

Demolition

Building

The following is a list of disconnect notices that are required before a building is demolished.

- 1.) Ameren UE (Electric Facilities)
- 2.) Laclede Gas (Gas Service)
- 3.) Water tap destroy (see items for consideration #1)
- 4.) Sewer tap destroy (see items for consideration #1)
- 5.) Provide a copy of the St. Louis County Health Demolition Waste Application and Release Authorization Form.

Swimming Pool

The following is a list of requirements for demolishing a swimming pool.

Two sets of drawings that show a site plan with the location of the pool on the property. A detailed scope of work should be included referencing the requirements below.

- 1.) The walls and floors shall be broken up into sections not to exceed (4) square feet in area to permit drainage.
- 2.) The walkways can be broken up and thrown in, but there must be a minimum of (3) feet of compacted fill on top.
- 3.) The demolition materials shall be buried shall be only concrete and rebar. No plastic, piping materials, liner, or other materials.
- 4.) Any electricity or water supply piping must be disconnected or capped at the source by a St. Louis County licensed contractor.

Items for Consideration:

1. A licensed plumber must be hired to obtain a plumbing permit to perform the sewer and water tap destroy. They must complete a plumbing permit application and provide proof of license with St. Louis County.
2. The demolition site, depending on the size of the job, may require a barricade until the site is restored to a state of normalcy.
3. Verification that the structure is not located in a historic district is required.

4. The property owner is required to disclose the existence of the remains of a swimming pool or a building foundation to potential buyers of the property unless it has been *totally* removed.

*******For questions concerning any of the above,
call the Senior Plans Examiner at (314)505-8517*******

5. Zoning Requirements:

Private Subdivisions and Historic Districts: If the property is located within a private subdivision, then trustee signatures would be required on the submitted application prior to zoning approval being granted. Likewise, if the property is located within an official University City Historic District, then the proposal may have to be reviewed by the Historic Preservation Commission prior to zoning approval being granted.

*******For questions specifically concerning zoning only,
call the Zoning Administrator at (314) 505-8501.*******