



## WHEN IS A BUILDING PERMIT REQUIRED?

Ordinary, non-structural, minor repairs with a value of less than \$2,500.00 may be performed without a permit, provided the work complies with the provisions of the construction codes. Exceptions are shown below.

TYPE OF WORK	DESCRIPTION OF WORK	YES	NO
<b>NEW CONSTRUCTION</b>	New building – residential or commercial	✓	
	Addition – room(s), sunroom, 2 <sup>nd</sup> story pop-up	✓	
	Pools and spas, except above-ground pool up to 24” deep	✓	
<b>INTERIOR ALTERATIONS</b>	Commercial interior alteration or tenant finish	✓	
	Change in building’s use or occupancy type, with or without alterations	✓	
	Interior alteration including drywall, lighting, and/or structural framing	✓	
	Basement finish	✓	
	Kitchen or bath remodel with same layout		✓
	Fireplace or wood-burning stove	✓	
	Interior alteration limited to painting, tiling, flooring, and/or trim carpentry		✓
<b>ATTACHED STRUCTURES</b>	New deck, porch, patio cover, portico, or <i>porte cochere</i>	✓	
	Simple, non-structural repairs to decks, porches, patio covers		✓
<b>DETACHED STRUCTURES</b>	Detached garage or carport, shed, free-standing gazebo, pool house	✓	
	Retaining walls 48” or higher	✓	
	Outdoor kitchen or fireplace	✓	
	Children’s playhouse or tree fort, up to 120 sq. ft.		✓
	Tents more than 12’x12’ and other temporary structures, such as trailers	✓	
<b>REPLACEMENTS</b>	New doors or windows requiring structural alterations	✓	
	Window or door replacement – no structural alterations (same size/location)		✓
	New exterior siding, masonry, or stucco	✓	
	Roof replacement – new decking or covering	✓	
	Garage door replacement or repair		✓

<b>PLUMBING</b>	Plumbing fixture repair or replacement in same location		✓
	Plumbing fixture repair, replacement, or relocation, with piping alterations	✓	
	Water heater replacement	✓	
	Gas piping	✓	
<b>ELECTRICAL</b>	Electrical service upgrade, relocation, or repair	✓	
	New electrical circuit	✓	
	Generator, other than portable	✓	
	Appliance or fixture replacement of permanent, hard-wired devices	✓	
	Appliance or fixture replacement, plug-in devices		✓
<b>MECHANICAL</b>	Replacement of heating and/or air conditioning units	✓	
	Ductwork	✓	
	Water heater replacement	✓	
<b>NON-BUILDING</b>	Driveway repairs, resurface in same footprint – no land disturbance		✓
	Replace or alter footprint of driveway	✓	
	New fence, fence replacement, or fence repair including fence posts	✓	
	Fence repair not including fence posts		✓
	Tree removal	✓	
	Signs on non-residential property (temporary or permanent)	✓	
	Banners for business promotion or events	✓	
	Tents over 150 sq. ft.	✓	
	Land disturbance activity, such as grading, filling, or excavating	✓	