

When are permits required for Residential Projects?

Use these lists as a guide to determine which residential projects require permits. The projects are organized into the following categories [Building Projects](#), [Electrical Projects](#), [Plumbing Projects](#), and [Mechanical Projects](#). **Please note:** this document is not an exhaustive, all-inclusive list of projects. If in doubt, contact our office before starting any building or trade work.

Building Projects	
Type of Project	Permit Requirements
Accessory buildings	<ul style="list-style-type: none"> Permit required for accessory buildings over 200 sq. ft. Permit not required for accessory buildings under 200 sq. ft. Zoning Certificate required for all accessory buildings regardless of square footage (visit www.rochestermn.gov/planning for Zoning Certificate information)
Additions	<ul style="list-style-type: none"> Permit required
Alterations/Remodels	<ul style="list-style-type: none"> Permit required
Arbors	<ul style="list-style-type: none"> Permit required if attached to another structure and/or it includes a solid roof Permit not required if it's a stand-alone without solid roofing
Awnings	<ul style="list-style-type: none"> Permit required if it's non-retractable
Basement finishes	<ul style="list-style-type: none"> Permit required
Cabinets	<ul style="list-style-type: none"> Permit not required, however trade permits may be required if changes to electrical, plumbing, mechanical
Carpet	<ul style="list-style-type: none"> Permit not required
Carports	<ul style="list-style-type: none"> Permit and engineered drawings are required
Countertops	<ul style="list-style-type: none"> Permit not required
Decks	<ul style="list-style-type: none"> Permit required if attached to house and over 30" above grade Permit not required if not attached to house and less than 30" above grade
Demolitions	<ul style="list-style-type: none"> Permit required
Doors	<ul style="list-style-type: none"> Permit required if installing new or altered openings Permit not required if the replacements/inserts are of the same size
Driveway	<ul style="list-style-type: none"> Permit not required for Community Development—contact Public Works (507)328-2400 to inquire about any permits they require
Fences	<ul style="list-style-type: none"> Permit required if over 7 ft. Permit not required for repair or maintenance, or if under 7 ft. Zoning Certificate required for all fences regardless of height (visit www.rochestermn.gov/planning for Zoning Certificate information)
Fire damage repairs	<ul style="list-style-type: none"> Permit required—call our department to verify (507)328-2600
Fire Pits (gas)	<ul style="list-style-type: none"> Permit required—new installations require both an HVAC and Fuel Gas permit; replacement and fire pits require only an HVAC permit; view the Fire Department's website for further requirements (https://www.rochestermn.gov/government/departments/fire/for-families/recreation-fires)
Fire Pits	<ul style="list-style-type: none"> Permit not required; view the Fire Department's website for further requirements (https://www.rochestermn.gov/government/departments/fire/for-families/recreation-fires)

Floor coverings	<ul style="list-style-type: none"> • Permit not required
Foundation Repairs	<ul style="list-style-type: none"> • Permit required—call our department to verify (507)328-2600
Garages	<ul style="list-style-type: none"> • Permit required for both attached and detached garages
Gazebos	<ul style="list-style-type: none"> • Permit required if gazebo is over 200 sq. ft. and/or requiring electrical, plumbing, or mechanical work • Permit not required if less than 200 sq. ft. with no electrical, plumbing, or mechanical work
Handrails	<ul style="list-style-type: none"> • Permit requirements depend on the project and type of structure - call our department to verify (507)328-2600
Houses	<ul style="list-style-type: none"> • Permit required for both brand-new houses and remodels
Landscaping	<ul style="list-style-type: none"> • See Retaining Walls
Painting	<ul style="list-style-type: none"> • Permit not required—whether interior or exterior
Patios, concrete, with or without covers and enclosures	<ul style="list-style-type: none"> • Permit required if associated retaining walls are over 4' tall • Permit not required if associated retaining walls are less than 4' tall and without a cover
Pergolas	<ul style="list-style-type: none"> • Permit required if attached and/or with a solid roof • Permit not required if standalone without solid roofing
Playground equipment	<ul style="list-style-type: none"> • Permit not required
Pools	<ul style="list-style-type: none"> • Permit required if over 24" deep with more than 5,000 gallons • Permit not required if less than 24" deep or less than 5,000 gallons • Zoning Certificate required for all pools regardless of pool size (visit www.rochestermn.gov/planning for Zoning Certificate information)
Porches—screened or open	<ul style="list-style-type: none"> • Permit required
Remodeling	<ul style="list-style-type: none"> • Permit required
Re-roofing (repairs or replacements)	<ul style="list-style-type: none"> • Permit required if the new materials are considerably heavier and/or the roofline structure is altered; however, a permit may be requested even when none of the above applies • Permit not required if repairs are minor and non-structural—call our department to verify (507)328-2600
Re-siding	<ul style="list-style-type: none"> • Permit required—call our department to verify (507)328-2600
Retaining walls	<ul style="list-style-type: none"> • Permit required when measuring more than 4' from the bottom of the footing or with surcharge—call our department to verify (507)328-2600
Sidewalks	<ul style="list-style-type: none"> • Permit not required for Community Development—contact Public Works (507)328-2400 to inquire about any permits they require
Skylights	<ul style="list-style-type: none"> • Permit required—contact our department to verify (507)328-2600
Storage Sheds	<ul style="list-style-type: none"> • Permit required if over 200 sq. ft. • Permit not required if 200 sq. ft. or less • Zoning Certificate required for all storage sheds regardless of square footage (visit www.rochestermn.gov/planning for Zoning Certificate information)
Storm damage repairs	<ul style="list-style-type: none"> • Permit required—call our department to verify (507)328-2600
Swing Sets	<ul style="list-style-type: none"> • Permit not required
Townhouses	<ul style="list-style-type: none"> • Permit required whether new or remodeling
Trim work	<ul style="list-style-type: none"> • Permit not required
Wall papering	<ul style="list-style-type: none"> • Permit not required
Window replacements	<ul style="list-style-type: none"> • Permit required for brand-new installations, and/or if the work includes safety glazing, an egress window, and/or there is a size for a replacement window • Permit not required if replacing in the exact, existing opening and work does not include safety glazing or an egress window



