



# City of Creve Coeur Building Division

## When a Permit is Needed

The permit process is one of the most important parts of the building code and often the most misunderstood by homeowners, building owners and property managers. Requiring permits and inspections is the only way a building department can ensure alterations to a building, meet minimum requirements for safety, health and energy conservation. Performing work that does not meet these basic requirements could become an unfortunate and expensive disclosure issue for owners and can compromise needed coverage from their home and building insurance carrier. Ensuring the safety of our homes and businesses should be a priority for everyone.

The following projects require a city permit:

- New home
- House demolition
- Deck/balcony/porch (even if only decking or guardrails are being replaced)
- Room addition
- Garage addition
- Interior construction
- Hot tub
- Gazebo/ pergola
- Fire/water damage repair
- Swimming pool demolition
- Carport conversion
- Window replacements
- Retaining walls over 2ft
- Fences
- Outdoor sports court
- Kitchen remodel
- Pool house / cabana
- Bathroom remodel
- Pre-fabricated fireplace Installation
- Gas-fired log appliances
- Basement finish
- Emergency generator
- Commercial signs
- Swimming pool
- Utility shed
- Commercial tenant finish
- New commercial building
- Commercial alteration
- Patios that include exterior stairs or outdoor fireplaces
- Grading, filling or excavating an area 2,000 square feet or greater
- Re-roofing commercial buildings
- Furnace/AC equipment replacement (must be installed by a mechanical contractor licensed by St. Louis County)
- Foundation repair
- Driveway apron replacement
- Solar panel systems
- Outdoor fire pit
- Radon Mitigation
- Sump pump pit and drain tile
- Exterior door replacements
- Skylights
- Ceramic or Quarry tile floors

The following projects do not require a city permit:

- Install siding (unless wall studs or sheathing are damaged)
- Flooring / (ceramic or quarry tile floors DO require a permit)
- Political signs
- Tuck pointing masonry
- Children's play structures
- Minor repairs or drywall patching
- Guttering & downspouts
- Paint house
- Re-roofing homes and townhomes (unless rafters or trusses are damaged)
- Landscaping

**NOTE:** St. Louis County will need to issue an ELECTRICAL PERMIT or a PLUMBING PERMIT to a licensed electrician or licensed plumber for any new electrical or plumbing work, including but not limited to:

- New electrical service panel
- New electrical boxes and wiring
- Replace water heater
- Low-voltage home security system
- Adding new circuits
- Resetting/relocating plumbing fixtures
- Lawn Irrigation System
- Replacement or rearrangement of supply pipes, waste pipes, soil pipes or vent pipes

**Important Note:**

These lists are not all inclusive. Please contact the Building Division at 314-872-2500 for questions about when you may need a City permit.

Please contact St. Louis County Department of Public Works at 314-615-7082 for any questions about when you may need an electrical permit OR 314-615-7137 for any questions about when you may need a plumbing permit.