



CITY OF LANCASTER

Building Department

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Web site: www.ci.lancaster.oh.us/dept/building

When permits are NOT required:

Officially, any minor remodeling project that entails like-for-like direct replacement in the same original location does not require a permit. If a project is listed below as not requiring a permit, the installation is still required to meet the applicable Building Code requirements along with the associated manufacturer's installation instructions.

The following projects **do not** require a permit:

1. Kitchen/Bath fixture replacement (like-for-like direct replacement in the same original location).
2. Interior refinishing to include painting, papering, tiling, carpeting, counter tops, cabinets, varnishing, paneling and molding.
3. Door or Window replacement when using the existing opening and same door or window size.
4. Repair or installation of any concrete flatwork. Any work in the City right-of-way requires approval from the City Engineer's office.
5. Tuck-pointing and/or repair of exterior masonry.
6. Basement waterproofing or installation of a waterproofing system.
7. Uncovered decks 200 square feet or less. Sheds and accessory buildings greater than 200 square feet require permanent foundations.
8. Fences not over 6 feet in height (check with Building Dept. for zoning).
9. Retaining walls that are not over 4 feet in height measured from the bottom of the footer to the top of the wall.
10. Water storage tanks supported directly on grade, if 5,000 gallons or less.
11. Playground equipment and swings associated with a one, two or three family dwelling.
12. Window awnings supported by an exterior wall, which do not project more than 54 inches from the exterior wall and do not require additional support.
13. A portable swimming pool capable of holding water to a maximum depth of forty two inches (42") and is constructed of non-metallic, molded polymeric or fabric walls supported on a rigid framework or by an inflatable ring and erected entirely on or above ground, and is designed and constructed to be readily disassembled for storage and re-assembled to its original integrity.

14. Installation or repair of portable heating, cooking or clothes drying appliances.
15. Replacement of any minor mechanical, gas or electric device(s) that does not alter the rated listing approval of equipment or make such equipment unsafe.
16. Installation or repair of portable heating, cooling or ventilation systems.
17. The stopping of leaks in drains, water, soil, waste or vent pipes: provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material(s), such work shall be considered as new work and a permit shall be obtained and inspections made as required.
18. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
19. Gas or electric powered hot water heating appliance installed in a residential dwelling, if an exact replacement for the malfunctioning unit is used and rearrangement of valves or piping is not required.

REPAIRS: A permit application is not required for ordinary repairs to structures, replacement of lamps or connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs **shall not include the cutting away of any wall, partition or portion thereof**, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements: nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

EMERGENCY WORK: Where equipment replacement and repairs must be performed in an emergency situation, a permit application shall be submitted to the Building Department the next business day.

If you have any doubt if a permit is required, you should contact the Building Department and discuss your project with the Building Official.