

Do I need a Building Permit?

The 2012 IRC (International Residential Code) defines the need for a permit as follows:

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Following are general guidelines that will help you determine if you need a building permit:

Permits are required for the following:

1. Modifying plumbing other than replacing sinks, toilets, faucets, and traps in the same location.
2. Modifying gas lines.
3. Electrical work other than changing existing light fixtures, switches, and receptacles.
4. Replacing all or part of the H.V.A.C. system including furnaces, air conditioners (non-portable), and ductwork.
5. Water heater replacement.
6. Adding or removing walls.
7. Concrete slabs, driveways, foundations, and patios.
8. Fences, fence replacement including slat replacement, and retaining walls.
9. Roof repairs greater than 100 square feet total replacement area and reroofing.
10. Window replacement.
11. Swimming pools that are 24" and greater in depth.

Permits are not required for the following:

Building:

1. One story detached accessory structures such as sheds, play houses and similar uses that do not exceed 120 square feet in floor area.
2. Retaining walls that are not over 4 feet in height measured from the top of the footing to the top of the wall unless supporting a surcharge (weight from a structure).
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
4. Prefabricated swimming pools that are less than 24" deep.
5. Swing sets and other residential playground equipment if installed on your own residential lot.
6. Window awnings that don't project more than 54 inches and do not require additional support.
7. Roof repairs that do not require more than replacement of more than one square (100 square feet) of roofing or decking.

Electrical:

1. Listed plug and cord connected temporary decorative lighting.
2. Replacement of a circuit breaker of the required capacity in the same location.
3. Low voltage wiring devices, appliances or equipment that operates on less than 25 volts and not capable of supplying more than 50 watts.
4. Minor repair work, including changing light bulbs.

Gas:

1. Portable heating, cooking or clothes dryers.

2. Replacement or repair of a minor part that doesn't change the equipment's listing or safety.

Mechanical:

1. Portable heating appliances
2. Portable cooling appliances
3. Portable ventilation appliances.
4. Portable evaporative (swamp) coolers.

Generally any repairs that alter the structure, or add to the residence are required to have a permit.

Please keep in mind that you may be affected by zoning setbacks, height requirements and other adopted codes. If you have any questions, please feel free to contact the Community Development Department – One-Stop Customer Service Center (CSC.)