

RESIDENTIAL PERMITS

The Uniform Construction code does not apply to the following structures unless modified by your municipality: You must consult with the municipal zoning office. A Zoning permit may be required

- New building or renovations to existing buildings which applied for a permit or were under contract on or after July 8, 2004.

- The following structures if the structure has a building area of less than 1000 square feet and is an accessory to a detached single family dwelling:

- 1) Carports
- 2) Detached private garages
- 3) Greenhouses
- 4) Sheds

- A permit is not required for the following items as long as the work does not violate a law or ordinance::

Uncovered decks not more than 30" above finished grade

Fences that are not over 6' high

Retaining walls not over 4' high

Prefab swimming pools less than 24 " deep

Window replacement without any structural change

Portable appliances

Replacement of existing siding

Replacement of up to 25% of roof

Replacement of kitchen appliances

Replacement of toilets or sinks

Replacement of a switch, receptacle or light fixture rated 20 amps & 120 volts or less except GFCI protected devices

PLAN REVIEW REQUIREMENTS

Residential plans may be drawn by the homeowner, contactor or a licensed design professional

Two sets of plans with the following information shall be submitted:

Building plan review requirements

- Front, rear and side elevations
- Footing/foundation drawing
- Floor plan
- Framing plan showing floor, ceiling, roof details
- Window and door schedule
- Location of all smoke detectors
- "R" value of wall and ceiling insulation

Plumbing plan review requirements

- Diagram of water system with pipe sizes
- Diagram of drainage and venting system with pipe sizes
- Plumbing fixture types and locations

Mechanical plan review requirements

- Location and size of equipment
- Diagram of air distribution and return air system
- Ventilation and exhaust schedule(s)
- Combustion air requirements for all new appliances
- BTU ratings of new gas fired appliances
- Diagram of gas piping including pipe sizes

Electrical plan review requirements

- Location of new electrical devices: receptacles, lights, switches appliances, panels, sub panels and disconnects
- Wiring diagram indicating size and type of wire
- Panel and sub panel schedules

RESIDENTIAL INSPECTIONS

The following inspections are required under the Uniform Construction Code:

Building Inspections

Footing/foundation
Frame
Insulation
Drywall
Final

Plumbing Inspections

Water/sewer open trench
Rough
Final

Mechanical Inspections

Rough
Final

Electrical Inspections

Rough
Service
Final

Please check with the local inspectors to see which of these inspections will be required for your project.

All inspections must be called in at least 24 hours in advance.

The field copy of the plans must be available to the inspector at the work site for review during inspections.

Please have work to be inspected completed be-fore requesting inspections.