



WEST COUNTY EMS & FIRE

Serving West St. Louis County since 1908

Residential

The West County EMS & Fire Protection District has limited involvement with residential permitting and inspection. We will always be happy to answer a question or conduct a safety assessment of any residence at the request of the resident. Also, our District Public Relations committee is able to assist homeowners with replacement of smoke detector batteries, especially in hard to reach locations of the home.

Residential Occupancy Permits



The West County EMS & Fire Protection District does not issue residential occupancy permits and no occupancy or re-occupancy inspection is required by our District.

The City of Town & Country also does not issue residential occupancy permits and no occupancy or re-occupancy inspection is required by the City of Town & Country. If a residential building is under remodeling or construction, a Temporary Occupancy and a Final Occupancy inspection is already integrated into and required as part of the permit and inspection process.

Residential Building and Remodeling Plans





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Residential versus Commercial

Residential buildings are classified as buildings which house 1 or 2 family dwellings (homes and villas). Buildings which house more than 2 separate families such as apartments and condominiums are considered Commercial Structures. Although **we do require permits for the modification, addition or construction of an apartment or condominium** through our Commercial Building Permit process, **we do NOT perform occupancy inspections on apartments or condominiums due to sale or change of tenant.**

Outside of Town & Country City Limits:

We do not require permits for residential work outside of the Town & Country City Limits.

Inside Town & Country City Limits:

Residential work is inspected by the City of Town & Country by contract with West County EMS & Fire as the contracted City Fire Marshal. Residential new construction, remodel, additions or other non-repair work on an existing residential structure require permits from the City of Town & Country. **Effective 2/1/14, the Fire Marshal's review is conducted as part of the City's review. No separate submittal to the Fire Marshal nor separate permit is required.**

Residential plans may be hand-drawn and do not require the seal of a licensed professional engineer or architect **if all of the following conditions are true:**

1. The work does not include any additions or modifications to any load bearing component of the residence. This includes trusses, beams, foundation components, flooring supports and load-bearing walls.
2. The work and layout are being done at the direction of the homeowner and are generally classified as "remodeling" in nature.
3. The homeowner occupies the residence and will continue to occupy the residence for at least 1 year following completion of the work.
4. The residence is not used as a base of operation for a home-based business licensed by a city or county that is open to the public.

Plans for work on a residential structure that do not meet all four of the above conditions shall show, at a minimum, the following information:

1. Seal of a Professional Engineer or Architect Currently Licensed in Missouri
2. Building Address
3. Building Owner
4. Building Construction Type
5. Total Building S.F. – Finished and Unfinished
6. Project S.F.
7. Number of Floors Above Ground Level
8. Number of Floors Below Ground Level
9. Map of project limits/area of work in relation to building floor footprint for each floor where work is occurring.
10. Life Safety Sheet showing location of existing and/or proposed smoke detectors and carbon monoxide detectors



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All residential plans shall show the location of the existing smoke alarm and carbon monoxide detectors in the residence. **All residential structures are required to have an interconnected smoke alarm system that complies with the intent of the IRC. If the residence does not have such a system, one shall be installed as part of the project. Wireless smoke detector systems (including battery powered systems) are allowed, but for remodel and addition projects only.** Existing smoke alarms shall be less than 10 years old and carbon monoxide detectors must be less than 5 years old. Inspection and verification of these systems will be required for Final Occupancy.

