



Building Permits

Permits are required for the following:

- New Construction or an addition to a building
- Alterations/remodeling (kitchen cabinets, drywall, bathroom, etc.)
- Construction of detached garage, lean-to, storage building, gazebo, etc. or any alterations thereto. This includes placement of pre-fab sheds and buildings constructed off-site. NOTE: canopy (tent-like) structures are not allowed.
- Construction or reconstruction of a deck, stoop, porch or ramp
- Residing of a building. (Make sure house numbers are reinstalled upon completion)
- Installation / replacement of roofing (shingles, re-decking, etc.)
 - Shingles can be installed over no more than one layer of existing shingles if approved by staff.
 - Metal roofs are NOT allowed on residential building in the Village unless they meet certain guidelines and are approved on an individual case-by-case basis by the Building Inspector or designated staff. Metal roofs using corrugated panels or exposed fasteners will not be approved for use on residential buildings. (See Metal Roofing Requirements)
- Replacement of window and doors. (Exception: you are allowed to replace two windows or doors without a permit provided they are the same size and type as existing.)
- Installation of new windows. (Exception: a permit is not required for sash replacement only.)
- Updating of electrical service.
- Installation of new air conditioning units. (Exceptions: a permit is not required for window-mounted units.)
- Construction of a retaining wall 4' or more in height- from ground level.
- Construction or replacement of sidewalk in the public right-of-way.
- Construction or installation of a swimming pool.
- Demolition of a building.
- Construction, replacement, expansion of a fence if over a thousand dollars. Regulations on fences are located in the Village zoning code.

Permits are not required for the following:

- Replacement of a light fixture or an electrical outlet.
- Painting or wallpapering.
- Resurfacing of existing driveway.
- Pouring of a concrete driveway or patio.
- Replacement of water heater.
- Replacement of heating unit.
- Replacement of air conditioning.