



Home Improvement Projects: When do I need a permit?



For homeowners it can be confusing what projects and types of work require permits and inspections by the City. For home updates such as kitchens and baths, permits are not always required. Permits are not needed to replace faucet fixtures, toilets, sinks, tubs or showers or to install kitchen cabinets, countertops, floors, backsplashes and appliances as long as no structural wall changes take place and no plumbing or electrical is changed or disturbed.



Fences, decks, sunrooms, porches, garages and room additions all require permits and plans to be reviewed and inspections to take place to ensure safe and proper construction and compliance with City Code. Some of these projects require Architectural Review Board approval before building permits are issued. Patios no higher than 30 inches from ground-level, storage sheds less than 200 square feet (must meet set back requirements), decorative pergolas and window replacements do not require permits or inspections.



Above ground swimming pools more than 24 inches in depth or those with electrical equipment would require a permit and inspections for compliance with City Code and safety standards.



The Planning and Development Department has handouts and information on projects and commonly asked questions that may help you plan your home improvement project whether it is large or small. When in doubt, call our offices for guidance on when a permit is required or visit the Frequently Asked Questions section of our website www.brentwoodmo.org for more information and details. All work that does require permits are pulled through the City of Brentwood Planning and Development Department and a Brentwood inspector will perform any building, electrical, mechanical or plumbing inspections required.



To contact the department with questions or for permits call 314-962-4800.