

# Demolition



What you need to know.



2022-07



Dept. of Community Development  
(636) 282-2378  
www.arnoldmo.org

## For more information:

**Community Development Department  
Arnold City Hall  
2101 Jeffco Blvd.  
Arnold, MO 63010**

**(636) 282-2378  
www.arnoldmo.org**

**Office Hours:  
Monday - Friday, 8:00am to 4:30pm**



This series is published by The City of Arnold, Missouri, Community Development Department, as part of a public information service.

These brochures have no legal status and cannot be used as an official interpretation of the various codes, regulations, and ordinances currently in effect. This is not intended to be an all exhaustive source of information on the subject matter. The City of Arnold accepts no responsibility to persons relying solely on this information.



Brochures are updated periodically. Contact the Community Development Department to determine if you have the most recent edition.

## Permit Overview

### Demolition Permit Checklist

Online Permit Application (MyGov)

Visit [web.mygov.us](http://web.mygov.us) and login with your Collaborator account. If you are requesting a demolition permit for a residential structure, select "Demolition Permit (R)". If you are demolishing a commercial structure, select "Demolition Permit (C)".

Utility Disconnect Forms

It is the applicant's responsibility to contact all utilities for their sign off and upload the completed PDFs.

### Permit FAQs

#### What is MyGov and how do I use it?

MyGov is a web-based City Hall—where you can visit to make permit applications, request information, make reports, and more. Please see the blue "MyGov" brochure for more information.

#### How much is the permit fee?

You can estimate your permit fee at [public.mygov.us/arnold\\_mo/estimate?module=pi](http://public.mygov.us/arnold_mo/estimate?module=pi).

#### Where do I get the Utility Disconnect/Meter Removal forms?

This form is provided to you on MyGov or from City Staff upon request.

#### How long will it take to process my permit?

Once you have all the utilities sign off on the Utility Disconnect/Meter Removal forms and upload those to MyGov, the demolition permit will be issued.

As the City of Arnold continues to grow, older buildings are being renovated or demolished to make room for more modern buildings. The purpose of demolition permits is to enable the City to monitor demolition work being performed to ensure that the job is completed in a law-abiding and safe manner.

### Do I need a permit?

The City requires a demolition permit for the removal of all structures that would require a building permit.

You need a separate demolition permit for each structure you wish to remove. This also includes structures that were improperly built without a permit.

### What structures require building permits?

Any structure that exceeds 120 square feet in gross floor area is required to have a building permit to construct, or a demolition permit to remove.



### What do I need to get a demolition permit?

The process to obtain a demolition permit is very simple. Request and fill out the Utility Disconnect/Meter Removal form and submit the demolition permit application and permit fee. See the "Permit Overview" section of this brochure for more information.

If the demolition of your structure requires a DNR permit or an asbestos report, please provide those documents with your demolition permit application. A licensed inspector may be required in such circumstances where there are hazardous materials.

### What is the utility disconnect form?

To facilitate cooperation between the party seeking to remove structures and utilities, the City requires all utility companies to sign off that services have been disconnected or removed before a permit may be issued.

Reduce the risk of personal injury and property damage by contacting the Missouri One Call System to request to have the location of utilities marked.

**1-800-DIG-RITE mo1call.com**

### How long does a demolition permit last?

Demolition permits are valid for 30 days. The permit will expire if work has not started or has been suspended after 30 days.

You may apply for an extension if there is reasonable cause.

### Demolition Guidance from the State of Missouri's Department of Natural Resources

In addition to the requirements of the City of Arnold, the State of Missouri has rules and regulations to facilitate the proper management of construction and/or demolition waste to prevent threats to the environment and human health.

### State Fines and Regulations

Demolition waste must be properly disposed of at a permitted transfer station or landfill regardless of whether it was generated from a commercial or residential structure.

Demolition or renovation operations can create several different kinds of waste, including: clean fill, recovered materials, regulated wastes, and hazardous waste and material containing asbestos.

The penalty for illegally dumping such waste is a Class D felony and the amount of the fine can reach up to \$20,000 depending on the seriousness of the potential impact to the environment and human health.

### Environmental Concern Form

If you have witnessed or are involved in a situation that you believe threatens the environment, such as illegal dumping of demolition waste or unpermitted demolition of hazardous materials, please call the Missouri Department of Natural Resources at (573) 634-2436 or use the online form at [dnr.mo.gov/concern.htm](http://dnr.mo.gov/concern.htm).

