



***Work requiring building permits**

Note: This is a general list. Please call the building department at (314) 505-8500 for more detailed information.

Type of work	Building permit required	Zoning approval required
Structural		
repair of fire damage	Yes	No
repair of condemned structure	Yes	No
cutting away of any wall	Yes	No
removal of any structural beam	Yes	No
cutting of any structural beam	Yes	No
cutting of any load bearing wall	Yes	No
closing of any exterior opening	Yes	No
removal of any means of egress	Yes	No
change of any means of egress	Yes	No
increase in # of units (commercial or residential)	Yes	No
decrease in # of units (commercial or residential)	Yes	No
install drop ceilings	Yes	No
install new walls (commercial/residential)	Yes	No
Plumbing		
Install/add to any piping in water supply, sewer, drainage, soil, waste, vent, standpipe or sprinkler system	Yes	No
alter/replace any piping in water supply, sewer, drainage, soil, waste, vent, standpipe or sprinkler system	Yes	No
Food waste grinder, replacement provided the existing waste connection complies with the International Plumbing Code '03	No	No
Dishwasher (automatic) replacement provided the existing water supply connection is protected against backflow and existing waste connection discharges separately into an approved trap, trapped fixture or the dishwasher connection of a food waste grinder.	No	No
Replacement of faucets or valves for showers and tubs	Yes	No
Plumbing repairs of the working parts of faucets and valves	No	No
clearance of stoppages	No	No
replacement of fixture traps installed with approved drainage slip joints	No	No
plumbing fixture replacement with no changes to supply or drainage piping (fixtures and supply or drainage pipes must comply with current codes)	No	No



Work requiring building permits

Type of work	Building permit required	Zoning approval required
interior/exterior property		
Play house that is less than 50 sq. ft., at least five feet away from the property line on all sides and unattached from any other structure	No	No
change in roof covering(when done with like material, including replacement of 25% or less of the roof sheathing	No	No
antennae (12ft or less in height)	No	No
awnings that do not project over property line and are less than 40 sq.ft.	No	No
door replacement(non-fire rated) with no change to opening size	No	No
driveways/sidewalks within the property line	No	No
Section of fence no longer than 10 feet(replaced by fence of same height, material and location)	No	No
floor sanding/refinishing	No	No
Cabinet or countertop replacement that does not increase the length of any countertop	No	No
flooring(tile,carpet,wood)	No	No
gutters or above grade portions of downspouts	No	No
painting(interior/exterior)	No	No
paved areas within property line	No	No
plastering/patching	No	No
new fences	Yes	Yes
decks	Yes	Yes
garages	Yes	Yes
patios	Yes	Yes
room additions	Yes	Yes
retaining walls or planter boxes 24 inches or less in height	No	No
Miscellaneous site work, excavation or fill which creates a permanent change in elevation along the property line of not more than 6 inches	No	No
siding	No	No
exterior steps/stairs not exceeding 2 risers	No	No



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interior/exterior property		
swimming pools, hot tubs or spas, above ground or in ground with no water re-circulating system and with a water depth not exceeding 24 inches	No	No
tents smaller than 100 square feet	No	No
tuckpointing, including replacing or relaying not more than 4 sq. ft. of masonry surface	No	No
wall paper or other wall covering material applied to plaster, gypsum board or a similar noncombustible base	No	No
window glazing/glass replacement or repair of sash or frames, with no modification to the size or location of the opening	No	No
tool shed less than 50 sq.ft., at least five feet away from the property line on all sides and unattached from any other structure	No	No
bathroom addition	Yes	No
basement finish (creating stud walls to hang drywall)	Yes	No
hanging drywall (over stud walls)	Yes	No