

FREQUENTLY ASKED QUESTIONS

● How will I know if I have a code violation?

If a violation is found by the Building Inspector, the Inspector will attempt to speak with you upon inspection. If you are not home, the Inspector will notify you of the violations by U.S. Mail.

● What if I cannot afford to make the required improvements?

Please notify the Building Inspector of your situation at 636-477-6600 x670. We may have or know of programs that can provide assistance.

● I need more time to comply with the violation. What should I do?

Please contact the Building Inspector at 636-477-6600, x670. The Building Inspector may grant an extension to allow for project completion, hiring a contractor, special circumstances, etc.

● What if I am physically unable to do the work?

You may contact friends and family to assist you or hire a contractor to complete the work.

● What If I disagree with the items in the Violation Letter?

You have the right to appeal in written form within 20 days of the notice. An application for appeal should be based on the claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do

not fully apply, or the requirements of the code are adequately satisfied by other means.

● What happens if I do not fully comply with the Violation Letter or simply do nothing?

Unless other arrangements have been made, failure to resolve the violations listed may result in the issuance of a misdemeanor summons by the Building Inspector requiring a court appearance in the Municipal Court and the possible imposition of fines.

● What is a misdemeanor summons?

A misdemeanor summons is an official summons to appear in the Municipal Court. Summonses are issued only in cases where the owner of a property chooses not to comply, or is unwilling to work with the City. Issuing a summons is the City's method of last resort.

● What If I have more questions?

Please contact the Building Inspector at 636-477-6600, x670.



Pro-Active Property Maintenance Program



● ● ● ● ● ● ● ●
City of St. Peters
Building Department
(636) 477-6600, ext. 670



PROMOTING HOUSING, BUILDING AND PROPERTY MAINTENANCE

PROPERTY MAINTENANCE PROGRAM OVERVIEW

As homes age, routine maintenance plays a vital role in maintaining the structure and property values. The minimum property maintenance code is designed to protect the health, safety and general welfare of the residents of the City of St. Peters. Every spring the City of St. Peters Building Department conducts an exterior inspection of property in the City. The following checklist will help guide you through an inspection of your property. Repair of the violations you have detected will help maintain a clean, safe and desirable living environment.

Sanitation:

- Accumulation of litter, garbage or waste.

Grading/Drainage:

- Areas of erosion
- Low areas allowing the accumulation of stagnant water.
- Discharging stormwater directly on public sidewalks, streets or neighboring property.
- Gutters and downspouts with disconnected, unsecured and missing sections
- Guttering with an accumulation of leaves

Sidewalks/Driveways:

- Broken areas
- Uneven slabs creating a possible trip hazard.

Weeds:

- Weeds or tall grass growth greater than 7" in height.

Accessory Structures: fences, detached garages, sheds, retaining walls.

- Structurally sound, missing components
- Peeling or flaking paint
- Deterioration

Street Numbers:

- Visible from street and at least 4" in height

Exterior – General:

- Peeling, flaking paint
- Exterior finishes with holes/breaks
- Deterioration
- Missing or unsecured components

Foundation Walls:

- Cracks/breaks
- Tuckpointing

Windows and Doors:

- Peeling and flaking paint
- Trim with deterioration
- Glass with cracks and breaks
- Missing or damaged screens

Roofs:

- Loose shingles
- Worn, missing or unsecured roofing materials
- Flashing
- Fascia & soffits

Porches/Decks:

- Handrails and guardrails
- Stairways
- Flooring
- Structural members

Remember... some repairs require building permits, such as structural repairs or renovation of existing space involving plumbing, electrical or mechanical installations. For information on permits for home repairs, please contact the Building Department at 636-477-6600 x670

RECEIVED A VIOLATION LETTER?

Don't:

- Please don't panic: A violation letter is a list of items that need to be corrected. Receiving a violation letter is not the end of the world, it merely means your property needs some attention. A compliance date is the date by which you need to have the items remedied or by which you must make other arrangements with the City.
- Don't ignore it: Ignoring a violation letter will not make the violation(s) go away. Summonses are always the City's method of last resort. The City wants to work with residents to resolve their maintenance issues. Unfortunately, if an owner is unwilling to comply, the City is left with few options.

DO:

- Do read all of the enclosed materials. Many of your questions are answered in the attached materials.
- Do take responsibility and action. Make arrangements and begin work early enough to complete the work on time. If needed, investigate financial resources.
- If you are unable to complete ALL of the required work by the compliance date, please call for an extension to avoid further action.