

WHY PERMITS ARE NEEDED:

WHAT IS A BUILDING PERMIT? A BUILDING PERMIT IS A LICENSE WHICH GRANTS LEGAL PERMISSION TO START CONSTRUCTION OF A BUILDING PROJECT IN ACCORDANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS.

WHAT CONSTRUCTION PROJECTS NEED BUILDING PERMITS? **CHECK WITH OUR OFFICE** . THE BEST WAY TO FIND OUT IF YOU NEED A PERMIT IS TO CALL OUR OFFICE AND DISCUSS IT WITH ONE OF OUR OFFICIALS BEFORE BEGINNING CONSTRUCTION TO DETERMINE WHETHER YOU NEED A PERMIT. EVEN IF A PERMIT IS NOT NEEDED, THE CODE OFFICIAL WILL ANSWER CONSTRUCTION QUESTIONS AND MAY PROVIDE VALUABLE ADVICE. YOU CAN ALSO SEE "PERMIT PROCESS" FOR MORE INFORMATION ON WHAT REQUIRES A BUILDING PERMIT. A SHORT LIST FOLLOWS:

ANY STRUCTURAL CHANGES NEED PERMITS(DECKS/ADDITIONS/ NEW BUILDINGS/ CHANGE OF USE/ BIGGER WINDOWS/ SHEDS OVER 200 SQUARE FEET IN FLOOR AREA-OR WITH SECOND FLOORS OR LIVING SPACES/TEMPORARY BUILDINGS/ GAZEBO'S/ LEAN-TO'S/ CARPORTS/ POOLS/ ETC.

ELECTRICAL /PLUMBING/MECHANICAL SYSTEMS (HEATING-FIREPLACE- VENTILATION-WOOD STOVES- AIR CONDITIONING) ADDITIONS, **AND CHANGE OUTS.**

THE PURPOSE OF PERMITS: PERMITS ALLOW THE ENFORCEMENT OF THE CODES WHICH HAVE BEEN ADOPTED BY STATE, COUNTY, TOWNSHIP AND/OR CITY. NO MATTER WHAT THE SPECIFIC PROJECT MAY BE, THE ENFORCEMENT OF CODES IS CARRIED OUT TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE. THE UNIT OF GOVERNMENT WHICH ENFORCES THE CODE IS ACTING TO ASSURE SAFE CONSTRUCTION.

THE USE OF PERMITS: CODE OFFICIALS AND INSPECTORS USE BUILDING PERMITS AS A VITAL STEP IN THEIR ENFORCEMENT OF CODES. YOU HAVE AN INVESTMENT IN THE HOME OR BUSINESS YOU ARE ABOUT TO BUILD OR REMODEL. WHEN THAT HOME OR BUSINESS BUILDING DOES NOT COMPLY WITH THE CODES, YOUR INVESTMENT COULD BE REDUCED. APPLYING FOR A BUILDING PERMIT NOTIFIES THE CODE OFFICIAL THAT YOU ARE CONSTRUCTING OR REMODELING A BUILDING SO HE OR SHE CAN ENSURE CODE COMPLIANCE. PROPERTY INSURERS MAY NOT COVER WORK DONE WITHOUT PERMITS AND INSPECTIONS. IF YOU DECIDE TO SELL A HOME OR BUILDING THAT HAS HAD WORK DONE ON IT WITHOUT PERMITS, YOU MAY BE REQUIRED TO TEAR DOWN THE ADDITION, LEAVE IT UNOCCUPIED OR MAKE COSTLY REPAIRS. SOME BANKS WON'T LEND WITHOUT PROOF OF INSPECTIONS. ALL OF THESE COULD SCARE OFF THE POTENTIAL BUYER.

A PROPERTY OWNER WHO CAN SHOW THAT CODE REQUIREMENTS WERE STRICTLY 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, THE COMPLETED PROJECT WILL MEET MINIMUM STANDARDS OF SAFETY AND WILL BE LESS LIKELY TO CAUSE INJURY TO YOU, YOUR FAMILY, YOUR FRIENDS, AND FUTURE OWNERS.

WHY A BUILDING PERMIT? BUILDING PERMITS PROVIDE THE MEANS FOR CODE OFFICIALS TO PROTECT US BY REDUCING THE POTENTIAL HAZARDS OF UNSAFE CONSTRUCTION AND THEREFORE ENSURING PUBLIC HEALTH, SAFETY AND WELFARE.

THE BUILDING PERMIT PROCESS HELPS US UNDERSTAND WHAT OUR LOCAL LAWS AND ORDINANCES ARE. BEFORE ANY CONSTRUCTION OR REMODELING WORK BEGINS, APPLICATION FOR A PERMIT SHOULD BE MADE. BUILDING PERMITS PROVIDE THE MEANS FOR CODE OFFICIALS TO INSPECT CONSTRUCTION TO ENSURE THAT MINIMUM STANDARDS ARE MET AND APPROPRIATE MATERIALS ARE USED.