

TOWN OF ERIE

Residential Building Permit Requirements

(This is not a complete list of all types of projects. This is only to be used as a guide.)

Building permits **are required** for the following types of projects

Outside:	Inside:
<ul style="list-style-type: none"> ❖ Decks with or without covers ❖ Patio covers, pergolas & carports ❖ Fences ❖ Accessory structures over 120 sq.ft. ❖ Attached storage sheds ❖ Retaining walls over 4ft. from bottom of trench to top of wall ❖ Lawn sprinkler systems ❖ Pools, hot tubs & spas ❖ Roofing (<i>more than 1 square aggregate</i>) ❖ Room additions ❖ Attached & detached garages ❖ Evaporative coolers (swamp coolers) ❖ Air conditioning units ❖ Patio enclosures ❖ Solar panels (<i>new and detach/re-attach for re-roof</i>) ❖ Gas lines & fire pits 	<ul style="list-style-type: none"> ❖ Furnace/central air installations or replacements ❖ Water heater installations or replacements ❖ Boiler installation or replacements ❖ Gas log & gas lines ❖ Fireplaces (wood, pellet or gas) ❖ Whole house fans ❖ Basement finishes ❖ Remodeling ❖ Electrical modifications (<i>including car charging</i>) ❖ Plumbing modifications ❖ Mechanical modifications ❖ Structural modifications ❖ Electrical to gas conversion ❖ Installation of additional windows or doors ❖ Replacement of windows or doors ❖ Demolition

Note: Some projects require a minimum setback from property line **whether or not a building permit is required.** Please see the Planning Division for required subdivision setbacks and property easements. **No part of any structure may project into an easement per Section 10.4.2A1.c of the Town of Erie Unified Development Code.**

Building permits **are not required** for the following types of projects

Outside:	Inside:
<ul style="list-style-type: none"> ❖ Detached accessory structures 120 sq.ft. or less (<i>not including patio covers</i>) ❖ General landscaping ❖ Concrete sidewalks (private property) ❖ Concrete on grade porches (without roofs) ❖ Painting ❖ Minor roof repairs (<i>1 square or less</i>) ❖ Minor fence repair (<i>3 sections or less</i>) ❖ Siding 	<ul style="list-style-type: none"> ❖ Painting ❖ Floor covering (carpet, linoleum & tile) ❖ Wallpapering ❖ Replacing plumbing fixtures ❖ Replacing cabinets & counter tops ❖ Adding insulation ❖ Changing light fixtures

The Town of Erie Building Division will be happy to provide you with information related to your specific project. We encourage you to call with any questions you may have. You can reach the Building Division Monday through Friday 8:00 AM to 5:00 PM at 303-926-2780.