



**CITY OF OAKDALE**  
1584 HADLEY AV N • OAKDALE • MN • 55128  
Phone (651) 739-5150 • Fax (651) 730-2820  
www.ci.oakdale.mn.us

**The Minnesota State Building Code identifies the types of construction work that can be done without a permit. The following information is a summary from MN Rules 1300.0120 & 1300.0215.**

### **A building permit is not required for:**

- Private residential pools that have a capacity of less than 3,000 gallons.
- Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
- Decks and platforms not more than 30 inches above adjacent grade and not attached to a structure with frost footings. Manufactured homes require a permit for all decks. It is important to consider zoning ordinances and home owners association's requirements when constructing a deck.
- Installation of roof gutter systems (downspouts shall not be directed to adjacent properties).
- Installation of soffit, fascia, trim, and other accessories.
- Installation of battery operated or plug-in type smoke and carbon monoxide detectors or the repair or replacement of existing detectors.
- Minor earth work associated with gardens or landscaping planters that do not affect drainage patterns.

The following types of **window and door** related work is exempt from permits:

- Installation of storm windows and storm doors.
- Replacement of wood sash for prime windows.
- Installation of vinyl jamb liner weather-stripping for existing window sash.
- Replacement of glass, screens, wood parts, and other minor repairs.
- Window awnings for one or two family dwellings supported by an exterior wall that do not project more than 54 inches from the wall and do not require additional support.

**The following projects do not require a building permit but may require Zoning or City Engineering permit/approval:**

- Retaining walls not over four feet in height (height measured from the bottom of the footing to the top of the wall) unless supporting a surcharge (which may include buildings, pools, parking areas, streets, alleys, sidewalks, or other loads). It is suggested that you have a site plan review even for walls under four feet in height.
- Fences that are not property line fences do not require a permit i.e. around your patio.
- One-story detached accessory structures not exceeding 200 square feet (see shed handout).
- Patios and sidewalks made of concrete or pavers.
- Treehouse (with solid walls and or a roof).
- Swings and other playground equipment.

**Examples of work that require a building permit (but sometimes overlooked):**

This list is not intended as a complete list of work that requires a building permit. For more information you may speak with a Building Inspector to determine if the work you are proposing requires a permit.

- Installation of a foundation drainage system.
- Basement egress window well.
- Retaining walls over four feet in height.
- Parking lot resurfacing (this does not apply to single family homes).
- Residential driveway replacement.

**A Mechanical Permit is not required for:**

- Portable heating, portable cooking, or portable A/C (window unit).
- Replacement of any minor part that does not alter approval of equipment.
- Portable fuel cell appliances not connected to a fixed piping system and are not interconnected to a power grid.

**Examples of mechanical work that require a permit**

This list is not intended as a complete list of work that requires a mechanical permit. For more information you may speak with a Building Inspector to determine if the work you are proposing requires a permit.

- Install a heating appliance such as a furnace, garage heater, or boiler.
- Install duct work, radiant heat, or in-floor heat.
- Connect gas appliances, such as stoves, dryers, or fireplaces, to gas piping.
- Install central air-conditioning.
- Install radon mitigation systems.

## **A Plumbing Permit is not required for:**

***Unless the plumbing work poses an unsanitary or hazardous condition...***

The reconnection of an existing water supply line to a replacement appliance that does not involve the replacement or alteration of the existing water supply line

- Replacement of the internal working components of existing toilets, faucets, or valves.
- Replacement or resetting of toilets when the work does not include alterations to the existing plumbing piping systems.
- Minor repair of broken drain, waste, and vent pipes.
- Minor repair of leaking fixtures.
- Minor repair of leaking water pipes.
- Replacement of clothes washing machine.
- New or replacement of garbage disposals.

## **Examples of plumbing work that require a permit:**

This list is not intended as a complete list of work that requires a plumbing permit. For more information you may speak with a Building Inspector to determine if the work you are proposing requires a permit.

- Installing new fixtures, such as a new sink, tub, shower and laundry tub etc.
- Replacing a water heater.
- Installing any new water piping or waste and vent.
- Replace or installing a foundation drainage system.
- Replace or installing a water softener.

## **Emergency Repairs**

- Emergency repairs can be done without first obtaining the necessary permits but the permits must be obtained after the work has been completed within a reasonable timeframe. All work must be inspected prior to covering.

## **Additional Information**

- Electrical permits are issued at City Hall. Contact Jim Manteufel 651-426-1319 (City Electrical Inspector) for questions regarding exempt work.