



## WHEN A BUILDING PERMIT IS REQUIRED

Minneapolis Construction Code Services  
Informational Bulletin  
Revised January 2009

### When do I need a building permit ?

A building permit is required for:

- **Work structural in nature**, such as adding or replacing footings/beams/posts/joists/rafters.
- **Work Non-structural in nature**, such as removal of existing plaster or drywall that exposes existing framing for new finishes, or modification of walls or building new walls to create additional space, rooms or closets. Most remodeling requires building permits.
- **All work not specifically exempt by the building code.** This applies to residents, contractors and commercial owners. Even if you are a homeowner, you need a permit to work on your own home. See MNSBC 1300.0120 subpart 4 for work exempt from permits.

### More common items and remodeling projects requiring a permit:

- Reroofing
- Residing
- Retaining walls over 4 feet in height
- Replacement of doors/windows
- Decks (Exception: decks not more than 30" above adjacent grade built away from the dwelling, and does not provide direct access to the dwelling, and is not attached to any other structure that is providing access to the dwelling)
- Stairs – exterior/interior
- Skylights
- Repair or replacement of brick/stone facades
- Garages
- Additions
- Sheds/greenhouses/utility buildings/screened porches over 120 square feet
- Swimming pools 24 inches deep and over 150 square feet in area
- Kitchen and bath remodels
- Finishing of attic or basement spaces
- Conversion of single family homes to multiple dwelling units
- Increase/decrease in the number of dwelling units
- Remodeling/demolitions of interiors
- Demolition of buildings including garages over 1,000 square feet in floor area
- Fences over six feet high

Permit cards should be posted on site before any work begins.

Please note: This handout covers the need for a building permit. Your project may require an electrical, plumbing, or mechanical permit, even if it doesn't require a building permit. **Many projects require more than one permit.** Please contact Minneapolis 311 (612-673-3000) for help in determining what permits you need for your project. Or visit our web site at [www.ci.minneapolis.mn.us/mdr](http://www.ci.minneapolis.mn.us/mdr)