

Examples of Work Requiring a Permit:

- Decks, carports, garages and backyard storage buildings 12 x 12 or larger
- Room additions, or finishing an unfinished attic space
- Enclosing an existing screened porch
- Repairing a rotten or damaged roof, floors, or ceiling joists
- Installing a new door in an exterior wall
- Replacing studs in walls damaged by termites
- Installing a fireplace
- Converting a bonus room to a bedroom
- Replacing an electric water heater with a gas water heater
- Replacement of, or modifying, a heating and air conditioning system
- Installing foundation drains for crawl space drainage
- Structural repairs to a foundation or piers

The above are just a few examples of projects that requires a building permit before work begins. Please call the Town of Garner's Inspections Department at (919) 772-4688, if you have questions about a special project and need assistance to determine if you will need to obtain a building permit.



Town of Garner
Inspections Department
PO Box 446, 900 7th Avenue, Bldg. B
Garner, NC 27529



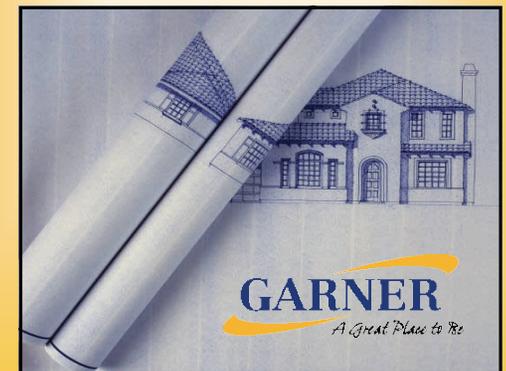
Inspections Department

900 7th Avenue, PO Box 446

Garner, NC 27529

919-772-4688

When Do You Need a Building Permit?



Thinking about Doing a Few Simple Home Improvements?

Even small home improvement projects may require a building permit. Faulty installations can cause fire and flood damage as well as other hazards. They can also force you to make costly repairs, should you decide to sell your home.

Here are a few simple facts about building permits and their accompanying inspections. Compliance with building codes help protect your family's safety and increase the value of your home at resale.

When is a Permit Required?

When you start that home renovation project, whether it's a new kitchen, an updated family room or a new sunroom, remember to check to see if you need a building permit.

Generally, a building permit is required for any construction, installation, repair, replacement or alteration costing more than \$5,000. Also, a permit is required if the work involves: the addition, repair or replacement of load bearing members or structures, the addition or change in the design of plumbing, heating, air conditioning, or electrical wiring, appliances or equipment.



Beware of contractors who recommend not obtaining permits. They may tell you it will delay the job or increase property taxes, but the truth is you are the only person to lose when you fail to get a permit. Contractors who don't want to obtain a permit or ask you to get the permit for them may not be licensed and may not have the knowledge to build in compliance with the code. When the contractor is paid and gone, you are the one responsible for any problems.

Obtaining the Necessary Permits Will:

1. Ensure that your project is safe and up to code.
2. Save money in the long run by making sure your contractor is licensed by the State and gets the proper permits.
3. Ensure approval of loans by many mortgage companies that require code compliance before approving loans.

Because more lenders are requiring permits, more non-permitted work is being discovered. When that happens, owners are required to expose framing, electrical, mechanical and plumbing systems so the required inspections can be performed. This can be costly and upsetting for owners.

What Information is Required?

An application for the building permit will include:

- A general description of the proposed work along with building plans
- Location of proposed work to include a site plan
- Signature of the owner or licensed agent
- Value of the work to be done should include cost of labor and materials including donations, site work, contractor and design professional fees; but not the cost of the land

In some cases a building permit may not be required but you will still need a permit from Zoning. Call (919) 772-4688 and ask to speak with the Planning Department.

What Can Be Done Without a Permit?

- Permits are not required for minor remodeling and repair on existing one and two family homes
- Roofing replacement using same type of materials
- Vinyl siding replacement
- Replacing fuses, devices, and light fixtures
- Repairing cord-connected equipment, like lamps, washers, dryers, etc.
- Repair or replacement of plumbing fixtures
- Replacement of windows, that are of the same size
- Replacement of a water heater that is of the same type or size
- Installing new cabinets and/or counter tops of the same configuration
- Some communities may require a permit when work on home upgrades exceeds the \$5,000 threshold
- All work must comply with State Building Code even if a permit is not required

