# PERMIT ARE REQUIRED FOR

## **Residential construction**

Building permit approval is required prior to the construction of the following:

- 1. New homes
- 2. Additions to homes, garages, decks
- 3. Garages (attached, integral, detached 1000 square feet and over)
- 4. Decks, Porches
- 5. Deck roof, Porch roof
- 6. Remodeling or alteration of the structure, which involves changing structural or supporting members.
- 7. Chimneys and built in fireplaces
- 9. Swimming pools over 24 inches deep (in ground & above ground)
- 10. Spas/hot tubs indoors and outdoors
- 11. Finished basements permits may be required when converting a basement to a finished area.
- 12. Changing means of egress.

### **Commercial construction**

#### Building permit approval is required prior to the construction of the following:

- 1. New commercial structures
- 2. Additions to existing structures
- 3. Alterations and renovations to existing structures
- 4. Change of use, changing from one use group to another
- 5. Installation or alteration of plumbing, heating, or electrical systems
- 6. Roof any work to an existing roof other than ordinary repairs
- 7. Change of means of egress

## If you have any question whether your project requires a permit please contact:

## **Municipal Consulting Service LLC**

Harold Ivery Jr	or	Peter Grieb
724-263-0377		724-470-8254

## Improvements and repairs that <u>Do NOT</u> require a permit:

- Fences that are no more than 6 feet high. (Note: See local municipality regarding all fence requirements, zoning approval may be required)
- Retaining walls that are not over 4 feet in height measured from the lowest level of grade to the top of the wall unless the wall supports a surcharge.
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- Sidewalks and driveways that are 30 inches or less above adjacent grade and not placed over a basement or story below it.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finishing work.
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment accessory to a one or two-family dwelling.
- Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.
- Residential window replacement without structural change
- Minor electrical repair and maintenance including the replacement of lamps or the connection of approved portable electrical equipment to approve permanently installed receptacles.

#### The following mechanical work or equipment does not require a permit:

- A portable heating appliance.
- Portable ventilation appliances.
- A portable cooling units.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated or governed under the Uniform Construction Code.
- Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.
  Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are put into action by motors one (1) horsepower or less.
- Portable evaporative cooler.
- A portable fuel cell appliance that is not connected to a fixed piping system and is not interconnected to a power grid.

#### The following plumbing work does not require a permit:

- Stopping leaks in a drain, a water, soil, waste or vent pipe. The uniform construction code applies if a concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and is removed and replaced with new material.
- Clearing stoppages or repairing leaks in pipes, valves or fixtures and the removal and installation of water closets, faucets and lavatories, or pipes that are not replaced or rearranged.