

Do you need a building permit?

While building permits are not always needed for work, any contractor must have a current business license from the city to do work on any type of structure in the city.

The following is a listing of work that **does not** require a permit:

- Painting • Wallpapering • Tiling • Flooring & Carpeting
- Retaining Walls **not** over 4 feet in height measured from the bottom of the footing, unless supporting surcharge (**Planning/Zoning approval needed**)
- Installing Cabinets and (or) Counter-tops, plumbing fixtures, or appliances
- Qualified accessory structure (With floor area **less than** 200 square feet AND that are not attached to the dwelling structure (**Planning/Zoning approval needed**))
- Home improvements that are defined as replacing rotted wood, or any project necessary in the general maintenance of a single-family dwelling.
- Roof gutters
- Fences **not** over 7 feet high (**Planning/Zoning approval needed**)
- Flatwork including sidewalks, driveways, patio slabs (**Planning/Zoning approval needed**)
- Swings and playground equipment

The following is a partial listing of work that does require a permit:

- Roofing – Installing new Shingles or other roofing materials
- Windows – Replacing Windows
- Siding - Vinyl, Wood, Hardie or Aluminum Siding or Trim Boards
- Framing – Adding new interior walls or extending an existing wall, creating a new door or opening in an existing wall, gazebos, lanais, "bird cage" enclosures, porches
- Any Structural Work (including adding, relocating, or removing interior load bearing walls or windows)
- Plumbing – Replacing a sewer or water supply line, adding plumbing to a room that did not previously have it, replacing water heaters
- Electrical – Installing and (or) replacing wiring, adding outlets, lights, and (or) breakers, solar panels, disconnects and sub panels for hot tubs and other equipment, generators, whole house surge protectors
- Mechanical – Installing/Replacing heating and air units or equipment, installing ductwork, installing ducted or ductless mini-splits

- Gas (propane or LP gas) – Installing or replacing gas lines for anything other than portable appliances
- Swimming Pools – Swimming Pools more than 24 inches deep, that exceeds 3,500-gallon capacity or units permanently attached to mechanical services
- Storage Buildings, Garages, Carports, and Decks over 200 square feet in floor area or any structure attached to the dwelling
- Fences over 7 feet in height, any type