

WHEN IS A BUILDING PERMIT REQUIRED?

An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a commercial or residential building, structure and facility or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system regulated by the **Uniform Construction Code** shall first apply to the building official and obtain the required permit. (The Uniform Construction Code currently has adopted the 2009 family of the International Code Council building codes.)

Emergency repairs or replacement of equipment may be made without first applying for a permit if a permit application is submitted to the building code official within 3 business days of the repair or replacement.

In addition to the required permits under the Uniform Construction Code, **the City of York also requires permits to be obtained for the following:**

- Concrete sidewalks, curbs, driveways, ramps and handicap ramps. (City of York Codified Ordinance Article 909)
- Temporary placement of a dumpster in a public way. (City of York Codified Ordinance Article 541)
- Demolition work (ICC 2009 – Chapter 33.) (Requires City of York Demolition Agreement & building permit)
- Signs - installation or placement of permanent signs. (Requires Zoning approval & building permit. City of York Codified Ordinance Section 1309.04)
- Decks, covered or uncovered, *regardless* of height above grade.
- Fencing - permanently installed (Requires Zoning approval)
- Swimming pools, whether prefabricated or not, which are greater than 18 inches deep, including Spas, or Whirlpools. (City of York Codified Ordinance Article 1302.111)
- Amusement Machines
- Juke Boxes
- Peddlers/Solicitation
- Waste Handling
- Street excavations – Obtained from the Public Works Department (City of York Codified Ordinance Article 905.2)

If you live in the HARB District and are proposing to do any exterior work other than painting or work that is not visible from a public street or alley, you will also have to have HARB approval EVEN IF A PERMIT IS NOT REQUIRED.

UNLESS LISTED BELOW, A PERMIT IS REQUIRED FOR YOUR PROJECT.

A PERMIT IS NOT REQUIRED FOR THE FOLLOWING:

An ordinary repair does not require a permit.

The following are not ordinary repairs:

- (1) Cutting away a wall, partition or portion of a wall.
- (2) The removal or cutting of any structural beam or load-bearing support.
- (3) The removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.

- (4) The addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical.

A permit is not required for the installation, alteration or repair of generation, transmission, distribution, metering or other related equipment that is, by established right, under the ownership and control of a public utility as the term "public utility" is defined in 66 Pa.C.S. § 102 (relating to definitions).

I. BUILDING CONSTRUCTION FOR THE FOLLOWING:

- Exterior or interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finishing work. (If exterior painting requires the use of lifts or scaffolding it will require a zoning letter of determination.)
- Temporary motion picture, television, and theater stage sets and scenery.
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- Prefabricated swimming pools accessory to a Group R-3 occupancy which are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely aboveground.
- Shade cloth structures constructed for nursery or agricultural purposes that do not include service systems.
- Swings and other playground equipment accessory to one or two family dwellings.
- Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.
- Movable cases, counters and partitions that are not over 5 feet 9 inches in height.
- Window or door replacement without structural change.
- Installation or rearrangement of communications wiring in a residential building.
- Installation of aluminum or vinyl siding onto an existing residential or an existing commercial building. (New structural underlayment sheathing (plywood, etc.) does require a permit and inspections)
- Any agricultural building.
- Utility and miscellaneous use structures that are accessory to detached one-family dwellings having a building area less than 1000 square feet. The term includes
 - Carports*
 - Detached private garages*
 - Greenhouses*
 - Sheds*
 - Prefabricated swimming pools that are less than 24" deep but greater than 18" deep, do not require a building permit – but do require zoning determination.*

*** Note: A zoning determination letter is required for the above accessory structures.**
The term does not include swimming pools or spas except as excluded below.

- Replacement of glass in any window or door. The replacement glass shall comply with the minimum requirements of the "International Residential Code."
- Installation and replacement of a window, door, garage door*, storm window and storm door in the same opening if the dimensions or framing of the original opening are not altered. The installation of means of egress and emergency escape windows may be made in the same opening, without altering the dimensions or framing of the original opening if the required height, width or net clear opening of the previous window or door assembly is not reduced.
 - * Electric garage door openers require a permit and inspection.
- Replacement of existing roof material that does not exceed 25% of the total roof area performed within any 12-month period.
- Repair or replacement of any part of a porch or stoop which does not structurally support a roof located above the porch or stoop.
- Installation of *additional* roll or batt insulation in a residential dwelling.

- Replacement of exterior rainwater gutters and leaders.

II. **ELECTRICAL WORK FOR THE FOLLOWING:**

- Minor repair and maintenance work that includes the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- Electrical equipment used for radio and television transmissions. The provisions of the Uniform Construction Code apply to equipment and wiring for power supply and the installation of towers and antennas.
- The installation of a temporary system for the testing or servicing of electrical equipment or apparatus.
- Replacement of a receptacle, switch or lighting fixture rated at 20 amps or less and operating at less than 150 volts to ground with a like or similar item. This does not include replacement of receptacles in locations where ground-fault circuit interrupter protection is required.
- Replacement of installed electrically operated equipment such as doorbells, communication systems in a residential building and any motor operated device, except garage door openers.
- Installation, alteration or rearrangement of communications wiring in a residential building.
- Replacement of residential dishwashers.
- Replacement of residential kitchen range hoods.
- Installation of battery-powered smoke detectors in one or two family dwellings.

III. **GAS WORK FOR THE FOLLOWING:**

- Residential portable heating, cooking or portable clothes drying appliances.
- Replacement of a minor part that does not alter approval of equipment or make the equipment unsafe.
- A portable fuel cell appliance that is not connected to a fixed piping system and is not interconnected to a power grid.

IV. **MECHANICAL WORK OR EQUIPMENT FOR THE FOLLOWING:**

- A portable heating appliance.
- Portable ventilation equipment.
- A portable cooling unit.
- Steam, hot or chilled water piping within any heating or cooling equipment governed under the Uniform Construction Code.
- Replacement of any part that does not alter its approval or make it unsafe.
- A portable evaporative cooler.
- A self-contained refrigeration system containing 10 pounds or less of refrigerant and placed into action by motors that are not more than 1 horsepower.
- A portable fuel cell appliance that is not connected to a fixed piping system and is not interconnected to a power grid.

V. **PLUMBING WORK FOR THE FOLLOWING:**

- The following plumbing repairs:
 - (1) Stopping leaks in a drain and a water, soil, waste or vent pipe. The Uniform Construction Code applies if a concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and is removed and replaced with a new material.
 - (2) Clearing stoppages or repairing leaks in pipes, valves or fixtures, and the removal and installation of water closets, faucets and lavatories if the pipes are not replaced or rearranged.
- Replacement of bib valves if the replacement hose bib valves are provided with an approved atmospheric vacuum breaker.
- Refinishing of existing fixtures.
- Replacement of ball cocks.
- Replacement of traps.

- Replacement of domestic clothes washers and dishwashers.

VI. HEATING, VENTILATION AND AIR CONDITIONING (HVAC) WORK FOR THE FOLLOWING:

- Replacement of motors, pumps and fans of the same capacity.
- Repair and replacement of heating, supply and return piping and radiation elements, which do not require rearrangement of the piping system.
- Repair and replacement of ductwork.
- Repair and replacement of air conditioning equipment and systems.
- Repair and replacement of control devices for heating and air conditioning equipment.
- Replacement of residential kitchen range hoods.
- Replacement of residential clothes dryers if there is no change in fuel type, location or electrical requirements.
- Replacement of residential stoves and ovens if there is no change in fuel type, location or electrical characteristics.