Mechanical, Plumbing, Electrical, Sprinkler systems, energy conservation calculations, etc.
 - Notify Fire Department
 - Knox Box must be obtained and installed per Lincoln Co District #1 specifications
3. Determination of Planning and Zoning Regulations
 4. Determination of Flood Hazard Area
 5. Applicant certifies that all information given is correct and that all city ordinances will be complied with in performing the work for which this permit is issued. Failure to comply with City of Troy Ordinances or Building Codes will result in a Stop Work Order being issued until a reasonable and mutual solution is reached.
 6. Applicant understands it is the developer/contractor's responsibility to check with other agencies such as DNR, FEMA, Army Corp of Engineers, etc., to see if any permits are needed from these agencies

Please refer to “Building Department Guidelines” for further information