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Residential Remodel Permit Submittal and Building Requirements

Remodel: Any construction or renovation to an existing structure other than an addition. Also, a change in plumbing, electrical, or heating and cooling that involves an extension, addition to, or change to the arrangement, type or purpose of the original installation. Painting, papering, tiling, carpeting, cabinets, countertops, and other similar finish work are exempt from needing a permit.

A plan review, permit fee and inspections are required for all residential remodels.

1. Detailed plans and specifications shall be submitted to the city for review and shall include proposed changes of the existing dwelling.
2. Engineering may be required if bearing walls, beams or point load areas of the existing dwelling are modified.
3. Any existing electrical, plumbing or mechanical work that is abandoned shall be inspected before it is covered up.
4. Dwelling areas under remodel require the existing electrical, plumbing and mechanical work to be brought up to the most current code if any of these items are moved or added.
5. Bedrooms under remodel are required to have smoke detectors installed per code.
6. Remodels under construction while occupants are occupying the existing dwelling can be dangerous. Please take precautionary measures to create a barrier between the construction area and the existing dwelling.

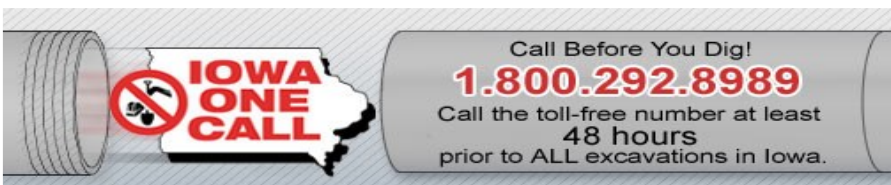


The following plans shall be submitted, reviewed and approved prior to the issuance of a building permit.

- Floor framing plan shall include size/material and attachment to the existing structure.
- Electrical, mechanical and plumbing information
- Window and door information

Inspections Required

- Demolition inspection if walls, beams, or posts are modified.
- Electrical, plumbing, and mechanical rough-ins, and framing inspections before insulation.
- Final inspection before occupancy.



Permits expire one year from the date of issue unless an extension is requested no less than 14 days prior to the expiration date.

Inspections must be scheduled at least 24 hours in advance.