



# **GENERAL CONSTRUCTION REQUIREMENTS**

**BOARD OF TRUSTEES  
JUNE 2010**

## **PURPOSE**

The purpose of this document is to provide certain construction guidelines to homeowners within the boundaries of Babler Park Estates Subdivision. These guidelines have been developed over time based on previous practice and patterns of the Board of Trustees. Each Board reserves the right to modify, enhance, or delete items listed within this document to conform better with the then construction standards.

Notwithstanding each homeowner is required to submit to the Board the necessary plans, drawings and forms related to the project. Trustee approval must be received prior to proceeding with any construction. Certain structures may require City approval and need inspections performed. It is the responsibility of each homeowner to determine whether permits and inspection are required.

All requests for construction must be submitted to a Trustee. A minimum of two (2) weeks are required for the Board to act on a request. The property owner must at a minimum complete the 'Request for Approval' form explaining the type of construction and specifications. Attachment of material lists and drawings may be required. Also attach a property survey indicating the placement of the proposed structure.

## **FENCES**

This section of the document deals with two types of fences, Perimeter Fences and Privacy Fences. Perimeter fences include those which are constructed on the boundary or property line of a lot. Privacy fences are those fences which are located directly behind the residence and do not extend beyond the building line of the residence and cannot extend more than twenty (20) feet from the shallowest point of the rear of the structure.

