

A BUILDING PERMIT IS REQUIRED FOR THE FOLLOWING:

Examples of projects that require building permits in the Town of Severance. This is not a complete list, nor is it intended to cover all types of projects or conditions.

1. New Buildings

- Agricultural buildings
- Attached and Detached garages
- New Homes
- Shops
- Storage sheds or accessory buildings over 120 square feet (or over an 8 foot high peak)

2. Additions and Remodeling projects, any type of renovation:

- Air conditioners and furnaces, installation or replacement
- Attached and detached decks and pergolas
- Attached and detached patio covers and carports
- Boiler installation or replacement
- Basement Finish (partial or full)
- Doors and windows (except window panes)
- Electrical modifications
- Fireplace installation or replacement: Gas, pellet or wood
- Gas log installation or replacement
- Gas piping over 10 feet in length
- Kitchen Remodel
- Patio enclosures and screened porches
- Plumbing modifications
- Re-roofing (one application/permit per building on the property)
- Siding, stucco, brick, etc.
- Solar panels
- Structural modifications
- Walls (new, replacement or removal)
- Water heater installation or replacement

3. Landscaping:

- Fences over 6 feet high
- Pools over 5000 gallons
- Hot tubs and spas installed on a deck
- Lawn sprinkler systems connected to water supply (backflow preventer inspection)
- Retaining wall over 4 feet high

4. Demolition of any structure:

A person, firm or corporation cannot erect, construct, alter, repair, move, or demolish any building or structure without first obtaining a building permit. All building permits are applied for at Town Hall.

A BUILDING PERMIT IS NOT REQUIRED FOR THE FOLLOWING:

1. New Buildings

- One story detached accessory buildings used for lawn & garden tools, playhouses, livestock shelters, fodder storage, or poultry houses provided the total floor area does not exceed 120 square feet and the height of the peak is less than 8 feet high.

2. Additions, Renovations and Finish work

- Cabinets, cases, counters and partitions not over five feet nine inches high.
- Carpet and flooring
- Painting, papering and similar finish work
- Shingle repair or replacement work not to exceed 100 square feet of covering per building
- Temporary motion picture, television, theater stage set and scenery
- Window awning supported by an exterior wall of a single family dwelling if projection is less than 54 inches.

3. Landscaping

- Arbors and trellises for climbing plants (does not apply to pergolas)
- Retaining walls not over 4 feet high, measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids
- Platforms, walks and driveways not more than 30 inches above ground and not over any basement or story below. This does not apply to platforms, decks or landings attached to or placed adjacent to any building or structure.
- Prefabricated swimming pools in which pool walls are entirely above ground level and if the capacity is less than 5000 gallons (single family dwellings only)

Note: These lists are not intended to be complete lists, nor are they intended to cover all types of projects or conditions. Exemptions from permitting requirements shall not be deemed as granting authority for any work to be done in violation of the building code or any other laws or ordinances of the jurisdiction.

For more information about Building Regulations and Severance's Land Use Code, please see Sections 16 & 18 on the Town of Severance website at www.townofseverance.org .

You may also call the Permit and Planning Assistant at 970-686-1218 if you have additional questions.