

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

When is a Plumbing Permit required for Residential Projects?

PLUMBING WORK

A Plumbing Permit is required to install, enlarge, alter, repair, remove, convert, or replace equipment, potable water supply and distribution piping, fixtures & traps, drainage & vent pipes, building drains and sewers including laterals, including their respective joints and connection, devices, receptors, and appurtenances or any other component of a plumbing system.

Some examples of typical residential plumbing projects that require a Plumbing Permit are: new house construction, plumbing work associated with remodeling, renovating or enlarging a house, resetting/relocating plumbing fixtures associated with remodeling kitchens or bathrooms, installing bathrooms, bar sinks, or other plumbing associated with finishing basements, repairing or replacing the water distribution piping, building drain/waste piping, or vent system, replacing a water heater, installing/replacing a backflow device for a lawn irrigation system, etc. Refer to the Residential Brochures on our website (www.stlouisco.com/pubworks) for additional information on permit requirements.

Residential building projects within unincorporated county & contracting municipalities that include plumbing work are issued as an Integrated Building Permit (one permit for the entire job). Plumbing work must be done by a licensed master plumber or qualifying homeowner.

The following types of work are considered ordinary repairs or minor work for which a Plumbing Permit will not be required:

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. A permit is required for this kind of repair work.);
2. Replacing internal components within a water closet tank such as a defective flush valve, float, stopper/flapper, replacing internal components such as washers on a faucet or hose bib, replacing defective TPR valves on water heaters, and replacing treaded hose bibs;
3. Replacing a kitchen or bathroom faucet or garbage disposal in the same location provided no additional repair work is required beyond the fixture tubing connections or disposal waste connections. (Note: A plumbing permit is required to replace and/or reset fixtures

such as kitchen sinks, water closets, bathroom sinks, tubs, or showers, or to replace/install dishwashers as part of simple kitchen & bathroom remodels, as well as, to extend/modify the water supply piping and/or trap arm & waste/drain piping to accommodate reconfigured kitchen cabinet or bathroom layouts on more complex kitchen or bathroom remodels, etc.);

4. Installing a lawn irrigation system beyond the required backflow device (Note: A plumbing permit is required for the installation of the required backflow device).