



When Do I Need A Building Permit?



The City of Shelton Building & Fire Code states that you must have a separate building permit for each building before you can erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure. You also must have a building permit to occupy an existing commercial structure that had a Certificate of Occupancy issued to a previous business or tenant.



A building permit is NOT required for the items shown in the bulleted list below. **However you must obtain separate plumbing, electrical and mechanical permits unless the items are otherwise exempted.** Note: Though a project may be exempt from needing a permit, it still must conform to building code requirements, zoning setbacks, critical areas, shorelines management or any other Town of Ruston regulations.

- Residential single-story detached accessory buildings provided the floor area does not exceed 200 square feet.
- Non-shoreline, upland retaining walls that are not over 4' high measured from the bottom of the footing to the top of the wall, unless supporting a surcharge (such as a road, building or tank), or any type of combustible or flammable liquid.

- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.

- Sidewalks and driveways
- Decks that do not exceed 200 square feet and are not more than 30" above grade at any point, are not attached to the dwelling, do not serve as the primary exit, and are not over any window, basement or story below.

- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment.
- Fences not over 7' high.
- 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.
- Temporary motion picture, television and theater stage sets and scenery.
- Moveable cases, counters and partitions not over 5'9" high.

Examples of Items That Do Require a Building Permit

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| <ul style="list-style-type: none"> ✓ All new buildings (residential or commercial) ✓ All additions (residential or commercial) ✓ Residential storage buildings over 200 s.f. ✓ Fences over 7' high ✓ Retaining walls over 4' tall ✓ Above-ground swimming pools exceeding 24" deep ✓ All in-ground swimming pools ✓ Shoreline bulkheads ✓ Boat houses ✓ All building demolitions | <ul style="list-style-type: none"> ✓ Moving a building ✓ Temporary buildings ✓ All structural remodeling ✓ Residential & Commercial Re-Roofing ✓ Siding and/or Window replacement ✓ All commercial remodeling (Tenant Improvement) ✓ Commercial occupancy of an existing building ✓ Commercial storage rack systems over 5'9" tall ✓ Plumbing work (except for stoppage of leaks) ✓ Mechanical work (except repairs of appliances) |
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