

A building permit is required for new construction, additions, or alterations to any structure within the City of Edgewater. Please note that on August 3, 2010, the City adopted the following codes:

- 2009 International Building Code
- 2009 International Plumbing Code
- 2009 International Mechanical Code
- 2009 International Fuel Gas Code
- 2009 International Fire Code
- 2009 International Energy Conservation Code
- 2009 International Residential Code
- 2009 International Existing Building Code

Examples of projects that require building permits are:

- New buildings.
- Interior remodels including the following:
 - Adding, removing or moving interior or exterior walls
 - Installing new drywall on fire assemblies only.
 - Making any change to water lines, drains or bath/shower valves.
 - Adding to or altering electrical wiring.
 - Adding to or altering plumbing lines and fixtures.
- Room additions.
- Basement and tenant finishes.
- Garages and sheds.
- Carports and awnings.
- Roofing.
- Electrical service changes.
- Decks and patios.
- Air conditioners and swamp coolers.
- Furnace, boiler, and water heater installation or replacement.
- Siding.
- Installation of doors and windows - U-Factor of .35 or better required.
- Change window or door dimensions or types.
- Fences and retaining walls (repair, replacement and new).
- Lawn sprinkler connection to water supply.
- Pools, hot tubs, and spas.
- Solar panels.
- Signs.

- Demolition of a structure.

Permits are not normally required for the following:

- Painting or wallpapering.
- Repair of roofing or siding when the area to be repaired is less than 100 square feet.
- Tiling or carpeting.
- Replacing cabinets and countertops without repairing or replacing drywall, or relocating rough utility lines.
- Adding insulation where wall or ceiling covering are not covered.
- Replace existing plumbing fixtures with similar item.
- Replace existing light fixture, switch or outlet with similar item.
- Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons, and are installed entirely above ground.
- Flatwork such as driveways or sidewalks.

This is not intended to be a complete list, nor is it intended to cover all types of projects or conditions.

CAUTION

If you do work, or have work done, without a required permit, you will be in violation of the City of Edgewater Municipal Code. Additional fees or costs may be incurred.