

*St. Louis County Department of Public Works
Division of Code Enforcement*

When is a Mechanical Permit required for Residential Projects?

MECHANICAL WORK

A Mechanical Permit is required to install, enlarge, alter, repair, remove, convert, or replace appliances, equipment, ductwork, or any other component of a mechanical system.

Some examples of typical residential mechanical projects that require a Mechanical Permit are: new house construction, fix-up/rehabilitation repair type projects, installing/replacing heating & air conditioning equipment associated with enlarging or renovating a house or finishing basements, replacing existing furnaces and/or air conditioning units, adding new ductwork, replacing or rerouting ductwork, installing kitchen hoods &/or fans associated with remodeling kitchens, installing pre-fab fireplaces, gas logs &/or gas log lighters, installing wood burning stoves, installing outdoor gas grills or outdoor gas kitchen appliances, gas lights, installing/replacing gas piping, etc. For additional information on permit requirements refer to the Residential Guides on our website at www.stlouisco.com/YourGovernment/CountyDepartments/PublicWorks.

With respect to repairs, a Mechanical Permit is required to repair mechanical equipment & components of a HVAC system in a building or structure that has been damaged from fire, flood, or severe wind; and as part of a fix-up/rehabilitation building project, to repair or replace mechanical equipment and/or components of a HVAC system that have not been maintained in good condition due to lack of on-going maintenance or neglect.

Residential building projects within unincorporated county & contracting municipalities that include mechanical work are issued as an Integrated Building Permit (one permit for the entire job). Mechanical work must be done by a licensed HVAC Servicer-Installer Contractor or qualifying homeowner.

The following types of work shall be considered as ordinary repairs or minor work for which a Mechanical Permit will not be required, provided such ordinary repairs are regularly performed as on-going continued maintenance for the purpose of maintaining the building's mechanical equipment and HVAC system in good condition:

1. Installing, replacing, or repairing portable heating appliances, portable ventilation appliances and equipment, portable cooling units, portable evaporative coolers, and portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid;
2. Installing, replacing, or repairing self-contained refrigeration systems that contain 10 pound (4.5 kg) or less of refrigerant, or that are actuated by motors of 1 horsepower (0.75 kw) or less.

3. Ordinary repairs for the purpose of maintenance and service such as the repair or replacement of any minor part of a piece of equipment that does not alter the approval of the equipment, the replacement of piping within heating or cooling equipment, replacement of leaking or defective valves, fittings or connections of system components, changing of belts, parts, filters and lubrication of equipment, recharging, testing and balancing of equipment and similar service work. This includes the replacement of the compressor or compressor motor, evaporator coil, refrigerant line dryer/accumulator, fan/blower motor or housing, and heat exchanger; repair or replacement of 10 feet or less of gas line or ductwork, gas shut-off valve, parts internal to the condensing unit or furnace, and controls such as the thermostat; and recharging refrigerant . (Note: All other repairs and replacements to mechanical systems and equipment requires a permit including, but not limited to, replacement of the condensing or heat pump unit, furnace, boiler, flue pipe or liner, radiant heating system, and ground source heat pump unit and/or piping.);
4. Replacing existing residential kitchen hoods, kitchen & bathroom exhaust fans and associated ductwork provided they are of the same nominal capacity, same type and in same location. (Note: A permit is required for new installations of residential kitchen hoods and kitchen & bath exhaust fans including associated ductwork.);
5. Replacing like-for-like gas stoves, gas dryers, decorative gas log appliances (within existing masonry fireplaces or pre-fab fireplaces listed for gas log inserts), gas-fired lighters, and permanent residential outside gas grills, outdoor gaslights, and similar gas appliances. (Note: A permit is required for new installation of these kind of gas appliances and associated gas supply lines);
6. Replacing floor, wall & ceiling registers, grills, and diffuser covers;
7. Replacing vent connectors. (Note: A permit is required to replace the flue or chimney or to install a liner system to resize an existing flue or chimney);
8. Replacing dryer exhaust duct/pipe in the same location. Installing or replacing the transition duct connector between the dryer and the exhaust duct system.
9. Adding an air cleaner or humidifier to an existing furnace.