



WILDWOOD

Date of Record: August 20, 2013

Removing an old structure, such as a home, garage, barn, or other enclosed structure over one hundred (100) square feet in size, requires a demolition permit. The issuance of a permit not only ensures the structures are being removed safely, they are vital in reducing property value taxes, as well as documenting or saving structures that could be historically significant to the community.

Wildwood's demolition requirements work in conjunction with both St. Louis County and the Fire Protection District where the property is located. Wildwood has three (3) separate Fire Protection Districts serving it. Depending upon the district your property is located within, there may be individual demolition requirements required by them. Contact the Fire Protection District to see if additional requirements apply to you.

The second step in the process starts with obtaining proper municipal zoning authorization from Wildwood. An application is made at City Hall, where five (5) copies of the property's land survey or plot plan must accompany it. This document is needed in order to properly locate and document the exact structure to be demolished. Five (5) copies of all utility disconnect letters must be submitted to the City at this time as well. These may include septic system removals, well capping, water, electric, and gas disconnections.

If the structure is older than seventy five (75) years of age, it must be reviewed and inspected by the City's Historic Preservation Commission prior to receiving municipal zoning authorization. This requirement is to ensure that no historically significant structure is lost forever. The Commission completes a report to the City on its findings, and/or recommends to the City how to properly preserve or remove the structure.

Once City authorization is granted, the next step is to contact St. Louis County's Department of Public Works, Division of Code Enforcement. There are many different contacts and documentation needed to complete the demolition permit process through St. Louis County. Some of these will have already been completed via the utility disconnections needed for Municipal Zoning Approval. In addition, some structures are required to obtain asbestos inspections through St. Louis County. In addition, two different County departments, Public Works & Division of Health, have their own individual requirements and forms to complete.

For further information regarding demolition permits or assistance, you can contact the City's Department of Planning at (636) 458-0440 or St. Louis County at (314) 615-5000.

Planning Tomorrow Today

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cityofwildwood.com