



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 and is not intended to cover all types of projects or conditions.

New Buildings:

- Agricultural buildings
- Attached and Detached garages
- New Homes
- Shops
- Storage sheds or accessory buildings over 120 square feet (or over a 10-foot-high peak)

Additions and Remodeling Projects, Any 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 windowpanes)
- Electrical modifications
- Fireplace installation or replacement: Gas, pellet or wood
- Gas log installation or replacement
- Gas piping
- Kitchen Remodel
- Patio enclosures and screened porches
- Plumbing modifications
- Re-roofing (one permit per building on the property)
- Siding, stucco, brick, etc.
- Solar panels
- Structural modifications
- Walls (new, replacement, or removal)
- Water heater installation or replacement



Landscaping:

- Fences over 6 feet high (will need to obtain a town variance first)
- Pools over 5000 gallons and/or inground
- Hot tubs and spas installed on a deck
- Lawn sprinkler systems connected to the water supply if a backflow preventer was not installed during the original build (backflow preventer inspection)
- Retaining walls over 4 feet high

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 online.

A BUILDING PERMIT IS NOT REQUIRED FOR THE FOLLOWING

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 10 feet high.

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 coverage per building
- Temporary motion picture, television, theater stage, set, and scenery
- Window awning supported by an exterior wall of a single-family dwelling if the projection is less than 54 inches.



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 Chapters 16 and 18 of the Municipal Code on the Town of Severance website at www.townofseverance.org

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