

CITY OF OWOSSO BUILDING DEPARTMENT

IS A PERMIT REQUIRED?		
Accessory structures	Under 200 square feet – Zoning Permit. Over 200 square feet – Building and Zoning Permit	YES
Additions	Room, dormer, breezeway, sunroom, gazebo, spa enclosure	YES
Basement	Waterproofing	YES
Bathroom	New	YES
	Removing existing fixtures/replacing in same location with new (Electrical/Plumbing)	YES
Chimney	Removing/replacing chimney cap or brick veneer chimney stack	YES
Decks	Addition/enlarging without a roof	YES
Doors	Installing new or wall requiring framing	YES
	Exterior-Removing/replacing	NO
	Replacing with a larger door	YES
	Enclosing archway or doorway interior	NO
	Installing or enlarging arch, door or pass through between rooms interior/exterior	YES
Drywall	Damaged drywall – patching small areas only	NO
	Removing interior finish material, replacing damaged framing members, re-insulate/vapor barrier and replace with approved interior finish	YES
Fence	Replacing or installing new - Zoning Permit (Commercial/Industrial over 7' high also requires a Building Permit)	YES
Floors	Removing/replacing floor finish covering – carpet only	NO
	Removing/replacing sub floor material/joists	YES
Foundations	Removing/replacing with new foundations for the masonry	YES
Garage	New attached or detached	YES
	Replacing door	NO
	Enlarging door	YES
Garden fixtures	Arbors/trellis, fountains/waterfalls	NO
	Green house	YES
Gutters and Downspouts		NO
Kitchen cabinets	Replacing with new (no drywall demo or wall changes)	NO
Paint	Exterior painting of buildings	NO
Play equipment	Pre-manufactured	NO
Pools	Installing/replacing pool, spa, hot tub, sauna (may also require Electrical permit)	YES
	Installing/replacing pool spa or hot tub enclosure/exterior room	YES
Porches	Addition/enlarging without a roof	YES
	Enclosed porch	YES
Retaining walls	Elevated landscaping retaining wall for elevation change requires Zoning permit review	YES
Roofs	Removing/replacing	YES
Siding	Removing/replacing	YES
Stairways	Removing/replacing interior and exterior	YES
Surface areas	Brick pavers, landscaping blocks, planters (not to exceed 25% of lot coverage)	NO
	New-walks, drives, patios, porches, parking pads, including brick pavers, etc. (surface may not exceed 25% total lot coverage or 40% coverage in front yard) – Zoning Permit	YES
	Driveway approaches Right-of-Way	YES
Walls	Removing, relocating or installing new	YES
Windows	Removing/replacing existing windows	YES
	Replacing with a larger window	YES