

What types of permits require review and approval under the Uniform Construction Code?

REQUIRED RESIDENTIAL PERMITS By state law, you will need a permit, inspections, and a certificate of occupancy for:

- Any new house (one or two-family dwelling)
- Any addition to an existing house
 - Constructing one or more new stories on top of an existing house
 - Increasing the perimeter of the existing house
- Installing a new manufactured home (HUD Code)
- Installing a new modular home
- Relocating and installing a used manufactured home
- Any garage or carport that is attached to the house
- Any garage, carport, shed or greenhouse that is not attached to a single-family dwelling and is 1,000 square feet or larger (measuring the perimeter)
- Enclosing a porch or patio
- Installing/ building a sunroom or “three-seasons” room
- Installing any deck that is more than 30” above ground level at any point around the perimeter of the deck
- Installing any deck less than 30” above ground level if it has a roof/covering above it
- Installing an indoor or outdoor hot tub or spa
- Constructing an in-ground swimming pool (inside or outside)
- Installing any swimming pool (including inflatable type) that has a water depth of 24” or more
- Installing any fence greater than 6’ in height
- Installing any retaining greater than 4’ in height
- Structural alterations to an existing dwelling unit (Building Code Official will determine if the work you intend to perform involves structural alterations)
- Modifications / alterations to the electrical, plumbing or HVAC systems
- Changes to an existing means of egress (exit door, stairs, handrails, guard systems, ramps)
- Installation of standby generator and / or transfer switch
- Repairs to electrical feed (from structure / meter to pole)
- Any portion of a dwelling or residential accessory structure that will be used for commercial purposes (open to employees or the public). Examples include:
 - Professional offices
 - Business offices
 - Personal services
 - Beauty shops, nail salons, barber shops