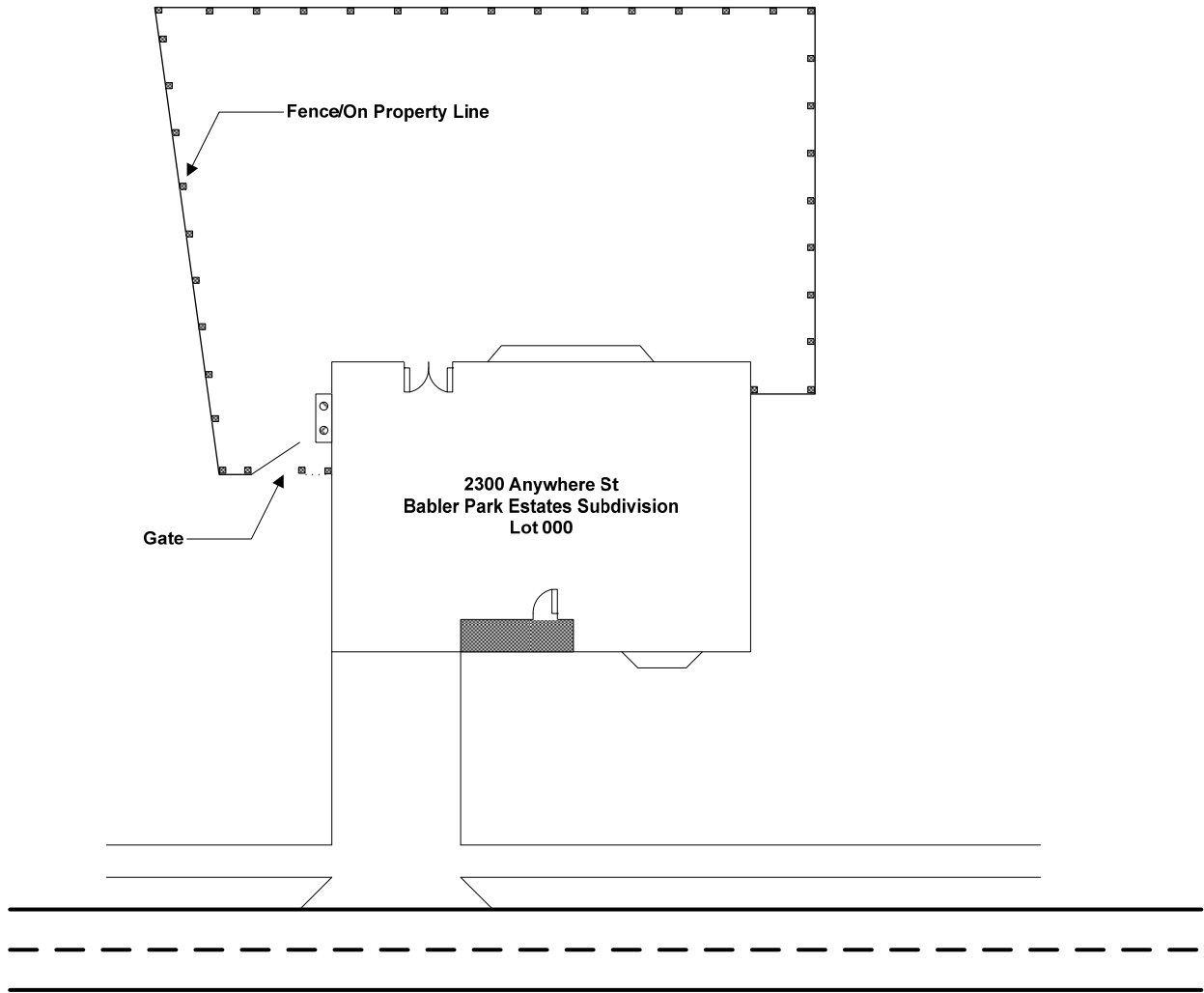
### **General Requirements**

- ❖ Post holes must be a minimum of 24 inches deep.
- ❖ All posts must be anchored in concrete.
- ❖ Fence posts must be nominal 4"x 4". Posts may be constructed of treated lumber.
- ❖ No back to back fences can be constructed. New fences must tie into existing fences.
- ❖ Except for certain style fences, the post and rail section of the fence must face towards the owner's property.
- ❖ Except for shadow box style fencing, a minimum separation of 1" between pickets must be provided on parameter fences.
- ❖ Pickets cannot exceed 6" in width.
- ❖ Chain Link fences are **not** permitted.

| <b>SIZE, STYLE, MATERIAL</b>   | <b>PARAMETER</b> | <b>PRIVACY</b> |
|--|------------------|----------------|
| 4ft Fences<br>Styles : Straight Top or Scallop<br>Materials: Cedar, Ozark, White Vinyl, Wrought Iron | <b>YES</b>       | <b>YES</b>     |
| 5ft Fences<br>Styles: Scallop Only<br>Materials: Cedar, Ozark, White Vinyl                           | <b>YES</b>       | <b>YES</b>     |
| 6ft Fences<br>Styles: Straight Top or Scallop<br>Materials: Cedar, Ozark, White Vinyl                | <b>NO</b>        | <b>YES</b>     |

