

Do I Need A Permit For That?

Check this list before you get started on the project of your dreams!

Permits are required for certain projects to ensure that construction activities follow all building code guidelines and local ordinances. This helps protect your home's integrity and safety. The following list represents common residential projects that REQUIRE permits but is not a complete list of every activity requiring a permit. Permits must be approved prior to commencement of work.

Building

- Any interior or exterior structural modifications or repairs. Includes additions or demolitions of any exterior walls and interior changes to walls, doors, windows, or creation of new rooms/bedrooms.
- Replacement or repair of siding and/or roofing that impact 25% or more of the façade or roof area.

Kitchen and Bathrooms

- Remodels that include changes to any gas or electrical components (including outlets and recessed lighting), and plumbing (like relocation or addition of sinks, showers/tubs, and dishwashers).
- Changes to layout, including addition or modification of kitchen islands or peninsulas.
- NO permits are required for replacement cabinets/countertops that are the same size as existing.

Basement

- Full or partially finished basements that add flooring, framing/walls, ceilings, electric, and other utilities.

Electrical, Plumbing, and Mechanical

- New or relocated electric, including installation of recessed lighting, ceiling fans, and other fixtures.
- Plumbing including new supply, drain, waste, or vent lines, and replacement of hot water heaters.
- New/replacement HVAC systems, including furnaces, AC units, heat pumps, tanks, and boilers.
- Emergency generators.

Detached Garages, Sheds, and Greenhouses (Accessory Structures)

- Structures 250 ft⁵ or smaller require Zoning permits, and must meet yard setback requirements.
- Accessory structures over 250 ft² AND those that include utilities require building permit approval.

Fences

- Installation of new fencing over 40 ft in total linear length, or any pool enclosure fencing.

Patios, Driveways, and Walkways

- Exterior improvements that add impervious cover includes pavers, concrete, asphalt, and gravel.
- Driveways that change the width of the entrance apron may also require additional roadway permits.

Decks

- Installation of new decks and deck repairs, including replacement decking, stairs, and railings.

Swimming Pools

- All above-ground (water depth of 24+ inches) and in-ground pools, spas, and hot tubs.

Stormwater Drainage and Grading

- Installation of drainage pipes, swales, rain gardens, or other means to manage water runoff in yard areas, and/or change of grade of 6 inches or more.

When in doubt, give us a call! We're happy to discuss your project and provide guidance on the permit process.

Permit applications can be found online at:

<https://www.westtownpa.org/permits-applications/>



Westtown Township
PO Box 79
Westtown, PA 19395
P: 610.692.1930
F: 610.692.9651
www.westtownpa.org