

General Engineering Company

Building Inspection Division
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WHEN DO I NEED A PERMIT?

When your project involves:

- An addition or structural changes to exterior or interior of your home or any accessory structure
- Any type of electrical, heating or plumbing work that is not considered maintenance: examples of maintenance could be changing a faucet; electrical device (switch, light); furnace, or water heater if same size.
- Putting up a fence.
- Building a new house, garage, storage shed, pool, porch or DECK
- Finishing or remodeling a basement
- Remodeling a bathroom or kitchen if you have any structural or mechanicals (plumbing, electrical, Heating/Ventilation/Air-Conditioning (HVAC)
- Installation of a wood stove and fireplace
- Hot tubs or whirlpools

THIS IS NOT A TOTAL LIST! If in doubt, please call the inspector!!!!!!!!!!

A BUILDING PERMIT IS NOT REQUIRED FOR:

- Replacement of same size door or windows
- Replacement of roofing shingles or siding
- Installing storm windows
- Making minor repairs
- Changing flooring, carpet, or inlaid wood or tile
- Installing private sidewalks on your property

WHAT IF I DO NOT GET A PERMIT?

Ordinances and State Statutes require building permits. If you DO NOT get a building permit when required the fees can be legally doubled, a stop work order will be posted and you could be fined for every day the work is not in compliance. If you are not sure whether your project requires a building permit, please contact the inspector on duty.

Village of Hixton Setbacks:

Street Frontage front yard- Not less than 25 feet
Side Yard- Not less than 10 feet
Rear Yard- Not less than 10 feet