

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

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

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