

## Do You Need A Permit?



Work not requiring a building permit is listed below, however, no work is exempt from the zoning regulations that apply to a property. Even small structures such as sheds, dog houses and fences are subject to zoning regulations. These regulations include, but are not limited to, setbacks from property lines, distance required between structures, and size and number of structures allowed on a lot. It is also the owner's responsibility to locate property lines and ensure that any easements on the property are not violated. Also, if the property is located within a historic district, an application for a Certificate of Appropriateness (COA) may be required.

No permit is needed for the following projects:

- Fences not over three feet high.
- Retaining walls which are not over three feet in height, measured from the bottom of the footing to the top of the wall, and not impounding hazardous liquids.
- Painting, papering, and similar finish work.
- Ordinary repairs to gutters, decking and trim work.
- Swings and other playground equipment accessory to detached one-and two-family dwellings.
- Completely above ground swimming pools.
- Replacement of windows in single-family homes.
- Decks on single-family homes not more than 30" above adjacent grade.
- The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained.
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the replacement of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves or pipes.
- Removal of trees from private property less than one acre and that are *not* located within a historic district. Please review erosion control requirements and/or exceptions prior to any land disturbance activities; including those for agriculture operations and forestry land management practices.
- Driveways



If your work does not require a permit, you are still legally bound to meet all city and state regulations. The City of Harlem Code of ordinances may be viewed in its entirety at [www.harlemga.org](http://www.harlemga.org).