



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

## **Guide to Construction Regulations**

### **ST. LOUIS COUNTY PUBLIC WORKS TO PERFORM INSPECTIONS**

The City of Glendale has contracted with the St. Louis County Public Works Department to handle all building permits and inspections. The City will continue to review building plans requiring Architectural Review; however, all inspections will be handled by St. Louis County. For more information on permits and inspections, visit the St. Louis County Public Works website at [www.stlouisco.com/pubworks](http://www.stlouisco.com/pubworks)

### **Construction Hours**

Monday through Friday, 7:00 a.m. until 6:00 p.m.

Saturday, 10:00 a.m. until 4:00 p.m.

### **Job Site**

1. Construction fencing shall be required around the work zone prior to commencement of any demolition.
2. Non-temporary construction equipment, offices trailers, portable bathrooms, construction materials and dumpsters may be stored only within the construction fenced area.
3. No construction materials or equipment may be stored on the sidewalks or any public right-of-way.
4. No temporary construction, delivery, landscape or other types of vehicles may be stored on or within the construction-fenced area for a period in excess of five (5) days.
5. Dumpsters shall be required to be emptied or covered to minimize debris float to adjacent properties. No debris shall be allowed to overflow from the dumpster onto the job site.
6. Construction site shall be kept free of litter and construction debris. Contractor/owner shall clean site of litter and construction debris at conclusion of each workday.

7. All public sidewalks and streets adjacent to the job site shall remain clear of any mud or debris at the conclusion of each workday.
8. Any potential mud runoff or seepage onto adjacent properties or public rights-of-way must be prevented through the use of silt fence or other approved screening devices.
9. Written notification must be given to the Building Official at least four (4) days prior to any "salvage" operation or other potential physical alteration to the exterior of any pre-existing structure sometimes referred to as a "salvage sale".
10. Prior to the "demolition" or "salvaging" of any part or all of a pre-existing structure, as defined as including physical demolition to the exterior as visible from the street, removal of exterior (including removal of siding or tiles), removal of windows, doors trim or guttering or any appearance of the exterior of the home or included portion of the lot, that would be deemed unsightly, unsafe or unsanitary, see the St. Louis County Building Codes adopted May 5, 2008 set out in [Section 500.010](#), a construction fence shall be erected in accordance with the guidelines outlined in [Section 501.070](#).
11. Total salvage time shall not exceed ten (10) calendar days, including any sale and removal of items, unless the job site consists of more than three (3) pre-existing structures, constituting a "large scale" housing development, in which case the total salvage time shall not exceed twenty-five (25) calendar days.
12. After salvaging is completed, no pre-existing structure shall remain in a salvaged condition, as described above, for a period in excess of twenty-five (25) calendar days prior to demolition.
13. Total demolition procedure time shall not exceed ten (10) calendar days, including removal of items.
14. After demolition is completed, no job site shall remain cleared for a period in excess of forty-five (45) calendar days prior to beginning of construction.
15. A copy of these regulations shall be posted at the job site at all times.
16. A copy of the approved plans shall be located on the job site at all times.

### **Tree/Lawn Areas/Excavations**

Prior to any excavations on any public right-of-way or tree/lawn areas, an excavation permit is required. All curb cuts, driveway approaches and public sidewalks must be approved by the Public Works Superintendent pursuant to [Section 535.060](#).

## **Construction Fences**

No construction fence may be erected until the Building Official approves the site plan, depicting material, location and access "gate(s)". At a minimum, all buildings undergoing salvage, construction, removal or demolition shall, at minimum, be enclosed on all sides with a construction grade plastic-mesh fence material, international orange, measuring not less than four (4) feet high.

Construction fences may not be erected more than ten (10) calendar days prior to demolition or any salvaging process, but in any event must be in place prior to commencement of any demolition, excavation, construction or salvaging process as described in [Section 501.030](#). All fences must be approved by the Building Official prior to the fence installation. If demolition, salvaging as described herein or construction does not occur within the above ten (10) day period, then the fencing must be removed and the site restored.

Required temporary construction fences shall comply with the following requirements:

a. Standard construction gauge international orange plastic mesh installed to a minimum height of four (4) feet; and a maximum of five (5) feet from grade constitutes the minimum fence requirement, although solid wood fencing material is preferred. The security of the fence and gate(s) shall be maintained for the duration of the project.

b. Suitable iron, steel, painted metal or wood, non-rebar fence posts shall be installed at no greater than eight (8) foot intervals. Space between any two (2) posts installed side by side shall not be any greater than four (4) inches apart.

c. Access to the work site must be through a suitable "gate" to consist of a movable portion of the fence which can be closed, fastened or otherwise secured as to emulate a continuous segment of the adjacent fencing and post configuration. Maximum gate width shall be fourteen (14) feet. Gate must be fastened or secured every evening or on weekends so as to prevent unauthorized access. The space between gates, posts or hardware shall be no greater than four (4) inches.

d. No temporary construction fence may encroach beyond the subject property line. No temporary construction fence may encroach upon any public right-of-way without the prior written approval of the Building Official. (Ord. No. 03-06 §1, 2-20-06)

## **Sidewalks and Streets**

Existing sidewalks and streets must be maintained throughout the construction process. Construction related damage requires the replacement of damaged sidewalk panels or the repair or replacement of damaged street sections or the right-of-way in general to the specifications of the Public Works Superintendent.

### **Failure to Comply**

Failure to comply with the Zoning and Building Code provisions can result in the issuance of a stop work order, a fine consistent with [Section 100.070](#) of the Glendale City Code, or both, and further court imposed fines and orders.

### **Construction Escrow**

An escrow will be required by the builder of any new construction as determined by the City Administrator in an amount not to exceed ten percent (10%) of the construction cost of the new home in order to insure that any damage to sidewalks, streets and the public right-of-way during construction is repaired. If repairs are not made within thirty (30) days of final inspection of the new home, the City may enter upon the premises and may make such repairs using proceeds from the escrow. Said escrow will be in a form prescribed by the City Administrator to insure that the escrow will be available to the City when it is needed and may include an acceptable surety bond approved by the City Administrator.