



Residential Remodel/Addition

What is an addition—Any construction work done to the main building that results in the addition of square footage to the footprint of the house. Additions could be carports, covered patios, sunroom, bedroom or any other room open or closed that is attached to the main structure. If not attached to the main structure, a separate miscellaneous permit will be required.

What is a remodel—Any interior or exterior construction work to the main structure such a moving walls, replacing windows, any major electrical, plumbing , and/or mechanical work.

Required submittals:

Residential Addition	Residential Remodel
(2) Simplified Prescriptive Approval. (2003 IECC Residential Energy Code Comp. Form), if applicable	(2) If installing new windows as part of the remodel, Simplified Prescriptive Approval. (2003 IECC Residential Energy Code Compliance Form)
(3) Sets of floor plans to include all Electrical, Mechanical, and Plumbing	(2) Sets of plans to include all Electrical, Mechanical and Plumbing, if applicable.
Contractor Registration—General Contractor, Electrician, Plumber or Mechanical	Contractor Registration—General Contractor, Electrician, Plumber or Mechanical
(4) Site plans showing distance from addition to property lines and other structures and showing all easements and existing structures on property.	N/A
(2) Foundation and Roofing plans	N/A
(1) Certified Copy of Grading and Drainage plan	N/A

What do I need to install a deck? - Because they are no covered, decks are not considered additions to the footprint of the house nor do they have to meet setback requirements. Any deck 30 inches off the ground requires a permit. Submit a residential permit application and a drawing showing the house and where the deck is to be constructed. Include the materials to be used and a description of how the deck will be anchored to the ground.

Do I need a permit for a concrete patio? Concrete patios under 120 sq. ft. do not require a permit, or if they are not attached to the house foundation. However, if it is larger than 120 sq. ft. or attached to the home foundation a permit is required.