

When a Permit is Required

Permits are required when building, remodeling or enlarging a building. Permits are also required for other improvements to your property.

Projects that are cosmetic, such as painting, wallpapering, carpeting, cabinets, and trim work, etc., do not require permits. Additionally, permits are not required when replacing fixtures on existing wiring or plumbing.

The following is a list of projects for which a permit is required:

- Construction of a building, main building, accessory building (including permanent and portable storage sheds 120 square feet and over), gazebos, carports, patio covers.

- Additions to a building.

- Remodeling of a building requiring the addition or removal of a wall, window, or door or enlarging an opening for a window or door.

- Building or replacing a deck more than 30" above grade.

- Electrical work (repair work such as replacing switches, plugs and ballasts is exempt).

- Plumbing work.

- Water heaters (replacing or adding).

- Replacing water or sewer lines (repair work such as exchange of washers and faucets is exempt).

- Irrigation systems (lawn sprinklers).

- Installing or replacing a furnace.

- Replacement of duct work (energy inspection required).

- Installing or replacing an air conditioning system. (Replacement of coils or minor items located inside unit are exempt).

- Building or replacing a fence.

- Building or replacing a retaining wall over four feet in height measured from the bottom of the footing to the top of the wall.

-Replacing a roof.

-Installing or replacing concrete more than 100 square feet.

-Building a swimming pool - in-ground or above ground.

-Building a spa or hot tub.

-Demolition of a building.

This is not an all-inclusive list. Questions concerning your specific project should be forwarded to the Building Inspections Department.