

Single Family Homes

When is a Building Permit NOT Required

A building permit is **NOT** required for the following types of minor work for any type of existing residential property.

Interior Work

- Painting, wallpapering, tiling, carpeting and similar finish work.
- Kitchen and or bathroom cabinets and or counter tops where there are no changes to the plumbing or electrical connections. Changes are defined as relocating the plumbing to a new location or adding new electrical receptacles, lights or relocating them.
- Drywall or plaster repair or replacement where there is no electrical, plumbing, mechanical or insulation within the area that is opened up.
- Replacing existing ceiling tiles.
- Replacement of an existing interior door.
- Interior repairs that do not involve any of the following:
 - The cutting away or removal of any portion of an exterior wall, interior wall, or partition, floor, or roof.
 - The removal or cutting of any structural beam, column, or load-bearing support.
 - The removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements.
 - Mechanical, electrical, plumbing, or fuel gas equipment or systems.

Exterior Work

- An exterior deck that requires no more than 2 floor joists to be replaced, replacing existing spindles or replacing deck boards. Removing a guard rail requires a permit.
- Provided retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, not supporting a surcharge and do not impact drainage or grading. This requires a site visit from the village to determine drainage and grading will not be impacted prior to work taking place.
- Sheds not larger than 120 square feet require a zoning certificate to confirm compliance with the village zoning code. A building permit is not required for these sheds (120 square feet or less).
- Playground equipment on private property.
- Landscape plants and vegetation.
- Exterior repairs that do not involve any of the following:
 - The cutting away or removal of any portion of an exterior wall, interior wall, or partition, floor, or roof.
 - The removal or cutting of any structural beam, column, or load-bearing support. Minor in-kind replacement repairs are allowed.
 - The removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements.
 - Mechanical, electrical, plumbing, or fuel gas equipment or systems.

Work affecting a substantially contiguous impervious surface of 2,500 square feet or more requires a permit pursuant to the village...

Temporary Structures

- Temporary structures (*installed for 180 days or less*), other than construction trailers, provided that the floor area is not greater than 400 square feet and no portion of the structure will be more than 15 feet above adjacent grade.

Electrical

- Listed cord-and-plug connected temporary decorative lighting.
- Reinstallation of attachment plug receptacles but not the outlets..
- Replacement of branch circuit overcurrent devices of the required capacity in the same location.
- Electrical wiring, devices, *appliances*, apparatus or *equipment* operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
- Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.

Mechanical

- Portable heating appliances.
- Portable ventilation equipment.
- Portable cooling equipment.
- Repair or replacement of any part within any heating, cooling, or ventilation equipment regulated by the Construction Codes that does not alter its function.
- Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

Plumbing

- The stopping of leaks in drains or in water, soil, waste, or vent pipes within a building. (The removal and replacement of any drain pipe, water, soil, waste, or vent pipe, or concealed trap with new material requires a permit and inspections as provided by the Village Code.
- The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and reinstallation of water closets, toilets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures or work beyond.

Miscellaneous Items

- Replacement of three or less of in-kind windows. (Replacing more than 3 windows requires a permit)
- Repair or in-kind replacement of interior or exterior doors.
- Repair of exterior wood, vinyl, aluminum, fiber-cement, stucco, or EIFS siding up to 100 square feet.

- Repair of a boiler.
- Repair of a furnace.
- Repair of air-conditioning equipment.

"In-kind replacement" means replacement of existing materials, objects, or elements using new materials, objects, or elements of the same type, size, and shape.

Code Compliance Required

Any work performed without a building permit, as allowed by the village, must still comply with all applicable requirements of the village code. This does not waive any applicable requirements of the village Code other than the requirement to obtain a building permit.