



BUILDING DEPARTMENT
1584 Hadley Avenue N
Oakdale, MN 55128
Phone: 651-739-5150
Fax: 651-730-2820
www.ci.oakdale.mn.us

WHEN IS A BUILDING PERMIT REQUIRED?

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.



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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.