



## Residential Building Permit Requirements

Before starting any project. Please contact City Codes Department @ 816-858-3046

Permits are **REQUIRED** for the following projects:

### OUTSIDE

- Decks over 30 inches above ground level
- Decks with a roof or sun-cover
- Patio covers including patio enclosures
- Gazebos or similar structures
- All storage sheds types
- Accessory buildings
- Attached or detached garages
- Room additions\*
- Spas & hot tubs
- Pools with a **(water level greater than 24-inches) \*\***
- Water fountains and water features including electrical
- Outside kitchens
- Retaining walls greater than 48-inches including footing
- Fences (No permit fee charged but permit required)
- Installation of a new furnace, air-conditioner including replacement or a mini-split system
- Installation of new or altered electrical service equipment
- Installation of new or upgrade of house electrical service panel, sub-panel, disconnects or feeders
- Installation of a new electrical branch circuit
- Installation of a solar/photo voltaic, wind and fuel cell system
- Installation of a house generator
- Underground repair/replacement of sewer or waterlines
- Underground gas lines to outdoor grill or lamp post
- Stucco or brick installations except for minor repair

**INSIDE** Permits are **REQUIRED** for the following projects:

- Basement remodeling and finishing, including additions \*
- Replacement or installation of a water heater or tank-less water heater
- Replacing furnaces or HVAC equipment including boilers
- Fireplace inserts or approved wood burning stoves
- Electric to gas conversions
- Whole house water softener system
- Modifications to the electric, plumbing, gas lines, mechanical and structural systems
- Installation of windows and doors if there's an increase to opening size

Permits are **NOT REQUIRED** for the following projects:

### OUTSIDE

- Decks less than 30 inches above ground
- Concrete driveways and sidewalks on private property on grade. **\*\*\*(City requires a separate ROW permit)**
- Concrete patio
- Exterior painting
- Vinyl siding & vinyl windows, if window size is not reduced
- Minor, non-structural exterior repairs made to a single-family dwelling with the same material in which the building was constructed, provide the roofline does change or the foundation of the building does not change
- Portable wading pools with a water depth < 24-inches
- Swings or other playground equipment
- Retaining walls 36-inches or less with no surcharge
- Existing fence repair or maintenance
- Re-roofing existing structures

**INSIDE** Permits are **NOT REQUIRED** for these projects:

- Painting
- Wallpapering
- Floor covering
- Replacing plumbing fixtures (but NOT the relocation of plumbing fixtures)
- Replacing cabinets and counter tops (If cabinets are reconfigured from the original layout, electrical permit may be required for circuits and receptacles to meet code)
- Changing light fixtures (but not relocating light fixtures)
- Repair or replacing electrical switches, receptacles and or circuit breakers
- The clearing of stoppages or the repair of leaks in pipes Valves or fixture drains, (provided no relocation of pipes)

***Please note this is only a guide, if your project does not appear on the list, please call the Platte City Codes Department @ 816-858-3046 to verify if a permit is required.***

***\*Some projects require the addition of hardwired/battery back-up smoke alarms.***

***\*\*Pools with a water level greater than 24-inches require a fence.***

***\*\*\*Right-of-Way permit required if working in the City ROW***

**CALL 1-800-DIG-RITE BEFORE YOU DIG!**

**Please check with your HOA (Home Owners Association) prior to undertaking any project.**