

## Commonly Asked Questions:

### What are your office hours?

The Building Department is open from 8:00 AM to 12:00 PM and 1:00 PM-4:00 PM Monday through Friday.

### What type of projects require a permit?

The installation of new patios, driveways, walkways, storage sheds, the replacement, repair, or construction of new fences and retaining walls, and play apparatus require a building permit. Changes in grade, interior and exterior remodels, additions to existing residences, and new residences also require a building permit. The permit must be approved prior to work commencing on the project.

The demolition of an existing residence or accessory building requires a demolition permit. We also require Trustee notification with this permit.

The removal of a live tree with a caliper greater than 6" requires a tree removal permit. Unless the tree is dead, diseased or dying.

New or replacement mechanical systems require an HVAC permit.

The modification of a plumbing, sewer, or drainage systems requires a plumbing permit.

Modifications to electrical systems or new installation require electrical permits from St. Louis County and must be performed by a licensed electrician. For more information contact the St. Louis County Department of Public Works at 615-5184.

### How much does a permit cost?

Permit fees are based on the cost of the project: the formula is as follows:

#### Residential Permits:

\$100 base fee, then \$5 per \$1,000 of construction cost. Inspections fees are \$35 per inspection. Typically, there are between 2-6 inspections for residential projects.

#### Commercial Permits:

\$100 base fee, then \$6 per \$1,000 of construction cost. Inspection fees are \$35 per inspection, typically there are 6 inspections on commercial projects.

#### Plumbing Permits:

Backflow Preventer - \$65

Water Heater - \$65