

Loyalsock Township Building Permit Exemptions – This Is A General Listing, Contact the Township Building Office for Any Clarifications

This list applies to building permits only and for non-flood plain areas only. Zoning permits will still be required for some exterior projects – contact the zoning office before construction

1. Installation of an uncovered deck that is no more than 30 inches above grade.
2. Fences that are no more than 6 feet high.
3. Retaining walls that are not over 4 feet in height measured from the lowest level of grade to the top of the wall unless the wall supports a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
5. Exterior or interior painting, papering, tiling, carpeting, flooring, cabinets, counter tops and similar finishing work.
6. Prefabricated swimming pools that are less than 24 inches deep.
7. Swing and playground equipment that is accessory to a single family dwelling.
8. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support
9. Replacement of glass in any window or door.
10. Installation and replacement of a window, door, garage door, storm window and storm door in the same opening if the dimensions or framing of the original opening is not altered. The installation of a means of egress and emergency escape window may be made in the same opening, without altering the dimensions or framing of the original opening if the required height, width or net clear opening of the previous window or door assembly is not reduced.
11. Replacement of existing roofing material if no structural changes are made.
12. Replacement of existing siding.
13. Repair or replacement of any part of a porch or stoop floor where the floor is not over 30 inches above surrounding grade, and does not structurally support a roof located above the porch or stoop.
14. Installation of additional roll or batt insulation.
15. Replacement of exterior rain water gutters and leaders.
16. Replacement of a receptacle, switch or lighting fixture rated at 20 amps or less and operating at less than 150 volts to ground with a like or similar item. This does not include Ground Fault Circuit Interrupter Protection devices.
17. Replacement of doorbells, communication systems, etc.
18. Replacement of dishwashers, range hoods, battery smoke alarms, clothes dryers (if no change in fuel type, location or electrical requirements), clothes washers, portable heating, ventilation, cooling appliances.
19. Steam, hot or chilled water piping within any heating or cooling equipment governed under the Uniform Construction Code.

20. Replacement of any minor part that does not alter approval of equipment or make the equipment unsafe.
21. Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are put into action by motors 1 horsepower.
22. Portable evaporative cooler.
23. A portable fuel cell appliance that is not connected to a fixed piping system and is not interconnected to a power grid.
24. Replacement of bib valves if the replacement hose bib valves are provided with an approved atmospheric vacuum breaker.
25. Refinishing of fixtures, replacements of ball cocks, repairing leaks, clearing stoppages, replacing or repairing faucets and traps.
26. Replacement of valves other than shower or combination shower/bath valves.
27. Replacement of water closets, lavatories, kitchen sinks.
28. Replacement of HVAC motors, pumps and fans of the same capacity.
29. Repair and replacement of heating, supply and return piping and radiation elements which do not require rearrangement of the piping.
30. Repair or replacement of ductwork.
31. Repair or replacement of air conditioning equipment or systems.
32. Repair and replacement of control devices for heating and air conditioning equipment.
33. Replacement of stoves and ovens if there is no change in fuel type, location or electrical characteristics.
34. Replacement of existing heating equipment when the fuel type has not been changed.

Ordinary Repairs Do Not Require a Building Permit – The Following Are NOT Ordinary Repairs:

Cutting away a wall, partition, portion of wall, structural beam, load bearing support, change in a means of egress, or rearrangement of parts of a structure affecting the egress requirements. In addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical.