

City of Toledo – Division of Building Inspection
One Government Center, Suite 1600, Toledo, OH 43604

WHEN IS A BUILDING, MECHANICAL, PLUMBING OR ELECTRICAL PERMIT REQUIRED?

Building and Mechanical Permits are required for the following work:

- Any building construction or alteration involving structural members.
- A building permit is required for all non-structural construction or alterations with a value (labor and materials) of more than \$750. Homeowners doing their own work, should double the material costs to determine value of work.
- Demolition of building or structures.
- Installation, alteration, removal, replacement or repair of heating, air conditioning, plumbing, hydronic (steam) or electrical systems (excluding minor repairs, see below).
- Installation, replacement or repair of domestic water service up to and including two inch (2") services.

PERMITS ARE NOT REQUIRED FOR:

- Replacement of electrical fixtures, outlets and switches in existing approved systems and installation of light bulbs and fuses.
- Replacement of air filters and flue pipe in warm air systems.
- Replacement of faucets, repair of leaks and stoppages (unless new pipes or fittings are needed – then a permit is required).
- Hydronic (steam) systems – replacement of valves, circulating motors, mechanical controls, flue pipe and connectors, and expansion tanks with the same materials or materials serving the same purpose.
- Residential air conditioners with ten pounds or less of refrigerant (six pounds or less in apartments of 4-family or greater).

WHEN ARE PLANS REQUIRED?

- Residential Work (One, Two and Three Family Dwellings)
 - New construction.
 - Alterations or additions which affect structure members or when plans are needed to define the nature and extent of work including decks.
 - Accessory buildings (garages or sheds).

WHEN ARE PLANS NOT REQUIRED?

- Projects involving minor repairs, painting, decorating or maintenance.