

Inspections

The City of Troy will conduct the following inspections for detached garage, shed and accessory buildings.

Footing:

If a footing is required, this inspection must be scheduled before the concrete is poured.

Plumbing Ground Rough:

This inspection is conducted when any plumbing or electric is installed under a concrete floor prior to pouring the floor slab.

Open Wall:

This inspection is conducted when all framing, fire blocking, above ground plumbing, electrical and mechanical additions are in place. Inspection approval is required before insulating and/or drywall or paneling can be installed.

Final Inspection:

This is conducted when the entire project is completed prior to occupancy or use of the structure.

Call (636) 528-1254 , 24 hours in advance to schedule an inspection

The City of Troy Building Department supports and encourages every resident's decision to improve their home or business. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.

The City of Troy Building Department.

City permit approval does not constitute subdivision approval. The city recommends you contact trustees in your subdivision for any subdivision requirements.

This is a general guide for the construction of a detached garage, shed, or other accessory building within the City of Troy, MO. All code requirements are too extensive to list within this guide. The City of Troy Building Department may be contacted about the information in this guide at:

City of Troy Building Department
800 Cap-au-Gris
Troy, Missouri 63379
636-528-1254 or 636-462-1613 fax

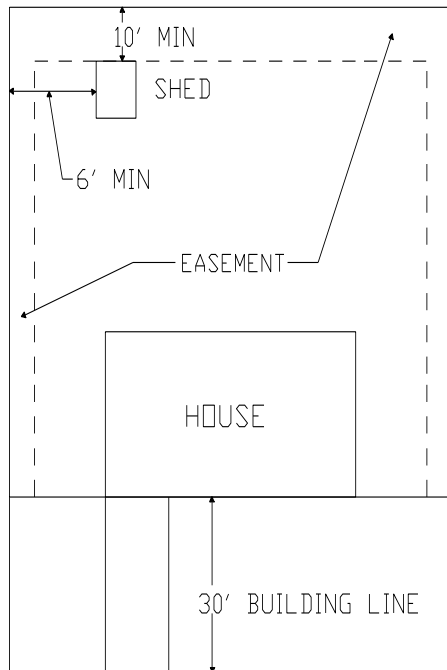


Detached Garage, Shed and Accessory Building Guide

City of Troy
Building Department
800 Cap-au-Gris
Troy, Missouri 63379
636-528-1254
636-462-1613 fax

Visit us at
www.cityoftroymissouri.com

SITE PLAN EXAMPLE



Movable accessory building under 200 square foot does not require a permit.

Additional regulations apply in Historical District

Minimum permit fee is \$50.00

To Obtain a Permit

Please submit two copies of the following

Site Plan

- ◆ A copy of your site plan showing location and dimensions of the garage or detached accessory building. Include all other buildings on the property with easements and setback. The plan must be to scale.
- ◆ All accessory buildings and structures shall be permitted with the following provisions applicable:
- ◆ No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used for dwelling purposes, other than by domestic servants employed entirely on the premises.

- ◆ Any attached building or structure shall be considered as a part of the principal or main building and conform to all regulations applicable to the principal building. The exterior color of accessory buildings and structures shall be consistent and blend in with the color(s) of the principal building(s).
- ◆ All accessory buildings and structures, except garages, must be located in the rear yard of a lot and conform to all provisions of this Chapter.
- ◆ Accessory buildings shall not occupy more than thirty percent (30%) of a required rear yard and shall not be nearer than six (6) feet to any side or rear lot line, except that when a garage is entered from an alley, it shall not be located closer than ten (10) feet to the alley line. If a garage is located closer than ten (10) feet to the main building, the garage shall be regarded as part of the main building for the purposes of determining side and rear yards.
- ◆ An accessory building or structure in a residential district shall not exceed one-half (1/2) the ground floor area of the principal building.
- ◆ The height, or above grade elevation, of an accessory building or structure shall not exceed that of the principal building.
- ◆ On a corner lot, all accessory buildings (except garages) and structures must be located in the rear yard of a lot on the interior side.
- ◆ No accessory building or structure shall be located within or partially within an utility easement.

Metal Clad Structures

- ◆ **Residential District.** Any structure over three hundred (300) square feet located within a residential district requires a conditional use permit.
- ◆ **Commercial Districts** If the building is the principal building, on the lot, the side that faces the street has to have a minimal thirty percent (30%) exterior finish other than metal
- ◆ Any part of the building that faces the street shall match exterior materials that are present on the property where the building is to be built.
- ◆ If building an addition to an existing principal building, it is exempt from the exterior regulation.
- ◆ **Industrial District.** No restrictions.

Construction plans

- ◆ **Prefabricated shed:** This information is available from the retailer and should include anchorage.
- ◆ **Custom (stick built):** All detached buildings custom built must be constructed of materials and designed architecturally to match the primary structure on the property.
- ◆ Foundation plans that include: dimensions of foundation walls footings and / or pier locations/sized beam, column and pile locations. A detail for each.

- ◆ Framing plans that include: Lumber size and length, Spacing of studs and joist. Door and window size and location. A typical "wall section" showing the types and sizes of materials used Roof framing or truss information.

Construction Guidelines

- ◆ If a footing is required, it must be at least thirty (30) inches deep.
- ◆ If power lines are run to your garage of detached accessory building, they must be underground and conform to the current National Electrical Code.
- ◆ All doors and windows must have the proper headers installed when framing.

Call (636) 528-1254, 24 hours in advance to schedule an inspection