

PERMITS REQUIRED

Any owner, authorized agent, or contractor who desires 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, or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit for the work.

Building permits shall not be required for the following work; however, a Refuse Removal Form will be signed before work is started.

1. Painting
2. Floor coverings such as carpet or vinyl tile
3. Replacing shingles and/or replacing not more than 100 square feet of roof decking
4. Repair/replace sheet rock or paneling in not more than one wall provided the wall is not a rated assembly or part of the means of egress
5. Repair/replace soffit/facial board
6. Fence repair not to exceed a total of 25 linear feet
7. Fences that are woven wire less than 4 feet high and fences not more than 30% solid and less than 3 feet high
8. Wood decks not more than 30 inches above grade, with no roof and not over 400 square feet in floor area
9. Garden / courtyard arbors that are accessory to a residence
10. Portable accessory storage structures not exceeding 120 square feet in floor area and built on skids
11. Replacing residential driveways provided there are no alterations or modifications with the location and/or profile of the existing driveway
12. Structures used exclusively for agricultural purposes (sheds, stables, poultry houses) that meet all the following provisions:
 - a) not available for public use
 - b) located not less than 100 feet from the property line and/or from any habitable structure such as a dwelling or commercial building
 - c) not more than one story and not over 15 feet in height
 - d) not more than 1,500 square feet in floor area
 - e) located on not less than 10 acres of land intended for agricultural use
 - f) one side of the structure (25% of the perimeter) is permanently open to the exterior
 - g) no plumbing and/or mechanical equipment shall be installed
 - h) no structural member shall exceed an 18 foot span
 - i) structures located within a flood plain area are designed using flood proofing methods as required by Federal Emergency Management Agency (FEMA) so as to minimize the damage caused by flood waters
 - j) not located in any public servitude, easement and/or right-of-way
13. Minor non-structural repairs non-safety related
14. Installation of vinyl or aluminum siding
15. Move or add non-bearing walls that do not interfere or alter means of egress