

Why Permits and Inspections are Necessary.

The permit process is more than just procedure and paperwork – it's a way to ensure structures are safe for you and the people you love. Inspectors make sure buildings comply with important building codes, including checking the foundation, framing, insulation, roofing, plumbing, door locks, sheetrock, and grading.

The permits also help ensure that people build correctly in environmentally sensitive or hazardous areas – such as floodplains – and comply with land-use and zoning plans that preserve the quality of life here in the Reservation

Permit review is also a financial issue. Proper permitting helps protect property values. Also, property insurers often refuse to cover damage caused by work done without permits and inspections. Likewise, banks often will decline to finance a purchase without proof of a final inspection.

Proceeding with a project without a permit may mean that the project will ultimately have to be removed or remedied somehow -- and that costs money. So, before a project is started, see if a permit is required.

Contact Us

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What needs a Permit?

For example, a building permit is required if you are:

Building or installing:

- Building of a new home
- Addition to any structure
- Remodel of any structure
- Porches, decks, structure of the deck, and patios that are more than 30 inches above grade
- Alteration to any structure (example- enlarger windows, reframing all walls)
- Cover to a patio or deck.
- Chimneys
- Garages and carports.
- First time installation of fixtures and appliances permanently connected to the electrical, mechanical, gas and/or plumbing system(s). Approval typically happens as part of the inspection process.
- Fences and privacy walls higher than feet.
- Sheds that are attached to a house.
- Sheds or playhouses that are detached.

- Swimming pools 24 inches deep or more.
- Attic pull-down stairs
- Retaining walls.
- Skylights
- On-grad patios, decks, and porches
- Retaining walls.
- Water tanks supported directly on 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.
- 5,000 gallons and are installed entirely above the ground.
- Temporary growing structures for commercial production constructed with the roof and side of polyethylene, polyvinyl or similar flexible synthetic material, used to provide plants with either frost protection or increased heat retention.
- 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
- Replacement of roof shingles and sheathing
- Patios or decks.
- Replacing the board on the deck.

Adding to or changing, Repairing, or replacing:

- Attics, finishing.
- Basements, build or enlarge.
- Rooms
- Dormers, bay windows, or other wall openings
- Water heater or any other parts of the plumbing
- Furnaces and any other parts of the heating and gas system
- Circuits or any other parts of the electrical system
- Walls to a porch
- Garage to livable area
- Gutters and down spouts.
- Small-scale roof repairs
- Replacing sheathing on a Roof Repairs
- Replacing foundation

Typical home improvement projects do not require a permit.

- Ceramic, tiles, hardwood floors, carpet.
- Crown molding, baseboards, trim.
- Kitchen cabinets (new and existing)
- Recreational equipment (swings, jungle gyms, skateboard ramps, etc.)
- Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work

Projects Require a Gas (Minor) Permit:

- Portable heating device
- Portable ventilation equipment
- Portable cooling unit
- Steam, hot or chilled water piping within any heating or cooling equipment
- Replacement of parts
- Portable evaporative cooler
- A self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

Projects that Require a Plumbing (Minor) Permit:

- The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures

Projects that do require a mechanical/Electrical Permit:

- Portable ventilation appliances, evaporative coolers, independent fuel cell appliances, heating appliances and cooling units.
- Piping within any heating or cooling code regulated heating equipment.
- Replacement of minor parts.
- Replacement of an existing forced air heating or electric heat pump.
- Adding feeders

Any Electrical work

- SINGLE OR 2 FAMILY-ENTER SQUARE FOOTAGE
- NEW SERVICE OR LARGEST FEEDER
- ADDITIONAL FEEDER(S)
- ALTERED SERVICE OR FEEDER
- 1ST MH PARK/RV PARK MASTER SERVICE
- MANUFACTURED HOME
- CIRCUITS
- TRIP FEES
- OUTBUILDING OR DETACHED GARAGE
- CLASS 2 OR 3 LOW VOLTAGE SYSTEMS
- THERMOSTATS

- HOT TUB, SPA OR SAUNA
- SEPTIC PUMPING SYSTEM
- SWIMMING POOL
- GENERATOR
- PROPERTY OWNER REW SAFETY INSPECTION
- PROGRESS INSPECTION
- TEMPORARY SERVICES OR FEEDER
- ADDITION TEMP SERVICES/FEEDER AT SAME SITE
- METER/MAST MAINTENANCE/REPAIR
- NEW SERVICE/LARGEST FEEDER
- ADDITIONAL FEEDER
- ALTERED SERVICE/FEEDER- (NO CIRCUITS)
- TEMPORARY SERVICE FOR CONSTRUCTION/STAGE CONCERT
- ADDITIONAL TEMPORARY SERVICE/FEEDER AT SAME SITE
- YARD POLE, PEDESTAL/OTHER METERING
- CIRCUITS PER PANEL
- IRRIGATION MACHINES, PUMP & EQUIPMENT
- SIGNS AND OUTLINE LIGHTING
- THERMOSTATS
- CLASS 2 OR 3 LOW VOLTAGE SYSTEMS
- GENERATOR
- BERTH AT A MARINA DOCK
- OVER 600 VOLTS SURCHARGE
- ANNUAL INDUSTRIAL PERMIT
- TRIP FEES
- PROPERTY OWNER REW INSP OF EXISTING INSTALLATION
- PROGRESS INSPECTIONS
- TELECOMMUNICATIONS
- METER OR MAST MAINTENANCE/REPAIR