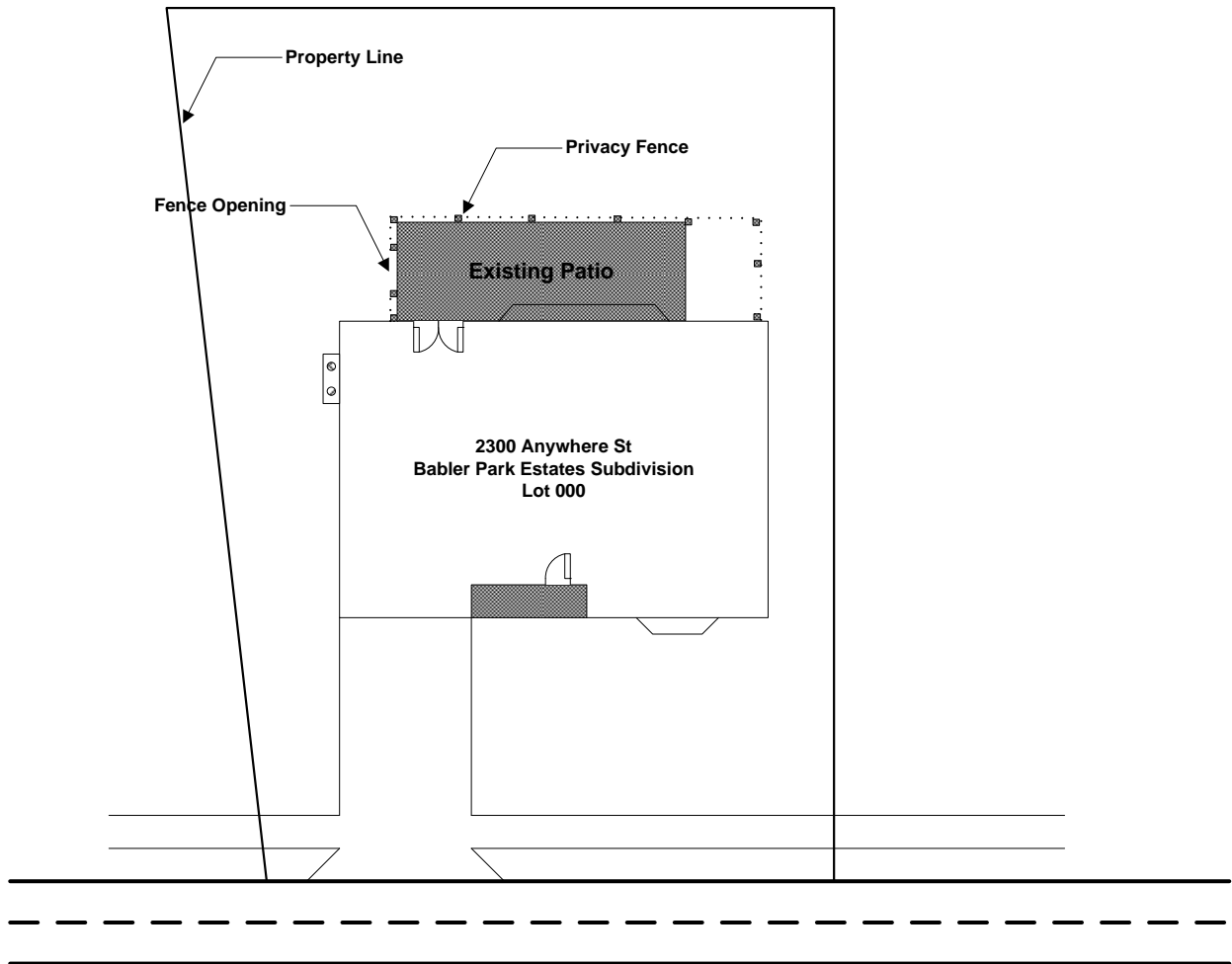
**Perimeter Fences**

Indicate property line, position of new fence and gates. Certain restrictions apply to the distance a fence can be constructed past the rear of the structure. Trustees shall determine the closure points.



**Privacy Fence**

Indicate property line, position of new fence and gates/openings. Restrictions apply to the distance a fence can be constructed out from the rear of the structure. Also, the fence cannot extend beyond the building line of the residence.



## ***DECKS***

This section of the document deals with the construction of decks. All deck approval requests must be submitted with a copy of the same construction plans being submitted for a building permit. A full list of construction materials and corresponding description must be included.

### **General Requirements**

- ❖ All visible sections of the deck are to be constructed of Cedar, Redwood or an approved Composite material.
- ❖ Non-visible substructure of deck can be constructed of treated yellow pine.
- ❖ Support posts must be set on concrete piers. Piers must be a minimum of 30" deep.
- ❖ Support posts of ground level decks can be constructed of nominal 4" x 4" posts.
- ❖ Support posts for decks of walkout structures must be constructed of nominal 6" x 6" posts.
- ❖ Stairs to be installed on a poured concrete landing/slab.
- ❖ Roofs over decks must match existing deck in style and color. Roofs must be shingled to match existing roof.
- ❖ All decks are to be maintained in the original color. Variations in color other than cedar or earth tone must be approved by Trustees.
- ❖ Decks must at a minimum conform to St. Louis County/City of Wildwood specifications for structural sizing of joists and posts, however the Trustees shall have the final say on the plans based on appearance and longevity.

