

REQUIRED RESIDENTIAL PERMITS

By state law and local laws, you will need permits, inspections and a certificate of occupancy for:

- > Any new house (one or two family dwellings) see current fee schedule for Permits
- > Any addition to existing house
 - Constructing one or more new stories on top of existing house
 - Increasing the perimeter of the existing house
- > Installing a new manufactured home (HUD Code)
- > Installing a new modular home
- > Relocating and installing a used manufactured home
- > Any garage or carport that is attached to the house
- > Any garage, carport, shed or greenhouse that is not attached to a single family dwelling and is over 1,000 sq. ft. or cost factor is \$2,000 dollars or more fair market value .
(measuring the perimeter for sq. footage)
- > Any garage , carport , shed or greenhouse that is not attached to a two-family dwelling or a townhouse and is 120 square feet or larger (measuring the perimeter)
- > Enclosing a porch or patio
- > Installing/building a sunroom or “ three seasons “ room
- > Installing any deck that is more than 30” above ground level at any point around the perimeter of the deck
- > Installing any deck less than 30” above ground level if it has roof/covering above it
- > Installing an indoor or outdoor hot tub or spa
- > Constructing an in-ground swimming pool (inside or outside)
- > Installing any swimming pool (including the inflatable type) that has a water depth of 24” or more
- > Installing any fence higher than 6 feet
- > Installing any retaining wall higher than 4 feet

- > Structural alterations to existing dwelling unit (Building Code Official will determine if the work you intend to perform involves structural alterations)
- > Changes to an existing means of egress (exit door, stairs, handrails, guard systems, ramps)
- > Any portion of a dwelling or residential accessory structure that will be used for commercial purposes (open to employees or the public) Examples include :
 - Professional offices
 - Business offices
 - Notaries
 - Beauty shops, nail salons, barber shops
 - Car or equipment repair

Permits must be applied for and issued before any work may begin. All work performed on residential buildings and their accessory structures must comply with the most current edition of the International Residential Code, published by the International Code Council. This code is re-published every three years with changes and additions. We are currently using 2006 International Residential Code in Pennsylvania, and will continue to do so until new edition 2009 passes.