



Do I need a Building Permit?

The 2021 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 NOT required for the following:

Building:

1. One story detached accessory structures such as sheds, playhouses and similar uses that do not exceed 200 square feet in floor area. It is important that planning regulations are still met.
2. Retaining walls that not over 4 feet in height measured from the bottom of the footing to the top of the wall.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
4. Prefabricated swimming pools that are less than 24" deep (from top of water to bottom).
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 or fixture/outlet replacement in the same location.

Gas & Plumbing:

1. Portable heating, cooking or clothes dryers appliance installation.
2. Replacement or repair of a minor part that doesn't change the equipment's listing or safety.
3. Plumbing fixture remove and replacement located in the same location.

Mechanical - Portable Appliances

Generally, any repairs or alterations of any kind not mentioned above – Require a Permit.

Please keep in mind that you may be affected by zoning setbacks, height requirements and other adopted codes even if your work does not require a permit. If you have any questions, please feel free to contact the Community Development Department.