

The projects most likely to require a permit are those that change the structure or use of a building. For example, you will likely need a building permit to:

- Start new construction
- Add or remove walls
- Change the use of a room (such as by converting a garage to an occupiable space)
- Change the occupancy to a building
- Addition to, alteration of, replacement or relocation of any water supply, sewer, drain, gas, waste, vent or similar piping.
- If any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material
- Addition to, alteration of, replacement or relocation of any electric wiring
- Addition to, alteration of, replacement or relocation of any mechanical
- Addition to, alteration of, replacement or relocation of any work affecting public health or general safety
- The cutting away of any structural beam or load bearing support
- Re-roof your house
- Demolish a portion of your house.
- Install a fence
- Build or install an accessory structure (i.e. shed, carport or garage).
Please see [Municipal Code Sec. 15-6-27 Accessory uses and structures \(E\) Permit Required](#). **Every accessory building requires a building permit.**
- Installation of stairs, landings and decks

Projects that don't usually need a permit include:

- Re-painting your house
- Adding or replacing kitchen cabinets
- Replacing countertops
- Replacing certain kitchen appliances or fixtures
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided

such repairs do not involve or require the replacement or rearrangement of valves and pipes and are not in concealed locations.

- Installing floor coverings
- Replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles
- Repairs to roof coverings with a cumulative area of less than 100 sq. ft., not involving roof decking or framing members.
- Repair or replacement of gutters
- Replacement of decorative shutters
- Repairs to breakaway walls
- Fascia repairs
- Fence repair per [Municipal Code](#) exemption
- Slab on grade for patios
- Swings and other playground equipment
- Repair or replacement of soffit less than 24”
- Replacement of interior doors (not involving door frames in bearing walls)
- Replacement of exterior side hinged doors not involving the frames provided that the area is less than 10% of the surface area of the affected side (elevation) of the structure
- Repair or replacement of exterior wall coverings provided that the area is less than 10% of the surface area of the affected side (elevation) of the structure
- Repairs or replacement of storm doors or screen doors (a supplemental door installed on the outside of an exterior door)

This list is a guide only and cannot foresee all construction circumstances that may be present. If you have any questions, please feel free to reach out to Planning and Development Services.