

May 2022

Congratulations on your zoning permit.

Now you must determine if you need a building permit from Larry C Frace Inspection Service. Below is an outline for Residential permits. **Commercial property requires a building permit for everything.**

You will need a permit for the following:

- ❖ New home construction
- ❖ Any additions to an existing home, changing the foot print of the existing structure.
- ❖ Detached structures over 1,000 sq. ft., ex. garage, carport, pole building or pavilion.
- ❖ Improvements/repairs that affect the height, width and length of your home.
- ❖ Adding or replacing a deck or porch that is supporting a roof.
- ❖ Adding or replacing a deck or porch over 30 inches' in height.
- ❖ Installing or replacing a mobile, manufactured or modular home.
- ❖ Fences over 6 ft. in height.
- ❖ Retaining walls over 4 ft. in height.
- ❖ In-ground pools.
- ❖ Above ground pools or spas capable of holding over 24 inches.
- ❖ Any modification to a structure that requires relocating or installing a header.
- ❖ Any work being done in the flood zone.

You will not need a permit for the following:

- ❖ Interior improvements/repairs unless it effects the structure or egress of the building.
- ❖ Roof replacement unless it effect's the structure (replace trusses).
- ❖ Siding replacement.
- ❖ Window replacement unless it effects the structure of your home, ex. if you have to move the header above the window than you will need a building permit and have it inspected.

All new or reconnection of electrical service will require an inspection.

Most important, if you are not sure if you need a building permit please call, we will be glad to answer any questions for you.