

## **Residential Building Permit Guidelines - UCC**

### **Residential projects REQUIRING building permits**

- All new residential construction (New Dwellings)
- All additions to existing residential construction (Adding stories/increasing size of a dwelling, new floor area)
- Detached structures 1000 square feet or larger that are accessory to a single-family dwelling.
- Enclosing an existing porch/patio that leads to grade.
- New Decks greater than 30 inches above ground level.
- New Decks with roofs or coverings.
- New Attached Decks (This is considered a structural alteration to the dwelling)
- Installing hot tubs or spas.
- Constructing an in-ground swimming pool
- Installing any swimming pool with a water depth of 24 inches or more. (Above ground pool)
- Fences higher than 6 feet.
- Retaining walls higher than 4 feet.
- Structural alterations to an existing dwelling (altering rafters, joists, beams, load-bearing walls, etc.)
- Changes to a means of egress (altering exit doors, stairs & exterior steps, handrails, guards, ramps)
- When any portion of a residential dwelling or accessory structure will be used for commercial purposes.
- Turning a storage attic into a habitable space. (depending on floor load)
- Placement of solar panels on an existing roof.
- Emergency repair that requires a permit (work can be done if permit application is submitted within 3 days of repair or replacement.
- Adding Bedrooms to an existing Dwelling (Considered a change to means of egress)

### **Residential projects NOT REQUIRING building permits (unless by municipal amendments)**

- Installing Home Generators – But still requires a 3<sup>rd</sup> party electrical inspection per local Utility Provider.
- Electrical Service Upgrades - But still requires a 3<sup>rd</sup> party electrical inspection per local Utility Provider.
- Water heater replacement (if no structural work is occurring)
- Replacing of shingles only (a permit is required if replacing a substantial amount of roof sheathing)
- Heating/Air conditioning unit replacement.
- Non-structural remodeling or repairs
- Gutting a house (a permit is required if altering any structural/load-bearing members or means of egress)
- New Drywall
- New Siding
- Sidewalks & Driveways less than 30 inches above grade.
- Detached structures less than 1000 square feet and accessory to a single-family dwelling.
- Painting, carpeting, tile work, cabinetry, and countertops.
- Window replacements (a permit is required for structural changes to window header beams)
- Installing new electrical, plumbing or mechanical (inspections may be required for electrical service upgrades)
- Window awnings (if projecting less than 54 inches and do not require additional support)