



GENERAL GUIDELINES FOR WORK “NOT” REQUIRING A BUILDING PERMIT

GENERAL REQUIREMENTS*

- Minor repairs
- Removal, replacement or covering of existing materials; i.e. carpet, vinyl flooring, wall paper and paint
- Casework & cabinet replacements that do not involve reconfiguring the space

ELECTRICAL

- Replacement of existing fixtures
- Low voltage systems (doorbells, lighting)
- Communications
- The replacement of defective devices with directly interchangeable types; i.e. fuses, lamps, motors, ballasts, relays, switches, receptacles, circuit breakers, that are similar devices that do not disturb the fixed wiring system.

PLUMBING

- Replacement of existing fixture which do not disturb the fixed piping
- Faucet, trap or minor repairs to similar equipment where mechanical connections exist
- Repairing or replacement of existing water heaters with same unit type, size and venting requirement.

APPLIANCES

- Replacement or repairs to heat duct or vent connector
- Repairs to existing equipment
- Repair or replacement of existing heating unit with like kind; i.e., same type, size and venting

FENCING

- Repair to less than 50% of an existing fence (fence must be legal by permit)

ROOFING

- Roofing repairs involving less than 50% of the roof area
- Tear-offs and re-roofs over non-conditioned space. (Example: open porch or accessory structures)

DECKS

- Any deck less than 18” above grade

PORCHES, STAIRS, GUARDS & HANDRAILS

- Repairs other than structural
- Replacement, ordinary repair and maintenance of less than 50% of a component.

DOORS & WINDOWS

- Must be a legal window opening
- Replacement of basement windows with glass block (non-habitable spaces only)
- New door installed into an existing opening

*** When a property is located in a Preservation District or is a Designated Building of Historic Value, a Certificate of Appropriateness may be required. Although this list is as comprehensive as possible, it is not intended to be all-inclusive. If you have a question as to whether or not a permit is required, please call the City of Rochester Permit Office at (585)428-6526.**