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PROJECTS THAT DO NOT REQUIRE A BUILDING PERMIT & OTHER GENERAL STANDARDS

BUILDING PERMITS ARE NOT REQUIRED FOR THE FOLLOWING:

Accessory buildings: under 200 square feet (12'x12', 12'x16', etc.)

Painting: interior or exterior of house or building

Re-siding, gutters: provided the building remains the same size

Re-shingling roof: in some cases, if you are not removing existing shingles. If you will be removing the existing shingles, new state code regulations now require permits to be obtained. If you are making structural repairs to roof trusses, rafters, or are replacing rotting boards, you will need a building permit.

Jungle gyms, swing sets, etc.

Fences: No permits are required, but if you intend to fence the perimeter of the property, we recommend you do not place the fence on the property line unless you have had the property surveyed. Fences may not exceed 4' from grade in the front yard, and 6' from grade in the side or rear yards.

Retaining walls: under 4' in height

Landscaping

Cement work: pads, sidewalks, asphalt, paved driveway surfaces

Non-structural interior work: cosmetic only, painting, wallpaper, paneling, etc.

Inflatable pools, kiddie pools

Replacement of steps: provided there are no changes to the size. The smallest change could require a permit. We recommend contacting the building department for a determination.

OTHER GENERAL STANDARDS

ALL hot tubs require an electrical permit.

Pools: Water levels over 2' require building and zoning permits. At minimum, a 4' from grade fence or other approved barrier is required. Self-closing, self-latching gates are required for any openings to the pool. If there is direct access from the house to the pool, each access point must have an alarm. (Alarms are typically available at Radio Shack, Home Depot, etc.) Electrical and mechanical permits are required for such things as any heaters, filters, and lighting.

If your project is not listed on this sheet, or if you have any questions, please contact Municipal Inspection Services, the township's Building Department at 517.622-8822. There is a 24-hour answering service. All permit forms and applications are available on the Township website at www.watertowntownship.com and at the Township Hall.