

## When Is a Building Permit Required?

The Village of Loch Lloyd has adopted the 2018 International Building Code, 2018 International Residential Code, 2018 International Swimming Pool and Spa Code, and the 2017 National Electrical Code ([Ordinance 2202-01-26-1](#)) to ensure a high standard of construction in our community. The requirements in these codes include a wide variety of types of work that require a building permit.

The benefits of the permitting of this work includes additional protection of an owner's assets and investments, examination of work to be done in a safe manner while meeting minimum requirements, and prevention of potential costly repairs and future life-safety issues.

**Although a building permit may not be required for a particular scope of work, a separate review/approval from the DRC/ARC may be required.**

See below for general information regarding whether or not a permit may be required for a given improvement to your property:

### Work that Requires a Building Permit

- New Buildings or Additions
- Renovations (Structural/Nonstructural)
- Swimming Pool/Spa
- Decks unless exempt in section below
- Patios
- Electrical Upgrades (Panel Expansion)
- Energy Systems (Backup Generator)
- Plumbing (Adding Fixtures or Alteration of a System)
- Mechanical (Boiler/Furnace/Air Conditioner)
- Retaining Walls
- Reroofing (Structural)
- Demolition of a Structure
- Sidewalks in the Right-of-Way or in an Easement
- Drive Approaches

### Work that Does Not Require a Building Permit

- Fences
- Playground Equipment
- Reinstallation of similar roofing materials when no structural elements are being repaired or replaced.
- Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work
- Minor electrical work including replacement of lamps or fixtures.
- Minor natural gas work including replacement of appliances or repair of existing systems.
- Minor mechanical work including portable equipment or repair of a system.
- Minor plumbing work including replacing a fixture, repair of piping, clearing of drains, or replacement of equipment.
- Decks that are not more than 30 inches above grade at any point, are not attached to any structure, and do not serve the exit door required by Section R311.1.
- Water Heater

This list is not exhaustive in nature but is intended to give better direction on whether or not a permit is required. For any questions concerning permitting, plan review, or inspections, contact Chad Coffelt with GBA at 913-577-8273 or email [ccoffelt@gbateam.com](mailto:ccoffelt@gbateam.com). For additional information, visit <https://www.villageoflochloyd-mo.org/building-inspection/>.