

WHAT OTHER PERMITS MAY BE REQUIRED?

Other required permits are listed below, although this list may not include all permits applicable to every condition.

Requirements, exemptions and special conditions may apply. Please contact the Permit and Development Center for additional information.

Fence Permit: A Fence Permit is required for all residential and commercial installations, with limited exceptions.

Grading Permit: A Grading Permit is required to grade, strip, excavate, fill, stockpile or cause any non-agricultural earth change on any site under specific conditions. **(Single Family Dwellings require a grading permit.)**

Parking Lot: Permits are required for most installations or overlays of maneuvering and parking spaces for more than 4 vehicles. Site plan, landscaping and storm water management requirements may also apply.

Right of Way Obstruction or Excavation Permit: A Right-of-Way Obstruction or Excavation Permit is required to excavate in, or obstruct the free and open passage over a specified City right-of-way.

Sidewalk/Drive Approach Permit: A Sidewalk Permit is required for the construction, repair, reconstruction or removal of sidewalk on public property. A Driveway Approach Permit is required for the removal of any part of any curb along the edge of any traveled way, or for the removal, replacement or construction of a permanent or temporary driveway approach.

Sign Permit: A Sign Permit is required when any wall, roof, or freestanding sign is constructed, erected, modified or relocated. Limited exceptions apply.

Sound Permits: Sound Permits are required for activity or noise generated by amplified or mechanical means. Some noise activities are prohibited, and restrictions apply.

Swimming Pool Permits: Swimming Pool permits are required for construction, installation, alteration, addition or remodeling of a pool exceeding 18 inches in depth.

Contractor Licensing: *Work involving electrical, heating, cooling, plumbing and signs usually requires licensed contractors, and these contractors must secure their own permits. In some instances, a permit may be available for a homeowner by taking a test. For additional information regarding contractor licensing, testing or permit exceptions, please call the Permit and Development Center at 515-283-4200.*



City of Des Moines
Permit and Development Center
Community Development Department
602 Robert D. Ray Drive
Des Moines, IA 50309

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CITY OF DES MOINES

PERMIT AND
DEVELOPMENT CENTER

General Permit Requirements



Community Development
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Permit and Development Center
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515-283-4200

The City of Des Moines requires various permits for many activities. The City also requires licensed contractors in many instances. The material contained in this brochure provides general information regarding common permits, contractor licensing and common exceptions. Additional information and further explanation may be obtained by contacting the Permit and Development Center at 515-283-4200, or online at: <http://www.dmgov.org/departments/CD/index.htm>

WHAT PERMITS ARE REQUIRED IN DES MOINES?

1. Building Permit
2. Demolition Permit
3. Driveway Approach Permit
4. Electrical Permit
5. Grading Permit
6. Mechanical Permit
7. Parking Lot Permit
8. Plumbing Permit
9. Sidewalk Permit
10. Sign Permit
11. Sound Permit
12. Street Excavation Permit
13. Street Obstruction Permit

HOW DO I OBTAIN A BUILDING PERMIT?

Prepare and submit your project documents and information to the Permit and Development Center for review.

WHAT INFORMATION IS NECESSARY TO OBTAIN A BUILDING PERMIT?

For most building permits, you must prepare and present detailed construction plans showing how your proposal meets applicable code provisions. For applications, submittal requirements, and other forms, contact the Permit and Development Center, or visit our website at: <http://www.dmgov.org/departments/CD/index.htm>

WHEN ARE BUILDING PERMITS REQUIRED?

A Building Permit is required when any building or structure is erected, constructed, enlarged, altered, repaired, improved, converted or demolished. Common exceptions that allow limited work without permit are listed below. This work must still conform to code.

1. One story detached residential accessory buildings used as tool sheds, playhouses or similar uses, provided the area of the structure is 120 square feet or less.
2. Chain link fences 4 feet in height or less.
3. Movable cases, counters and partitions not over 5 feet in height.
4. Retaining walls with earth surcharge not over 4 feet high, measured from top of wall to bottom of footing.
5. Sidewalks, driveways, and platforms on private property less than 30 inches above grade.
6. Painting, papering, wallboard repair and similar finish work.
7. Residential siding and shingle replacement, and other minor maintenance as determined by the Building Official. Please contact the Permit and Development Center for clarification or additional information.

WHEN ARE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS REQUIRED?

Electrical, Mechanical and Plumbing Permits are required for most work involving electrical, heating, air conditioning and plumbing systems. Limited exemptions to this requirement allow some work without a permit. Work exempt from a permit must still conform to applicable codes.

1. **Plumbing Permits:** The direct replacement of a fixture (sink, water closet, etc.) and leak repair not involving piping replacement is allowed without a Plumbing Permit. A Plumbing Permit is required for repairs, modifications or new installation of supply, drain, waste or vent lines; installation of new fixtures, or replacement of water heaters.
2. **Electrical Permits:** Replacement of a fixture when no other work is necessary and installation of low voltage equipment (less than 50 volts) is allowed without permit.
3. **Mechanical Permit:** A permit is not required where repair or maintenance costs of heating or cooling equipment are less than \$100.

WHAT CODES ARE ADOPTED BY DES MOINES?

International Building Code
International Residential Code
International Existing Buildings Code
National Electric Code
International Fire Code
International Mechanical Code
Uniform Plumbing Code
International Fuel Gas Code
The Municipal Code of Des Moines
ANSI A117.1 for Accessibility
(See our website or call for current editions.)