General Guidelines for Work ***NOT* Requiring a Building Permit:**

**GENERAL REQUIREMENTS**

* Minor Repairs
* Removal, Replacement or Covering of existing materials; i.e. carpet, vinyl flooring, wall paper, and paint.
* Casework & Cabinetry replacement that do not involve reconfiguring the space

**ELECTRICAL**

* Replacement of existing Fixtures
* Low voltage systems (doorbells, lighting, security, etc.)
* Communications
* The replacement of defective devices with directly interchangeable types (like in kind and or ratings); fuses, lamps, motors, ballasts, relays, switches, receptacles, circuit breakers, which are similar devices that do not disturb the fixed wiring system.

**PLUMBING**

* Replacement or Repair of existing Fixture(s) which do not disturb the fixed piping.
* Faucet(s), Trap(s) or minor repairs to similar equipment where mechanical connections exist
* Repair or Replacement of existing Water Heater with the same unit type, size, and venting requirements.

 **HVAC Appliances**

* Replacement or Repair of Heating, Ventilation, or Air Conditioning (HVAC) Duct or Vent component(s) with like in kind, size and or ratings
* Repair of existing Equipment
* Replacement or Repair of HVAC Appliance/Equipment with like in kind, size and or ratings

**Fencing**

* Repairs to less than 50% of Fence. Fence must be by legal by permit.

**ROOFING**

* Tear-off(s), Re-Roof(s) and Repair of like in kind Roof Covering

*NOTE:*

* *TWO OR MORE APPLICATIONS OF ANY TYPE ROOF COVERING ARE PROHIBITED.*

**DECKS**

* Any Deck less than 18” above grade, less than 15 sq. ft. in area and are detached from dwelling/structure.

**PORCHES, STAIRS, GUARDS & HANDRAILS**

* Repairs other than Structural
* Replacement, ordinary repair and or maintenance of less than 50% of a component

**WINDOWS & DOORS**

* Replacement Windows of like size and type (must be a legal window opening; i.e. requirements for egress, light, ventilation, and safety glass must be satisfied)
* Replacement of Basement window(s) with Glass Block - (only if legal window opening requirements for egress, light, ventilation, and safety glass are satisfied)