

Examples of When Permits are or may be required.

Please use this as a guide. **It is not a comprehensive list:** conditions may exist within a given project that require a permit. In certain instances when a Zoning Permit is needed, a Conditional Use Permit may also be required. **It is best to contact the Building Inspector &/or Zoning Administrator during the planning phase of the project to determine permit requirements.**

To avoid penalties, please apply for permits before work begins.

All projects must pass a final inspection.

Project	Permit Required?	Additional Information
Addition to 1 or 2 Story Home	Yes	Planning Commission Review, Zoning and Building Permit required. May also require Electrical, Plumbing and HVAC Permits.
Air Conditioner	Yes	HVAC permit required for new and replacement units.
Alteration/Remodel of 1 or 2 Story Home	Yes	Building Permit required. May also require Architectural Review (exterior)
Alternative Energy Systems (solar, wind, etc.)	Yes	Planning Commission Review, Zoning and Electrical Permits required. May also require Building Permit.
Cabinetry/Countertops	Yes	
Carpeting/Flooring	No	
Cellular Telephone Antenna & Other Transmitters (like outdoor TV Antenna)	Yes	
Chimneys – New	Yes	Building Permit required.
Chimneys – Repairs	Maybe	Contact the Building Inspector.
Deck – New	Yes	Zoning and Building Permits required.
Deck – Repairs	Yes	Building Permit is required, except for replacing deck boards only.
Demolition	Yes	Building Permit required.
Dishwasher – New or Replacement	Yes	New and replacement dishwashers require Plumbing and Electrical Permits; repairs do not.
Dog Houses, Bird Houses and Other Structures Under 36 sq. ft. of Floor Area	No	
Door – Interior or Exterior	Maybe	Building Permit is required for new doors and replacement doors if changing the size of the opening.
Driveway – New or Replacement	Yes	Yes, Public Works Driveway & Right-of-Way Permit are required; repairs or sealing do not require a permit.
Ductwork	Yes	HVAC Permit required.
Electrical - New	Yes	Electrical Permit required for installation of new wiring, switches, receptacles, services, fixtures and certain appliances.
Electrical – Repairs	Yes	
Erosion Control and Grading	Maybe	Zoning Permit may be required for earth moving activities within the shoreland zoning district (contact Zoning Administrator and Building Inspector).
Fence – New &/or Replacement	Yes	Fences must comply with zoning and height requirements. Plat of survey required, no exceptions.
Foundation Repairs	Yes	Building Permit required.
Fireplace (Gas or Wood	Yes	Building Permit required for new; repairs may or may not

Continued - Examples of When Permits are or may be required.

Project	Permit Required?	Additional Information
Burning)		require a permit. Plumbing permit may be required (gas).
Furnace, Boiler, Heat Pump	Yes	HVAC permit required.
Gas Lines	Yes	Plumbing permit required.
Garage, Sheds and Other New Structures (over 36 sq. ft. of floor area)	Yes	Board of Review application and Building Permit required. If adding power or plumbing, respective permits are also required.
Garbage Disposal – New or Replacement	Yes	Plumbing and Electrical Permits required; repairs do not require a permit.
Generator	Yes	Electrical Permit required
Irrigation System	Yes	Plumbing permit required Possible Right-of-Way (ROW) permit
Light Fixtures	Yes	Electrical Permit required for installation of new fixtures; no permit required for replacement of lamps
Masonry Repair/Pointing	No	
Patio (Brick, stone, concrete)	No	
Planting New Tree/Shrub	No	Cannot be planted in public Right-of-Way without permit.
Play Structures	No	
Plumbing - New	Yes	Plumbing Permit required for new piping and related fixtures/appliances.
Plumbing - Repairs	Maybe	Plumbing Permit required for removing and replacing any concealed trap, drainpipe, water, soil, waste or vent pipe.
Pool or Hot Tub	Yes	Building, Plumbing and Electrical Permits required. Zoning Permit required for pools.
Porch - New	Yes	Building Permit required. Planning Commission Review and Zoning Permit may be required.
Portable Devices (i.e. washing machines, electric refrigerators or similar devices not permanently wired).	No	However, Electrical Permit is required for proper approved wiring together with approved receptacle and plug.
Retaining Walls	Maybe	Contact the Building Inspector
Roof - New or Replacement	Yes	Building Permit required.
Sewer – Sanitary or Storm	Yes	New connections and piping require Plumbing Permits. Contact City of Racine Utility Districts for sanitary sewer connections.
Siding - New or Replacement	Yes	Building Permit required
Sinks - New or Replacement	Yes	Plumbing Permit required.
Toilet (Water Closet)	Maybe	
Water Heater - New or Replacement	Yes	Plumbing Permit required.
Windows	Maybe	Building Permit is required for adding a new window and changing the size of the opening for a replacement window.