Electrical Projects	
Type of Project	Permit Requirements
Air Conditioning replacements	<ul style="list-style-type: none"> • Permit required
Bath fan	<ul style="list-style-type: none"> • Permit required for new installations • Permit no required if replacing a fan and the fan remains in the same place
Clothes Dryer	<ul style="list-style-type: none"> • Permit required if any circuit alterations or modifications, or if there are any wall alterations for the installation
Clothes washers	<ul style="list-style-type: none"> • Permit required if any circuit alterations or modifications, or if there are any wall alterations for the installation
Data wiring	<ul style="list-style-type: none"> • Permit not required
Electric baseboard	<ul style="list-style-type: none"> • Permit required
Electrical service	<ul style="list-style-type: none"> • Permit required if installing a new service or if there are alterations to the meter or service mast
Furnace replacements	<ul style="list-style-type: none"> • Permit required
Hot Tubs	<ul style="list-style-type: none"> • Permit required
Light fixtures	<ul style="list-style-type: none"> • Permit required for new or replacement fixtures—contact our department to verify
Light receptacles	<ul style="list-style-type: none"> • Permit required
Photo Voltaic, auxiliary power source	<ul style="list-style-type: none"> • Permit required
Pools	<ul style="list-style-type: none"> • Permit required if over 24" deep with more than 5,000 gallons
Power receptacles	<ul style="list-style-type: none"> • Permit required
Solar, auxiliary power source	<ul style="list-style-type: none"> • Permit required
Spas and other similar installations	<ul style="list-style-type: none"> • Permit required
Telephone wiring	<ul style="list-style-type: none"> • Permit not required
Underground telephone service	<ul style="list-style-type: none"> • Permit required
Wind, auxiliary power source	<ul style="list-style-type: none"> • Permit required

For more information, view our Homeowner's Guide to Electrical Permits (<https://qr1.be/8OOG>)



Plumbing Projects	
Type of Project	Permit Requirements
Clothes Washer	<ul style="list-style-type: none"> • Permit required if there are wall alterations for the plumbing installation • Permit not required if the washing machine hose connection when replacing the appliance
Faucets, fixtures	<ul style="list-style-type: none"> • Permit required for new installations or replacements with new plumbing lines installed • Permit not required if only a re-installation without altering any plumbing lines
Hot Tubs/Spas	<ul style="list-style-type: none"> • Permit required for new installations
Irrigation systems	<ul style="list-style-type: none"> • Permit required for new installations • Permit not required if repairs are downstream of the backflow preventer
Pipes, changes, leak repairs	<ul style="list-style-type: none"> • Permit required if pipes, valves, or fixtures are replaced or rearranged • Permit not required for leak repairs that do not alter the existing piping
Sink replacements	<ul style="list-style-type: none"> • Permit required for new plumbing line installation
Water closet	<ul style="list-style-type: none"> • Permit required if a new installation or a replacement with new plumbing or waste lines installed • Permit not required if only a removal and reinstallation in the existing location
Water heaters	<ul style="list-style-type: none"> • Permit required
Water/Waste lines for plumbing system	<ul style="list-style-type: none"> • Permit required

For more information, view our Homeowner's Guide to Plumbing Permits (<https://qr1.be/8OOG>)



Mechanical Projects

(Includes Heating, Ventilation, Air Conditioning (HVAC), Hydronic, Fuel-gas, factory-built Fireplaces, Stoves and Chimneys, and Refrigeration Systems)

Type of Project	Permit Requirements
Air Conditioner	<ul style="list-style-type: none"> • HVAC permit required for both new installation and replacements • Permit not required for window A/C units
Bath fans	<ul style="list-style-type: none"> • HVAC permit required for both new installations and replacements of exhaust ducts • Permits not required if only replacing the fan (and not the exhaust ducts)
Boilers	<ul style="list-style-type: none"> • Hydronic permit required for new installations and replacements
Clothes Dryers	<ul style="list-style-type: none"> • HVAC permit required for new installations for the exhaust duct • Fuel Gas Permit required for gas dryer replacement—call our department to verify (507)328-2600 • Permit not required if only a replacement of the appliance unit and no duct work is involved
Fire Pits (gas)	<ul style="list-style-type: none"> • Fuel Gas permit required for installation and replacement of factory-built Fire Pits
Fireplaces	<ul style="list-style-type: none"> • Fireplace permit required for new or replacement fireplaces, stoves, or chimneys
Furnace replacement	<ul style="list-style-type: none"> • Permit required
Gas lines	<ul style="list-style-type: none"> • Fuel Gas permit required

