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Projects that Do NOT Require a Building Permit

Almost all commercial and residential construction will require a building permit and inspection. Permits and inspections are required for the safety of the public and the family at home. Permits are also beneficial in keeping property values stable, and insurance rates affordable.

There are some projects that do not require a building permit or inspection. We will list the most common below:

- One story detached accessory structures 200 square feet or less (residential)
- Appliance replacement for plug in appliances
- Plumbing fixture replacement that does not require moving or adding supply lines or waste and vent piping work
- Door or window replacement that do not require structural alterations to the building
- Window awnings supported by an exterior wall which do not project over 54 inches from the exterior wall and do not need additional support (residential)
- Garage door repair or replacement
- Interior painting, tiling, carpet, trim work, cabinets, countertops, and similar finish work
- Minor deck repairs (non-structural)
- Minor repair to roof coverings
- Minor repairs to brick, siding, or stucco
- Retaining walls 48' inches or less measured from the bottom of the footing (unless holding an additional load)
- Fences not over 7 feet high
- Prefabricated swimming pools that are less than 24 inches deep, not greater than 5,000 gallons and installed completely above ground (residential)
- Swings and other playground equipment (one- and two-family dwellings)
- The replacement of lighting fixtures, ceiling fans, etc. that do not require installing new conductors

The projects listed above are not an all-inclusive list of projects that do not require permits. As stated above most construction related projects will require permits and inspections. Remember, when in doubt about your project please call the Building Department at 678-691- 1207.

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