



City of Florissant

KITCHEN / BATH REMODEL

PERMIT GUIDE

According to the 2021 International Residential Code (IRC) And 2020 National Electrical Code (NEC) as adopted.

This document is meant to provide a general residential permitting guide and does NOT include all requirements.

GENERAL

1. A Building Permit is required for the construction, alteration, or replacement of a kitchen or bathroom. Apply using the online [Portal: https://my.florissantmo.com](https://my.florissantmo.com). Supporting documents are uploaded in the portal during the application process.
2. All plans and work must comply with the [2021 International Residential Code](#) and 2020 National Electrical Code and must be done in a [workmanlike manner](#). **Note this on the plans.**
3. All types of remodeling projects require a Building Permit. All electrical, plumbing or HVAC (Mechanical) work also require Florissant permits.
4. All Remodeling projects require plan review.
5. A Building Permit is valid for 180 days. It shall become invalid unless the work is started within 180 days after issuance. Extensions can be granted upon request with a \$40 fee.
6. The cost for a permit will be no less than \$95 and is based on the total project cost. [City Code Section 505.010](#)
7. There is a \$40 fee for each submittal / plan revision.
8. There is a \$50 fee for extra inspections.
9. A homeowner may obtain electrical or plumbing permits after passing the corresponding test administered by City staff as long as it is for the primary residence.

DOCUMENTATION

1. Apply in the online portal: my.florissantmo.com. Supporting documents are uploaded in the portal during the application process.

2. **Labeled floor plan layouts** (view from above) are required: **Existing** and **New** (proposed work). Layouts must clearly identify the nature and locations of all work and identify any changes.
3. **Layouts must include:** entire floor where work is, labeled rooms, room dimensions, windows, doors, electrical receptacles, light switches and light fixtures, carbon monoxide alarms, smoke alarms and service panel location, all plumbing fixture(s), counter top footprint, cabinets, islands, peninsulas.
4. For work in the wall upload **wall detail sections** including, size and spacing of studs, sill anchorage, insulation, R-value and fire blocking details.

