

## **BUILDING DEPARTMENT FAQ's**

- **Carports:** All carports require a zoning application and permit.
  - All carports must have a footer/foundation (hurricane anchors and mobile home anchors are not acceptable).
  - Engineer stamped drawings must be submitted by supplier and/or manufacturer (a copy of the supplier's flyer is not acceptable).
  
- **Decks/Porches/Patio Enclosures:** All decks, porches and patio enclosures require a zoning application and permit.
  - All decks, porches and patio enclosures require footers for the support posts
  - Drawings are required showing size of deck, how the deck will be anchored
  - A form is available for completion which could possibly be used in lieu of drawings
  
- **Fences:** All fences require a zoning application and permit.
  - While fences may be installed directly on the property line, it is up to the owner of the property to know where their property lines are located.
  - It is recommended that fences be installed 18" – 24" off the property line to allow maintenance on either side without going on to a neighboring property.
  - Fences may be installed at the owner's discretion in regards to finished side in, finished side out, horizontal slats, vertical slats, chainlink, etc.
  - Fence heights: 6' high or below on sides and rear of property; 4' high or below in front of property.
  - Fences require a 2' setback from street right of way, typically the sidewalk (call for clarification).
  - Fences cannot obstruct vision for traffic at intersections including alleys and driveways.
  
- **Pools:** All pools 3' and deeper require a zoning application and permit.
  
- **Roofing Shingles:** If installing a second layer of roofing shingles, no permit is required. No more than two layers of shingles permitted.
  - If tearing off existing shingles and replacing wood sheathing, a permit and inspection is required. Wood sheathing will need to be inspected prior to installing the shingles.
  
- **Sheds/Storage Barns:**
  - Sheds under 100 square feet, or under, in size (ie – 8'x10', 8'x12', 10'x10') do not require a permit.
  - Sheds between 101 square feet and 199 square feet will require a zoning application and permit.
  - Sheds 200 square feet and over will require a footer/foundation. A zoning application, drawings showing the proposed footer/foundation and permit are required.
  
- **Siding, Windows, Doors:**
  - All siding projects require a permit.
  - Replacement windows and doors do not require a permit as long as the sizes are the same. If sizes are changed, drawings will be required showing the existing size and replacement size.