



## Do I Need a Permit?

In many cases, yes, you will need a building permit. Any new electrical and plumbing and most structural repairs or replacements will require inspections.

The Village recently removed a long-standing requirement to get a permit for “any projects, contracted or performed by-owner, with a value of \$500 or more”. The removal of this requirement means that permits are now required based upon work type.

See below for guidance and if you have any questions at all, contact us at [permits@riverside.il.us](mailto:permits@riverside.il.us)

Permits are commonly needed for:

- Construction and repairs of porches and decks
- Replacement or pouring of asphalt or concrete walks, driveways, and patios
- Installing brick and stone surfaces, building retaining walls
- Tuckpointing, masonry, and chimney repairs or siding replacement
- Replacement or repair of windows, doors, or fences
- Constructing or demolishing a garage, shed or accessory building
- Interior remodels of baths, kitchens, basements, or bonus rooms
- (any combination of drywall/framing, electrical, plumbing, and HVAC systems)
- Additions and other structural changes
- Replacement or addition of HVAC equipment

**Remember:**

Although the Village tries to simplify the home improvement process, permitting is in place to protect the safety and wellbeing of community members.

Permits ensure that contractors are licensed and insured and that work completed is correct and safe.

There are certain exceptions and clarifications for minor repairs. No permit is required for:

- Replacement of standard doors and overhead garage doors of the same size-opening.
- Addition, replacement, or removal of window screens, storm windows or doors.
- Window tinting and glazing.
- Interior cosmetic changes including addition, replacement or removal of carpeting, tile, flooring, trim, wall coverings, painting or staining, and replacement cabinetry or countertops.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Installation of low voltage electrical for alarms, garage doors, or similar function.
- Installation of swings and other playground equipment accessory to the residence. (*Location requirements per zoning Sec. 10-7-4 apply*)
- Replacement of any minor part of equipment that does not alter approval of equipment or make such equipment unsafe.1003
- Replacement or repair of a damaged fence plank or post that does not require relocation or substantial removal of fencing.
- Routine maintenance of building features that do not require removal or addition of structural elements (painting, small patch of roof shingles, repairing a section of gutter or downspout)
- Replacement of lamps or electrical fixtures including lights, outlets and switches that do not involve or require installation, replacement or rearrangement of wiring or circuits. Any rewiring, upgrades in service, or work that opens the wall requires a permit with inspections.
- Stopping of leaks and minor plumbing repair work is allowed as long as repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- Replacement of existing sinks, showerheads, toilets, dishwashers, laundry machines are allowed without a permit. (Changes to the number of water fixtures can alter your water service requirements and therefore any *new* fixture installations require a permit with inspections.)

More information about permits can be found on the Village website:

<https://www.riverside.il.us/240/Building-Permits>