

PERMITS ARE REQUIRED FOR

Residential construction

Building permit approval is required prior to the construction of the following:

1. New homes
2. Additions to homes, garages, decks
3. Garages (attached, integral, detached 200 square feet and over)
4. Decks, Porches
5. Deck roof, Porch roof
6. Remodeling or alteration of the structure, which involves changing structural or supporting members.
7. Chimneys and built in fireplaces
9. Swimming - pools over 24 inches deep (in ground & above ground)
10. Spas/hot tubs – indoors and outdoors
11. Finished basements - permits may be required when converting a basement to a finished area.
12. Changing means of egress.

Commercial construction

Building permit approval is required prior to the construction of the following:

1. New commercial structures
2. Additions to existing structures
3. Alterations and renovations to existing structures
4. Change of use, changing from one use group to another
5. Installation or alteration of plumbing, heating, or electrical systems
6. Roof – any work to an existing roof other than ordinary repairs
7. Change of means of egress

If you have any question whether your project requires a permit please contact:

Municipal Consulting Service LLC

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or

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Improvements and repairs that Do NOT require a permit:

- Fences that are no more than 6 feet high. **(Note: See local municipality regarding all fence requirements, zoning approval may be required)**
- Retaining walls that are not over 4 feet in height measured from the lowest level of grade to the top of the wall unless the wall supports a surcharge.
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- Sidewalks and driveways that are 30 inches or less above adjacent grade and not placed over a basement or story below it.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finishing work.
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment accessory to a one or two-family dwelling.
- Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.
- Residential window replacement without structural change
- Minor electrical repair and maintenance including the replacement of lamps or the connection of approved portable electrical equipment to approve permanently installed receptacles.

The following mechanical work or equipment does not require a permit:

- Portable heating appliances
- Portable ventilation appliances
- Portable cooling units
- Steam, hot or chilled water piping within any heating or cooling equipment regulated or governed under the Uniform Construction Code.
- Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.
Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are put into action by motors one (1) horsepower or less.
- Portable evaporative coolers
- A portable fuel cell appliance that is not connected to a fixed piping system and is not interconnected to a power grid.

The following plumbing work does not require a permit:

- Stopping leaks in a drain; a water, soil, waste or vent pipe.
The uniform construction code applies if a concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective then is removed and replaced with new material.
- Clearing stoppages or repairing leaks in pipes, valves or fixtures and the removal and installation of water closets, faucets and lavatories, or pipes that are not replaced or rearranged.