

DO I NEED A PERMIT?

The City has adopted the 2003 International Building, Plumbing, Mechanical and Property Maintenance Codes along with the 2005 National Electric Code for homeowners to follow when doing their home projects. By following the adopted codes homeowners will create a safe environment for their home and for our city.

Homeowners are allowed to work on their own property once they have obtained the proper working permits through the Inspection Department located at 110 E. 6th St.

The type of work a homeowner can do on their property includes:

❖ Building

- Example: Garage, Accessory Building, Shed, Carport, Swimming Pool, Roofing, Siding, Room Additions or Room Remodels, Deck, Fence.
 - Exception: There is no permit required for basic room remodels such as painting and wall papering. You do have to buy a permit if there will be any wall re-structuring, plumbing and/or electrical work involved.

❖ Plumbing:

- Example: Water Heater, Gas Piping, Water Piping, Installing a Lawn Sprinkler.
 - Exception: The Homeowner cannot connect a new sewer line or replace a sewer line into the city water main or the city sewer main.
 - Exception: If you install your own Lawn Sprinkler system, the system must be protected by a backflow device and the backflow device must be tested by a local licensed backflow/sprinkler contractor.

❖ Electrical

- Example: Receptacles/Light/Switch, Appliance Hook-up, Signs, Minor wiring.
 - Exception: The Homeowner cannot wire from the breaker box to the electric meter.

❖ Mechanical

- Example: Heating and Air Conditioning Unit installation, Vent and Duct work, Vent fan.

If you are not doing the work yourself, but will hire someone for the job, the person or company you hire to do the work must be a licensed contractor with the City of Augusta. *The Inspection department has noticed that citizens are not hiring City licensed contractors to do their home improvements, and this has become a real problem in the city, especially when it comes to roofing, siding, sprinkler system installation, fences and swimming pool installation.* When you hire a contractor to work on your home or property, the contractor must carry a City of Augusta license and have a minimum of \$300,000 general contractors' liability insurance coverage. By using a licensed contractor, it not only protects your investment but it will also keep the City Inspection Department from having to place a stop work order on your project, thus delaying your project completion. If you are not sure you are hiring a licensed contractor, you may call the City Inspection Department at 316-775-4505 and the Inspection Department can advise you if the contractor carries a city license.

The homeowner *is not allowed* to obtain a permit for a project and then hire a contractor or an individual to do work that requires a permit to perform. When you hire a contractor to do the work on your property, the contractor must hold a license with the City of Augusta. It is the responsibility of the contractor to obtain the permits through the City Inspection Department before the contractor starts work on the job.

Projects that require a permit:

- ❖ Roofing (over 200 square feet)
- ❖ Siding (over 200 square feet)
- ❖ New or added electrical wiring
- ❖ New or added plumbing lines
- ❖ Hot water tanks
- ❖ Sewer lines
- ❖ New or added heating and air-conditioning equipment
- ❖ Sheds
 - Exception: Sheds 120 square feet (10 x 12) or smaller do not require a permit
 - You still must follow the property line set back regulations on any size of shed built.
- ❖ Decks (over 30 inches above the ground)
- ❖ Conversion of an unfinished basement to a finished basement
- ❖ Room additions
- ❖ Garages
- ❖ Patio covers and carports
- ❖ Concrete driveways and sidewalks (when they are poured into the city right-of-way)
- ❖ Swimming Pools (both in ground and above ground pools that are 24 inches or more in depth)
- ❖ Fireplaces and wood burning stoves
- ❖ Sprinkler systems for lawn irrigation
- ❖ Electrical hook-up of Water Wells
- ❖ New or repaired structural elements
- ❖ Sheetrock (new or repairs of 120 square feet)
- ❖ Building and Structure Demolition
 - There is no permit fee for a demolition permit.
- ❖ Garage sale, yard sales, and Estate Sales (https://www.augustaks.org/i_want_to/garage_sale_permit.php)
 - Such sales shall be limited to not more than 2 sales in any calendar year with each sale lasting for not over 3 days on any residential lot.
 - Exception: The citywide garage is not included in the 2-calendar year sale limit.
 - There is no permit fee for sales on private property.

If you have a lawn sprinkler system installed, the system must be protected with a backflow device. The City of Augusta does require the backflow device to be tested annually. The test must be done by a city licensed backflow contractor. If a backflow preventer is not installed properly or isn't working properly and there is a loss of water pressure, anything that is pooled around a sprinkler head, including bacteria-infested soil and pesticides, can be sucked backward into the city water supply. The contaminants can travel further than the house that has the sprinkler system; they can affect neighboring houses as well. Among common water pressure losses are line breaks and fire. If you have a well and your lawn sprinkler is run from the well, there is no requirement for a backflow test.

I hope this information is helpful in handling some of the confusion on what type of work requires a permit or where and when a permit is required. If you have any questions, please call the City Inspection Department at 316-775-4505 and we will be glad to assist you.

Travis Combes, City of Augusta Inspector