



**City of O'Fallon, Missouri
Building Department
100 North Main Street
O'Fallon, MO 63366
(636) 379-5660
www.ofallon.mo.us**

The City of O'Fallon's Building and Code Enforcement Division supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property. We look forward to helping you.



WHY DO I NEED A PERMIT

CITY OF O'FALLON MISSOURI

Inferior work, faulty or inadequate materials, deviations from approved plans, structural deficiencies, and violations of the code that may result in unsafe or hazardous conditions for you and your family

The requirement for a permit is for the protection of the owner, contractor, and the public. A permit ensures the work will be inspected by a city inspector, who is an expert in construction codes. The inspector may discover inferior work, faulty or inadequate materials, deviations from approved plans, structural deficiencies, and violations of the code that may result in unsafe or hazardous conditions for you and your family. The permit protects you, your family, and your investment. When selling a property, the buyer, realtor or lender may require unpermitted work be corrected, permitted, and inspected before closing. Also, a lack of permit may void your homeowner's insurance. Most importantly, it is the law. The International Codes are adopted across the county as a minimum standard for building. They require that permits be obtained for several different types of work. The purpose of the code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards. We are here to not just enforce the code, but to ensure your family is safe, your investment is safe, and



How do I get a permit

As the owner of a dwelling, you may hire a licensed contractor to obtain the proper permits and complete the work. In most cases, however, you can obtain the permits and complete the work yourself. Residential building permits generally require five to seven working days for plan review in order to verify that the proposed project is designed in compliance with the code. Spring and summer months may require additional time. When applying for a building permit, one copies of detailed plans must be submitted. The plans must clearly indicate the work to be completed. O'Fallon has several guides available to assist with various common types of construction along with the requirements for each plan submittal. To ensure a quick review, please take the time to read the guides and



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The City of O'Fallon's Community Development Department supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property. We look forward to helping you.



submit all of the information required to approve your plans. A poor plan takes significantly more time to review, may be denied, and required additional details and a resubmittal of revised documents. Commercial building permits generally require ten to fifteen working days for plan review. When applying for permits to do construction work on commercial or industrial buildings, all construction drawings must bear the original seal and signature of an architect or engineer registered in the State of Missouri. You may obtain further information, forms and guides by visiting <http://www.ofallon.mo.us/building-permits>, by calling (636)379-5660, or by stopping by the office located on the second floor of the O'Fallon Municipal Centre (City Hall). Hours of operation are Monday through Friday, 8 a.m. – 5 p.m, excluding recognized holidays. We look forward to working with you on your next project.



When do I need a permit

Generally, a building permit is required when any structural change, major alteration, or renovation is made to a building or when any new construction is undertaken. Normal maintenance does not require a permit in most instances.



Permits Required

- Adding a deck
- Patio covers and pergolas
- Sheds
- Pools, spas and hot tubs
- Basement finishes
- Garage or room additions
- Driveways
- Fences
- Replacing an air conditioner, furnace, or water heater
- Replacing an electric service or panel
- Retaining walls other than planters/decorative
- Any commercial alteration
- Fire, Wind, natural disaster or similar damage
- Demolishing a structure
- Repairing, cutting, removing or replacing any structural or bearing support
- Adding to, altering, replacing or relocating any sewer, drainage, gas, soil, waste, vent, standpipe, fire suppression, water supply or similar piping

Permits NOT required

- Minor tuck-pointing
- Repairing plaster
- Painting or siding
- Replacing gutters and downspouts
- Replacing doors and windows
- Replacing shingles/ roof surface materials
- Concrete or paver patios
- Flooring
- Minor electrical such as adding a 20A or less circuit