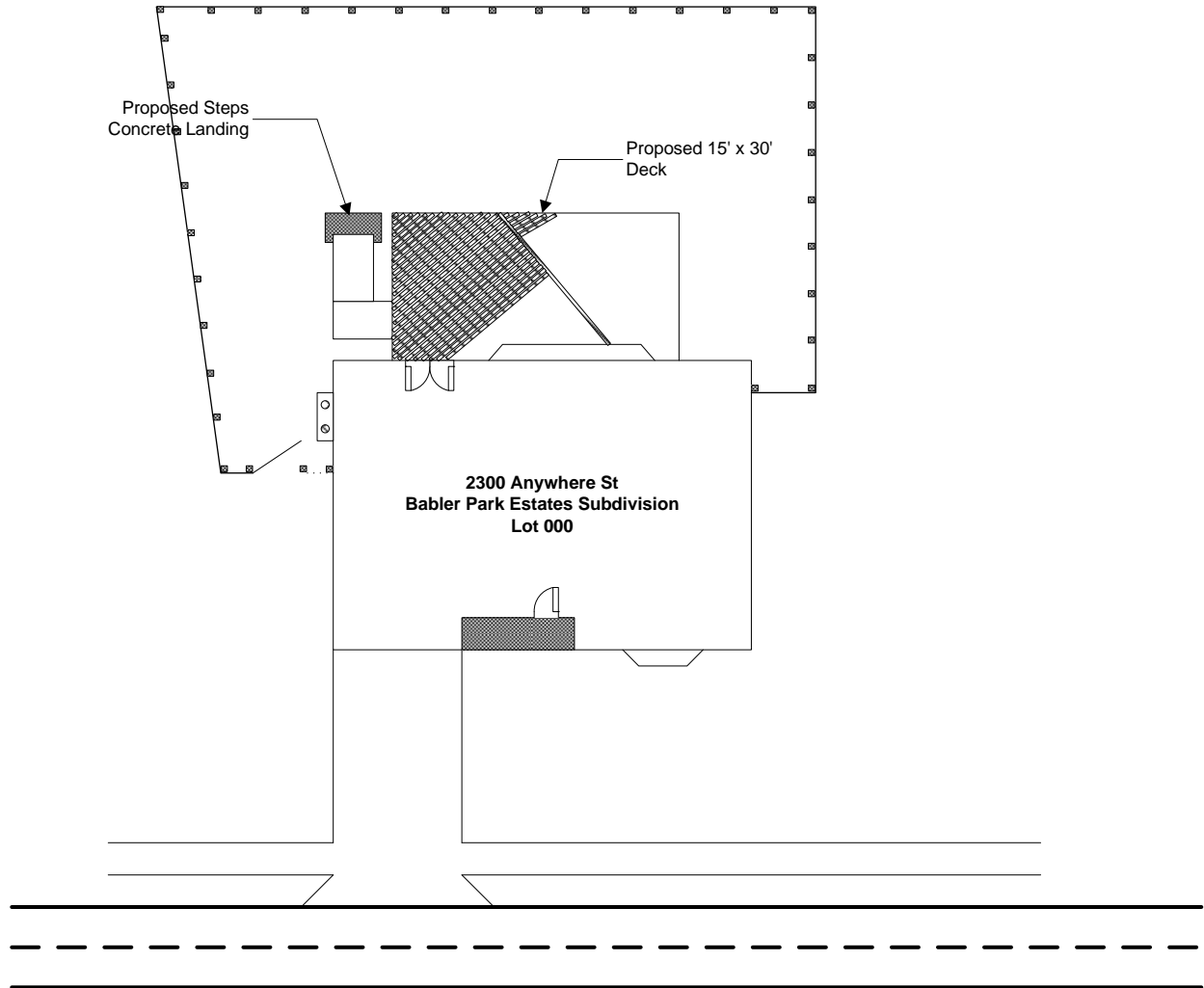


# Babler Park Estates

Wildwood, Missouri



**WILDWOOD**  
www.cityofwildwood.com



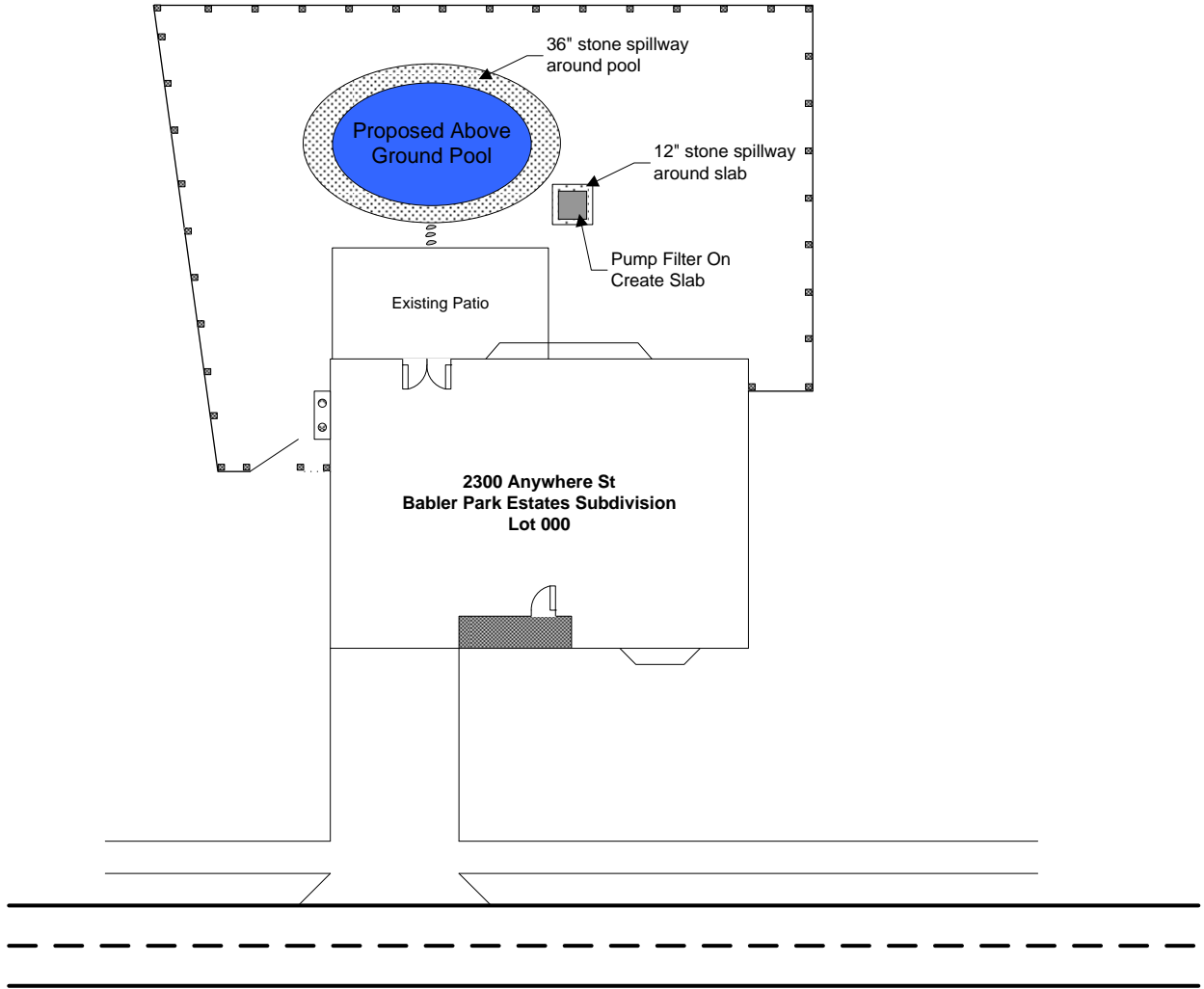
## ***P O O L S***

This section of the document deals with the placement and construction of pools. All pool approval requests must be submitted with a copy of the same construction plans being submitted for a city building permit. A full list of construction materials and corresponding description must be included.

### **General Requirements**

- ❖ Pump and Filter must be installed on a concrete pad or pavers with one (1) foot spillway.
- ❖ All mechanical devices shall be kept in proper working order. Noise abatement measures may be necessary.
- ❖ Above ground pools require a minimum of a three (3) foot spillway constructed of stone/gravel must be installed around the entire pool.
- ❖ Below ground pools require a minimum of a four (4) foot concrete pad around entire pool.
- ❖ Proper water and chlorination levels must be maintained throughout the swimming season.





## ***PATIOS/SIDEWALKS***

This section of the document deals with the placement and construction of patios and sidewalks. All patio and sidewalk approval requests must be submitted with a copy of the construction plans from the contractor. A full list of construction materials and corresponding description must be included.

### **General Requirements**

- ❖ Patios and Sidewalks shall be a minimum of four (4) inches thick (minimum six (6) bag mix), with six (6) by six (6) 10/10 woven wire or fiber mesh, on a minimum four (4) inches of crushed stone, gravel, or sand.
- ❖ Expansion joints shall be use where concrete slab abuts the building or other concrete.
- ❖ For patios, install flashing behind any wood and down face of foundation where concrete is poured against it.
- ❖ The concrete shall be poured not less than two (2) inches below sill of door at patio.
- ❖ For patios, when poured against the house, rebar needs to be drilled into the primary structure 3 feet on center.



# PATIO SLAB DETAIL FLASHING AT EXTERIOR DOOR

## Terrace or Porch Slabs

Suspended (reinforced) type or bearing on the ground which abut wood construction at exterior wall.

1. Flashing Material: Sheet Metal.
2. Extend flashing at finish floors of terrace or porch from one-fourth (1/4) inch outside exterior face of finish, turn up four (4) inches behind exterior finish, then turn down and extend four (4) inches below top of outside foundation.

