

Work that requires a permit:

- Electrical work – also requires inspections
- HVAC/Heating & Cooling/Mechanical – requires inspections for certain things (i.e. replacement, ductwork)
- Plumbing – requires inspections for certain things (i.e. modifications to existing plumbing system)
- Low voltage (security systems, fire alarm systems, data lines – only needed for new wiring)
- Sprinkler systems
- Retaining walls – these always require Ronnie's (RW) approval prior to issuing. Contractor or homeowner (whoever is doing the work) must call him first and then we need to know from RW that they are approved to be issued a permit. A permit is only required for over 4 feet or if supporting a surcharge.
- Awnings – only if supported by an exterior wall and project more than 54 inches and require additional support
- Decks – exceeding 200 square feet in area and 30 inches above grade at any point - deck form filled out and approved by Code Official prior to issuing permit. Miss utility required. (give Zoning packet & deck code)
- Gutters/Downspouts – must get approval from RW
- Paving, sealing, striping, re-surfacing, milling – Miss utility required
- Site work/earth work – Miss utility required
- Pools – see Outdoor Swimming Pools requirements sheet for more info (give Pool packet)
- Outbuildings/sheds if over 200 square feet of floor area – always requires a Miss Utility (give Zoning packet)
- Windows or Doors
- Roofs – provide asbestos brochure
- Siding –vinyl siding does not require an asbestos report – if transite material provide asbestos brochure
- Drop ceiling
- Solar Panels – Need to send to Plan Review and must have Pre-Construction Meeting
- Demolition – asbestos reports required

Work that does NOT require a permit:

- Painting – interior and exterior
- Flooring – carpet, tile, wood floor
- Changing out vanity, bathtub, toilet – unless changing plumbing, then it requires a permit and inspection
- Cabinets or Countertops
- Finish work (chair rails/trim/baseboards etc.)
- Swing sets/playgrounds
- Landscaping: planting trees, shrubs, flowers, gardens, tree cutting or trimming, stump removal - call Miss Utility
- Mowing
- Changing light fixtures/ceiling fans – unless changing the actual wiring, then it requires a permit and inspection
- Routine maintenance on HVAC – service calls
- Tearing down carports and/or outbuildings
- Underground electrical dog fence (MUST call Miss Utility)
- Door locks
- Sidewalks/Driveways – need to call RW for approval first and must have a miss utility
- Decks – not exceeding 200 square feet in area, not more than 30 inches above grade at any point and not attached to a dwelling and do not serve the exit door required by Section R311.4. (Zoning packet to be given)
- Fences – requires a Miss Utility (Zoning packet to be given)

Work that requires inspections:

****Please note, all inspections must be done prior to anything being covered up****

- Footer/foundation
- Deck posts concrete
- Pool footing & electrical
- Framing
- Plumbing
- HVAC (mechanical)
- Electrical
- Insulation
- Concrete (inside ONLY)
- Fire and sprinkler alarms – Building Code Official and State Fire Marshal
- Certificate of Occupancy (final inspection) – these are for new construction, house flips or changing of business
- Solar Panels
- Security