CONSTRUCTION

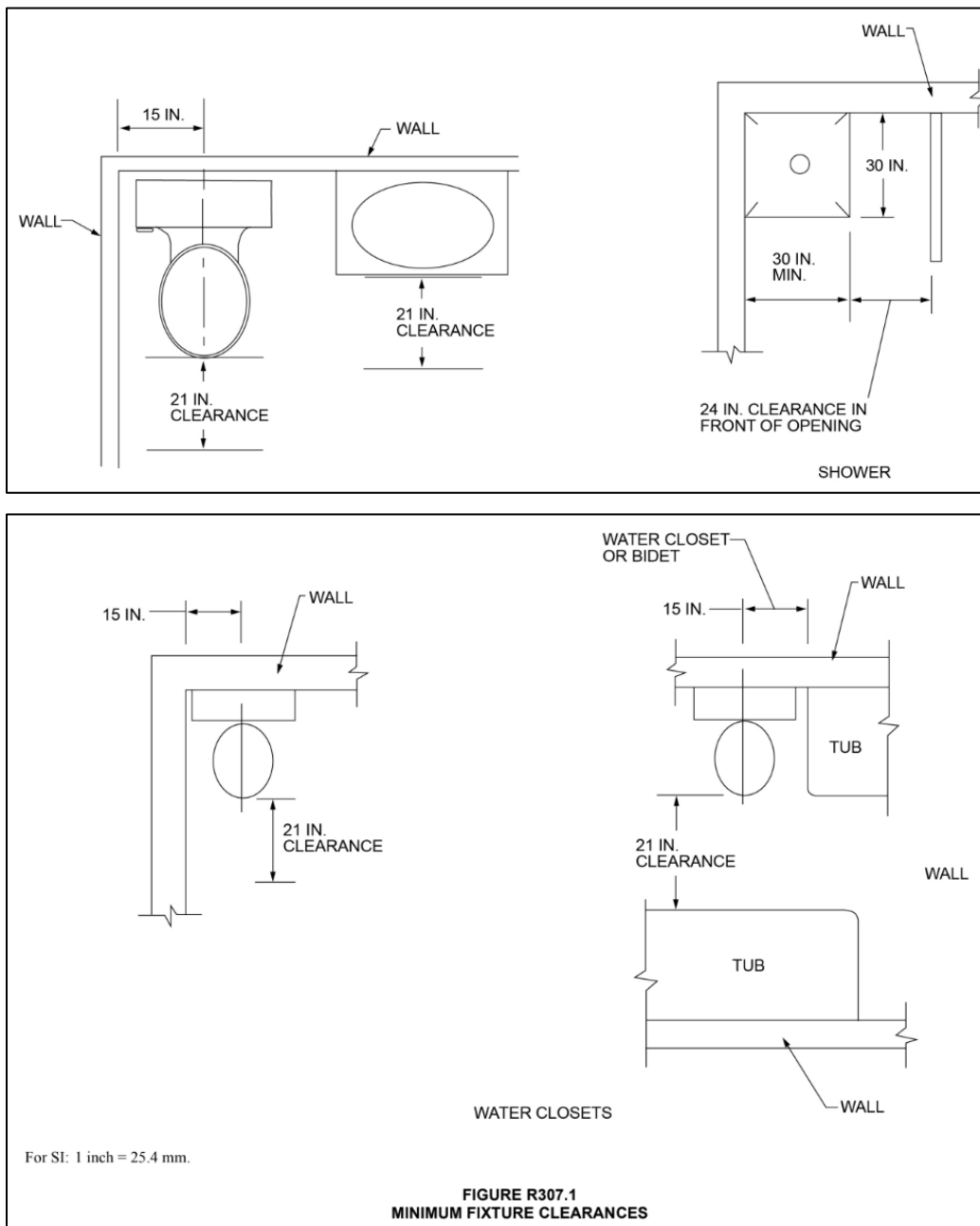
GENERAL

1. If the counter top layout is modified or added, additional electrical requirements may apply.
2. The minimum finish ceiling height for habitable spaces is 7' feet.
3. The finished ceiling height for bathrooms, toilet room or laundry rooms is 6' feet 8" inches.
4. R-13 insulation is required on all exterior walls. The existing wall cavity must be filled with insulation if the drywall is opened.
5. All subfloor and top plate penetrations must be sealed according to ['21 IRC Section R302.4](#).
6. Any wall modifications must be detailed. If walls are going to be removed then they must be labeled as "bearing" or "non-bearing" according to the roof structural layout. Additional verification of non-bearing walls may be required.
7. Proposed nominal lumber interior load-bearing header(s) and beam(s) must comply with ['21 IRC Section R602.7\(2\)](#). All manufactured header(s) and beam(s) must be accompanied with the manufacturer's span chart related to the width of the building or an engineer's sealed calculations.
8. Drawings with modified structural components must show the load path down to the earth.

