

What you need to apply for a building permit:



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Why Do I need a Permit?

There are important reasons to obtain building permits and to have inspections performed for your construction project.

Protects property values

Your home is typically your largest investment. If your construction project does not comply with the building codes, your investment could lose value. If others in your neighborhood make unsafe or substandard changes to their homes, it could lower the resale values for the entire community.

Saves Money

Homeowners insurance policies may not pay for damages caused by work done without permits and inspections.

Makes Selling Property Easier

Listing associations require owners to disclose any home improvements or repairs and whether permits were obtained. Many financial institutions will not finance a purchase without proof of a final inspection. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.

Improves safety

Your permit allows the building department to inspect for potential hazards and unsafe construction. By ensuring your project meets the minimum building code standards of safety, the building department can reduce the risk of fire, structural collapse and other issues that might result in costly repairs, injuries and even death. Inspections complement the contractor's experience and function as a system of checks and balances that can result in a safer project.

It is the Law

Permits are required by Ordinance. Work without a permit may be subject to removal or other costly remedies.

Tips on hiring contractors

- ◆ Hire only licensed contractors
- ◆ Get at least three bids.
- ◆ Get three references and ask to see a project.
- ◆ Get it in writing, but before you sign the contract, make sure you completely understand.
- ◆ Do not make final payment until you have received a Certificate of Occupancy (CO) until final inspections have been approved
- ◆ **Have the contractor apply for the required permits.**



DID YOU KNOW?

- As **"owner-builder"** you are the responsible party of record on such a permit. If a contractor is performing your work, you may protect yourself from liability if the contractor applies for the proper permit in his or her name.
 - If you plan to do your own work, including all the trade work, then you may apply for the permit.
- NOTICE:** The State law requires you to occupy the structure for 2 years after such work has been completed.
- Frequent practices of unlicensed contractors is to secure "owner-builder" building and trades permits, erroneously implying that the property owner is providing his or her own labor and material personally.
 - It would benefit you to hire a licensed contractor to perform the trade work.
 - Permits are valid for work to begin within six months.

Construction Details

REMINDER:

(27.5) IRC Section R402.2 (Concrete) is amended by adding subsection 402.2.2 and shall read as follows:

R.402.2.2 Concrete Slab Installation Requirements. All Exterior concrete flatwork including, but not limited to, porches, patios, sidewalks, driveways, and steps, shall be reinforced with a minimum 10-gauge welded wire mesh or other acceptable reinforcement approved by the Building Official.

(27.6) IRC Section R402.2 (Concrete) is amended by adding subsection 402.2.3 and shall read as follows:

R402.2.3. Minimum Spacing of Concrete Joints. Control joints in concrete shall be spaced a minimum thirty times the thickness of the concrete and no greater than ten feet.

Paragraph 27.8 is hereby created addressing IRC Section R404.1.7 and shall read as follows:

(27.8) IRC Section R404.1.7 Backfill Placement. Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above or has been sufficiently braced to prevent damage by the backfill. Backfill compaction under concrete flatwork including but not limited to porches, patios, sidewalks, driveways, and steps shall be consistent with the site soils report and verified by the geotechnical engineer by way of an affidavit.

<https://windsorgov.com/DocumentCenter/View/24695/Soil-Compaction-Affidavit>

