

Village of Wellsville

Code Enforcement Office

156 North Main Street * Wellsville, New York 14895

Phone: (585) 593-1121 * FAX: (585) 593-7260

GENERAL GUIDELINES FOR WORK REQUIRING BUILDING PERMITS

GENERAL REQUIREMENTS

- New Construction, additions and alterations
- Sheds greater than 144 sq. ft.
- Structural repairs
- Legalization of third floor and other spaces
- Parking lots
- Fire damage repairs
- Change of Use
- Demolitions
- Home occupations
- Decks over 18" above grade

ELECTRICAL

- Replacement, repair or alteration to electrical service including: Service panel, service meter, riser cable or disconnect.
- New interior & exterior wiring
- Extension of existing circuit or addition of fixtures and outlets

PLUMBING

- Replacement, repair or alteration to: Water service, sewer drain, waste, vent or interior water lines
- New installations & replacement hot water tanks which are not in like kind replacement
- Installation of new plumbing fixtures
- Back flow device installations

APPLIANCES

- New installations & replacement of Heating, Ventilation or Air Conditioning System (HVAC) which are not in like kind replacement.

FENCING

- New fencing or repair to existing if more than 50% is being replaced and fence is legal by permit.

ROOFING

- Complete tear offs on structures containing conditioned space - see note above
- Replacement or repair of structural framing
- Change in roofing type (asphalt to metal) - see note above
- Installation of additional roof layer covering more than 50% of the roof area - see note above

PORCHES

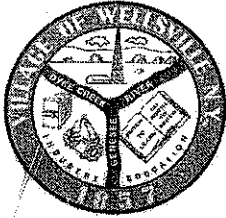
- Any alterations or replacement of a structural component including but not limited to: Framing, columns or foundations.

STAIRS, GUARDS & HANDRAILS

- New or replacement steps, guards & handrails if more than 50% of a component is replaced.

WINDOWS AND DOORS

- Increasing or decreasing overall size or dimension
- Addition or removal of a window or door



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GENERAL GUIDELINES FOR WORK NOT REQUIRING A BUILDING PERMIT

GENERAL REQUIREMENTS

- Minor repairs
- Removal, replacement or covering of existing materials; i.e. carpet, vinyl flooring, wall paper and paint
- Casework & cabinet replacements that do not involve reconfiguring the space

ELECTRICAL

- Replacement of existing fixtures
- Low voltage systems (doorbells, lighting)
- Communications
- The replacement of defective devices with directly interchangeable types; i.e. fuses, lamps, motors, ballasts, relays, switches, receptacles, circuit breakers, that are similar devices that do not disturb the fixed wiring system.

PLUMBING

- Replacement of existing fixture which do not disturb the fixed piping
- Faucet, trap or minor repairs to similar equipment where mechanical connections exist
- Repairing or replacement of existing water heaters with same unit type, size and venting requirement.

APPLIANCES

- Replacement or repairs to heat duct or vent connector
- Repairs to existing equipment
- Repair or replacement of existing heating unit with like kind; i.e., same type, size and venting

FENCING

- Repair to less than 50% of an existing fence (fence must be legal by permit)

ROOFING

- Roofing repairs involving less than 50% of the roof area
- Tear-offs and re-roofs over non conditioned space. (Example: open porch or accessory structures)

DECKS

- Any deck less than 18" above grade

PORCHES, STAIRS, GUARDS & HANDRAILS

- Repairs other than structural
- Replacement, ordinary repair and maintenance of less than 50% of a component.

DOORS & WINDOWS

- Replacement windows of same size and type (must be a legal window opening)
- Replacement of basement windows with glass block (non habitable spaces only)
- New door or window installed into an existing opening