



## WHEN IS A PERMIT REQUIRED?

Section 1300.0120 of the 2015 Minnesota Residential Code and  
Sections 33.03 and 73.04(4) of the City of Saint Paul Legislative Code

A general building permit is required to construct, enlarge, alter, repair, move, demolish, or change the occupancy of residences, garages, carports, decks and similar structures. (See back side for exemptions from permit.) Minor alterations that do not constitute normal maintenance require a building permit if the value, including both labor value and the cost of materials, exceeds \$500.00, or if they are required under the State Building Code or the Saint Paul Legislative Code. ***If your property is located in a Heritage Preservation District or Site, approval is required from the Heritage Preservation Commission (HPC) for exterior work or repairs that require a building permit.***

### Other work which requires a building permit:

- Detached accessory structures, such as tool or garden sheds, require a building permit if they are larger than 200 square feet. Any such structure in a Heritage Preservation District or Site requires approval by the HPC. Accessory structures under 200 square feet do not require a building permit but must comply with all provisions of the City's Zoning Ordinance for setbacks and lot coverage.
- Decks require a building permit. Exception: A deck or platform that is not attached to a structure with frost footings, does not act as a landing outside an exterior door and is not more than 30 inches above grade. However, all decks or platforms greater than 24 inches above grade must meet the zoning setbacks and lot coverage requirements.
- Retaining walls that are over 4 feet in height measured from the bottom of the footing to the top of the wall, or retaining walls of any height that are supporting a surcharge.
- In-ground and above ground swimming pools with a capacity greater than 5000 gallons requires a building permit. The City's zoning ordinance regulates the location of pools and hot tubs from property lines.

### Other permits required:

- Grading or filling a property or in-ground pool requires a grading permit. A grading permit is not required for minor earth work associated with gardens or landscaping planters that do not affect drainage patterns. Grading permits are processed using the general building permit application form.
- Work on electrical, plumbing, piping, sheet metal or heating and air conditioning systems requires trade permits.

- Plastering, stucco, re-dash, patching, veneer plaster, exterior insulation finish system and spray-on fireproofingwork requires a separate Stucco/Plaster permit application.
- For information on fence requirements in the City of St. Paul please see our [Fence Application / Information page](#) on our website.

### **Exemptions from permit:**

- One-story detached accessory structures, used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
- Decks and platforms that do not act as landings outside an exterior door, are not more than 30" above grade and not attached to a structure with frost footings. Decks greater than 24" above grade must meet zoning setbacks.
- Retaining walls supporting less than 4 feet of earth.
- Prefabricated swimming pools accessory to dwelling units which are 24" or less in depth, do not exceed 5,000 gallons and are installed entirely above ground. **(The city's zoning ordinance regulates the location of pools and hot tubs from property lines.)**
- Residential sidewalks and driveways do not require a building permit. However, a zoning review is required for new or expanded driveways.
- Painting, wall papering, tiling, carpeting, cabinets, countertops, and similar finish work.
- Minor earth work associated with gardens or landscaping that do not affect drainage patterns.

### **For additional information:**

**Zoning Section:** For information about Zoning Code setbacks, lot coverage, land usage, call: 651-266-9008  
**Plan Review Section:** For information on Building Code and construction requirements, call: 651-266-9007  
**Heritage Preservation Comm. Staff:** For information on heritage preservation districts/sites or design review guidelines call: 651-266-9078  
**Visit our Website!** [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

*The statements above are intended as general circumstances when permits are necessary. You are advised to contact our office in specific cases to determine if a permit is required. Permits may be issued to the homesteader of the property for single and two-family residential construction or to a contractor licensed by the City of Saint Paul. State of Minnesota contractor's licenses do not exempt contractors from city license requirements.*