

# RESIDENTIAL ONLY (Single Family, Duplexes and Townhomes)

## When is a building permit required?

Permits are required for all work except ordinary repairs. While the following list is not all-inclusive it provides some examples for the homeowner. Homeowners are reminded to proceed with caution. You are the responsible party if you obtain your own permits.

<b>Work</b>	<b>Permit</b>		<b>Plans</b>
<b>Other requirements</b>			
<b>Description</b>	<b>required</b>	<b>required</b>	<b>Notes**</b>
Room additions	Yes	Yes	1,2,3
Decks	Yes	Yes	1,2,3
Add, relocate interior walls	Yes	Yes	1,2
Change of use	Yes	Yes	1
Footing/Foundation	Yes	Yes	1,2,3
Finish or enlarge basement	Yes	Yes	
Add carport	Yes	Yes	1,2,3
Enclose carport	Yes	Yes	1,2
Add or enlarge garage	Yes	Yes	1,2,3
Masonry walls greater than 3'0" high	Yes	Yes	2,4
Retaining walls greater than 3'0" high	Yes	Yes	2
Install dry wall	Yes	No	
Install sauna	Yes	Yes	
Install prefab fireplace	Yes	Yes	
Install chimney	Yes	Yes	2
Add or enlarge patio, no cover	No	No	2,3
Add or enlarge patio, with cover	Yes	Yes	1,2,3
Finish rooms	Yes	Yes	
Install pool	Yes	Yes	2,3
Add dormers	Yes	Yes	2
Add attic pull-down stairs	Yes	Yes	
Install solar energy equipment	Yes	Yes	2
Install siding	No	No	2
Roof replacement more than 100 sq. ft. (shingles)	No	No	2
Roof repairs less than 100 sq. ft. (decking, sheathing)	No	No	
Add or enclose porch	Yes	Yes	1,2,3
Replace existing porch	Yes	No	1,2
Screen in existing covered porch	No	No	2
Handicap ramps	Yes	Yes	1,2,3
Install fences over 6'0" in height	Yes	Yes	1,2,4
Install or build a shed more than 200 sq. ft. or more than 8'6" at the eaves	Yes	Yes	1,2,3
Storm windows	No	No	2
Replacement windows	No	No	2
Install carpet or flooring	No	No	
Install insulation	No	No	
Install awnings	Yes	No	1,2
Add basement entrance or exit	Yes	Yes	1,2
Exterior stairs	Yes	Yes	1,2
Relocate interior stairs	Yes	Yes	

### Notes\*\*

1. Zoning approval is required
2. If located in Historic District, Architectural Review Board approval is required
3. If locate in Chesapeake Bay Area, Permits & Engineering Services is required
4. Fences or walls over 6'6" require Zoning approval

Because all jurisdictions are covered by the VUSBC, the list, with a few minor wrinkles, can be relied on no matter where one lives in Virginia.