



WHEN DO I NEED A BUILDING PERMIT?

Please note: These lists are ***NOT*** all-inclusive. Please ask us if you are considering something not on this list that is questionable.

PERMIT REQUIRED:

- Expanding a building or a structure, including adding habitable space, garages, carports, decks, and roof projections
- Altering a building or structure by remodeling to include adding, altering, or deleting interior walls, windows, doors
- Finishing rooms or areas previously unfinished (like basements)
- Changing the use of a room or area
- Altering the slope of the roof through a roof conversion
- Installing or replacing a furnace, water heater, boiler, air conditioner, evaporative cooler, heat pump, or baseboard heating element
- Electrical work
 - Adding, deleting, or altering any electrical circuits
 - Adding any electrical appliances that are considered a fixed installation and are not replacing similar appliances
 - Altering the existing electrical service equipment (the meter) or any electrical panels
- Porch/patio covers, awnings, enclosures
- Decks over 30” above grade with or without covers
- Storage sheds exceeding 200 square feet (120 square feet for commercial or multi-family 4 units or more)
- Masonry or concrete fences
- Pools, hot tubs, spas
- Detached or attached garages
- Solar panels
- Plumbing work – adding, deleting, or altering any existing plumbing fixture to accommodate more (or fewer) fixtures
- Mechanical work
- Replacing/installing windows or doors
- Siding
- Reroofing or reshingling
- Retaining walls 4’ or higher measured from bottom of footing
- Gas log, gas lines
- Fireplaces (wood, pellet, or gas)
- Structural modifications - replacement or repair of any structural component

PERMIT NOT REQUIRED:

- General landscaping
- Concrete sidewalks on private property
- Concrete porches/patios without roofs
- Wood decks less than 30” above grade if no roof
- Minor roof repairs
- Fence repairs
- Floor covering installations
- Wallpapering
- Replacing plumbing fixtures (like for like)
- Replacing cabinets and countertops (like for like)
- Adding insulation
- Changing light fixtures, switches, or outlets with equivalent devices
- Retaining walls smaller than 4’ high as measured from bottom of footing
- Fences (except masonry or concrete fences)