PLUMBING

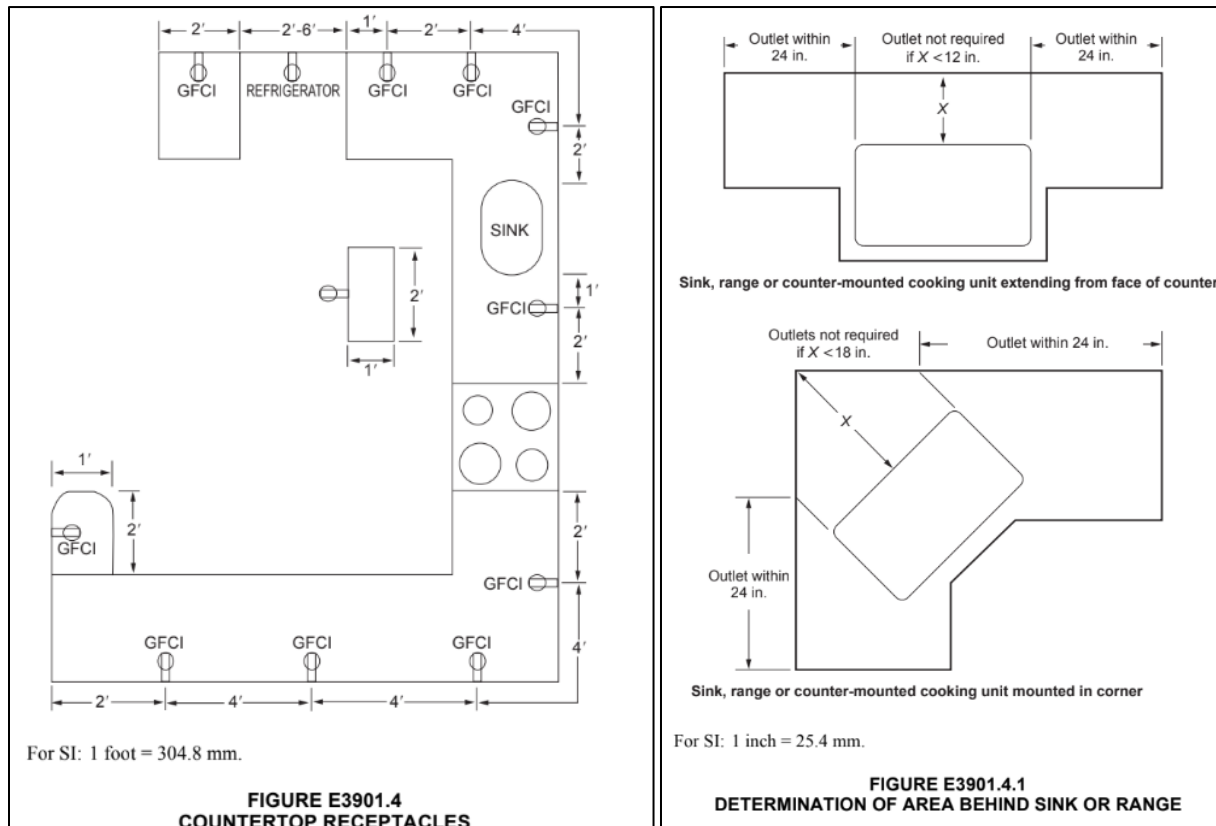
1. A plumbing permit is required for work at or behind the fixture shutoff valves or behind drywall. **If no plumbing under drywall is being changed then clearly say this.**

2. **Plumbing permits are not required** for toilet, dishwasher or bathroom vanity replacement as long as no work occurs under the drywall or behind the water shut off valves on the supply water piping. Permit is required for tub, shower valve, and supply piping replacement.
3. Plumbing fixture clearances (below) must be labeled on the layout: ['21 IRC Section R307.1.](#)
4. Plumbing walls must be firm and sturdy even if they are notched for drainage piping.
5. Purple primer, or other approved primer, is required on all PVC drain and vent piping.
6. All new work under drywall must be inspected or finishes must be removed for inspection.



ELECTRICAL

1. An electrical permit is required for all modifications to the electrical system. A permit is not required for replacement of up to 10 individual devices or fixtures by a homeowner but only if there is no new wiring.
2. Kitchens must have least two (2) separate dedicated 20 amp circuits.
3. ALL counter top, peninsula and island receptacles must be GFCI protected.
4. Number and placement of island receptacles must comply with ['21 IRC E3901](#).
5. Bathroom outlets must have at least one (1), dedicated 20 amp branch circuit.
6. ALL permanently installed light fixtures must have 100% high efficiency (LED) bulbs.
7. Receptacles 6' feet from the edge of sinks must also be GFCI protected even if in a hallway.



MECHANICAL

1. Modifications to the ductwork or gas line(s) requires a mechanical permit.
2. Exhaust fans are required in bathrooms and kitchens with no openable window and must be vented to the exterior.

HELPFUL LINKS

1. Online [Permitting Portal](https://my.florissantmo.com): <https://my.florissantmo.com>
2. [City of Florissant City Code](https://ecode360.com/FL3301): <https://ecode360.com/FL3301>
3. [City of Florissant Website](https://www.florissantmo.com): <https://www.florissantmo.com>
4. [2021 International Residential Code](http://www.codes.iccsafe.org) (www.codes.iccsafe.org)
5. [City Modifications to the Residential Code](https://ecode360.com/38145129): <https://ecode360.com/38145129>
6. [Construction Permit Pricing](https://ecode360.com/38145404): <https://ecode360.com/38145404>

For further assistance call: (314) 839-7648, email: publicworks@florissantmo.com

Updated 7/12/24, at