

*St. Louis County Department of Public Works  
Division of Code Enforcement*

**When is a Plumbing Permit required for Commercial Projects?**  
(Commercial includes Multifamily Residential)

**PLUMBING WORK**

A Plumbing Permit is required for the following work: a.) any plumbing or drainlaying, except minor repairs as noted below, in, upon, or about any building or premise, whether private or public; b.) any connection to any sewer; c.) the installation or replacement or permanent removal of any backflow prevention device or assembly; and/or d.) the connection of any dedicated fire suppression water main to any potable water main.

Plumbing Systems include, but are not limited to, all potable water building supply and distribution pipes, all plumbing fixtures and traps, all drainage and vent pipes, and all building drains and building sewers, including their respective joints and connection, devices, receptors, and appurtenances within the property lines of the premises and shall include potable water piping, potable water treating or using equipment, and water heaters and boilers for potable water.

The following types of work are considered minor repairs for which a Plumbing Permit will not be required or is otherwise exempted from permit:

1. Minor repairs within the interior of any building to leaks in drains, pipes, traps and valves, opening waste or supply pipes, and traps or drains. (Note: Minor repairs shall not be construed to include any work involving connections to or replacement or rearrangement of soil pipes, supply pipes, waste pipes, vent pipes or inside rain leader pipes, or the replacing or setting of any fixture, or replacement or repairs to backflow prevention devices, pressure reducing or regulating valves, or any other installation, repair or alteration which in the judgment of the Chief Plumbing Inspector is of such a nature which if improperly installed, repaired or altered would endanger a the public health. A plumbing permit is required for any of this kind of repair work.);
2. Installing a lawn irrigation system beyond the required backflow prevention device (Note: A plumbing permit is required for the installation of the required backflow prevention device).
3. Work on any storm or sanitary sewer accepted for maintenance by Metropolitan St. Louis Sewer District, Municipal Street Department, or County Highway Department.