

The Town of Ruston Building & Fire Code states that you must have a separate building permit for each building before you can erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure.

You also must have a building permit to occupy an existing commercial structure that had a Certificate of Occupancy issued to a previous business or tenant.

A building permit is NOT required for the items shown in the bulleted list below. **However you must obtain separate plumbing, electrical and mechanical permits unless the items are otherwise exempted.** Note: Though a project may be exempt from needing a permit, it still must conform to building code requirements, zoning setbacks, critical areas, shorelines management or any other Town of Ruston regulations.

- Residential single-story detached accessory buildings provided the floor area does not exceed 200 square feet.
- Non-shoreline, upland retaining walls that are not over 4' high measured from the bottom of the footing to the top of the wall, unless supporting a surcharge (such as a road, building or tank), or any type of combustible or flammable liquid.



- 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.
- Non-covered platforms, sidewalks and driveways not more than 18" above grade on waterfront properties or 30" above grade on non-waterfront properties, and not over any basement or story below.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment.
- Fences not over 6' high.
- 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.
- Decks not exceeding 200 square feet and are not more than 30 inches above grade provided they are not attached to a dwelling and do not serve a required exit door.
- Temporary motion picture, television and theater stage sets and scenery.
- Moveable cases, counters and partitions not over 5'9" high.

Examples of Items That Do Require a Building Permit

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ✓ All new buildings (residential or commercial) ✓ All additions (residential or commercial) ✓ Residential storage buildings over 200 s.f. ✓ Fences over 6' high ✓ Retaining walls over 4' tall ✓ Above-ground swimming pools exceeding 24" deep ✓ All in-ground swimming pools ✓ Shoreline bulkheads ✓ Boat houses ✓ All building demolitions | <ul style="list-style-type: none"> ✓ Moving a building ✓ Temporary buildings ✓ All structural remodeling ✓ Residential & Commercial Re-Roofing ✓ Siding and/or Window replacement ✓ All commercial remodeling (Tenant Improvement) ✓ Commercial occupancy of an existing building ✓ Commercial storage rack systems over 5'9" tall ✓ Plumbing work (except for stoppage of leaks) ✓ Mechanical work (except repairs of appliances) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|