

DO I NEED A BUILDING PERMIT?

What Good Does a Permit Do?

Your home or business is an investment. If your construction project does not comply with the minimum codes adopted by your community, the value of your investment could be reduced. Property insurers may not cover the work done without permits and inspections. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.

A property owner who can show that code requirements were strictly and consistently met, as demonstrated by a code official's carefully maintained records, has a strong ally if something happens to trigger a potentially destructive lawsuit.

Your permit also allows the code official to protect the public by reducing the potential hazards of unsafe construction and ensuring public health, safety and welfare. By following code guidelines, your completed project will meet minimum standards of safety and will be less likely to cause injury to you, your family, your friends or future owners.

We have many handouts and information we can give to you that will help give you direction on proper methods of construction

Building Permits are required for the following types of projects:

- New construction
- Building additions
- Garages
- Storage sheds – all sizes
- Decks and platforms
- Egress window
- Porches
- Swimming Pools – below ground and above ground if over 5,000 gallons
- Fences – all heights
- Signs
- Accessory buildings (unattached garages, sheds, etc.)
- Replacing shingles
- Replacing siding
- Replacing windows – if changing size
- Retaining walls – over 4 feet in height
- Plumbing
- Mechanical (furnaces, water heaters, etc)

No Building Permit is needed for the following types of work:

- Painting
- Wallpaper
- Carpet and Tile floors
- Decorative landscaping
- Patio Slabs
- Driveways
- Tree planting
- Retaining walls – under 4 feet in height
- Replacing windows – same size
- Replace/install sheetrock
- Swimming pools – above ground and under 5,000 gallons
- Window awnings – projecting not more than 54 inches

(Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above exempted items)

Special Permits are required for the following types of work:

- Moving of Buildings
- Removing or cutting street curb & gutter
- Removing tree from boulevard

Before you do any digging, State Law requires that you call **Gopher State One Call at 1-800-252-1166** to have underground utilities located.

If you have any questions about **residential building/commercial building** plans, please call City Building Inspector **Darold Nienhaus 507-525-3266**. He will be happy to help you with your projects.