General Guidelines for Work **Requiring Building Permits:**

**GENERAL REQUIREMENTS**

* New Construction, Additions, and Alterations
* Garages, Sheds and or Detached *Accessory Structures*.
* Structural Repairs
* Legalization of third floor and other spaces
* Parking Lots
* Fire Damage repairs
* Change of Use
* Demolition(s)
* Home Occupation(s)
* Decks exceeding 15 sq. ft. in area, and or that are more than 30 inches above grade at any point, and or are attached to a dwelling, and or serve the exit door required by section R311.4

**ELECTRICAL**

* Electrical Permits are not issued by Town of Porter. However, New electrical work and parts of existing Electrical systems affected by new work or alterations shall be Inspected by a Town of Porter approved Electrical Inspector (a list can be obtained from our office). Exceptions from this requirement are listed in the List of work not requiring a building permit.

**PLUMBING**

* Replacement, Repair, or Alteration to: Water service, Sewage System (private or public), Waste, Vent, or interior water lines
* New installation & Replacement of Hot Water Tanks which are not in like kind replacement
* Installation of new plumbing Fixtures
* Back flow device installation

 **HVAC Appliances**

* New installation and or Replacement of Heating, Ventilation, or Air Conditioning system (HVAC) which are not in like kind replacement

**Fencing**

* New Fencing or Repair to existing if more than 50% is being replaced and fence is legal by permit.

**ROOFING**

* Replacement or Repair of Structural component(s)
* Change in Roofing type (asphalt to metal, etc.)
* Replacement or Repair of Structural
* *NOTE: TWO OR MORE APPLICATIONS OF ANY TYPE ROOF COVERING ARE PROHIBITED.*

**PORCHES and or DECKS**

* Addition and or New Construction
* Any Alteration or Replacement of a Structural component(s) including but not limited to: Framing, Columns, and or Foundations

**STAIRS, GUARDS & HANDRAILS**

* New or replacement Steps, Guards, & Handrails if more than 50% of a component is replaced

**WINDOWS & DOORS**

* Increasing or Decreasing overall size or dimension
* Addition or Removal of a Window or Door

**RIGHT OF WAY WORK**

* Driveways – *Town Highway Superintendent* Issues Permits and Standards*.*
* Drainage Culverts; *Town Highway Superintendent* Issues Permits and Standards. *Culvert Pipe & supplies are to be* purchased by Property owners and then installed by Town Highway Department.
* Water Service; *Town Highway Superintendent* Issues Permits and Standards*.*
* Sewer Tap/Connection; *Town Highway Superintendent* Issues Permits and Standards*.*

**EXCAVTION, SITE GRADING, OR FILLING**

* If the disturbance of the soil on a lot or lots will affect the lesser of; one quarter (¼) acre. One (1) foot change in grade, or will alter drainage patterns off-site.