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Work requiring permits

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What type of work requires a building permit?

All work except for installation of carpet, wallpaper and interior painting require a permit

Apartment and condo developments

An apartment building is any property with more than two dwelling units that are rented — not owned — by tenants. In contrast, a condo building has more than two dwelling units that generally *are* owned by the tenants.

If you plan to build either of these types of properties from scratch, you'll need an apartment or condo construction permit.

Foundation only

Similarly to commercial construction, you may request a foundation-only permit for a multifamily property. This is ideal for situations where you're still finalizing the construction plans but want to get a head start on the project.

Hotel and motels

Although a hotel is technically a commercial property because it generates income, hotels and motels are considered multifamily properties for permitting purposes because tenants reside in the dwelling units (even if just for a short time).



3. Residential permits

Residential building permits are required for any project that involves a single-family home or similar residential property without multiple dwelling units.

Custom home builds

A custom home is essentially a one-off home whose construction plans won't be reused. If you're developing a custom single-family home, this is the type of residential construction permit you'll need.

Production home builds

While a custom home will only be built once, a production home is built according to master plans that are reused. As such, a production home build requires a slightly different permit than a custom home.

Foundation only

Once again, residential projects that don't have approved plans can seek a foundation-only permit to get started.

Structure & interior demolition

If you plan to demolish an entire residential structure or a portion of a structure's interior, you'll need a demolition permit. The permit is needed to ensure that you're safely demolishing and disposing of the materials.

Interior remodel

Any significant interior remodeling work requires this type of residential construction permit. If you're not sure if your remodeling project requires a permit, be sure to check with your local building department.

Mechanical permits

A mechanical permit applies to any mechanical work, including heating and cooling systems and ductwork.

You'll need a mechanical permit in situations like:

- Installing an exhaust hood above a stove in a restaurant
- Replacing ductwork in an apartment building
- Installing a new heating system in an office building

Electrical permits

An electrical permit is needed when performing major electrical work on a building.

This could include:

- Wiring
- Transformers
- Lighting

Both residential and commercial properties often require electrical permits — though commercial properties may have more stringent requirements since their electrical needs are often more intensive.

Plumbing permit

You'll need a plumbing permit when installing or upgrading plumbing systems in a new or existing structure.

Plumbing permits are often needed for projects that involve:

- Piping
- Sinks
- Toilets
- Drains
- Back-flow devices