



Middle Department Inspection Agency, Inc.

10320 Perry Highway

P.O. Box 1356

Wexford, Pennsylvania 15090

1-800-580-6342

Residential Construction Projects NOT Requiring a Permit

1. A permit is not required for the following list of residential construction projects, if the work does not violate a law or ordinance.
2. Permit requirements and exemptions:
 - a. Fences that are no more than 6-feet high.
 - b. 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.
 - c. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
 - d. Sidewalks and driveways that are 30 inches or less above adjacent grade and not placed over a basement or story below it.
 - e. Prefabricated swimming pools that are less than 24 inches deep.
 - f. Swings and other playground equipment accessory to one-or-two family dwelling.
 - g. 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.
 - h. Installation of an uncovered deck where the floor of the deck is no more than 30 inches above grade.
 - i. Installation or rearrangement of communications wiring.
 - j. Replacement windows and doors if same size or smaller and not requiring structural changes.
 - k. Replacement of existing roofing material.
 - l. Replacement of existing siding.
 - m. Installation of an uncovered deck where the floor of the deck is 30 inches or less above grade.
 - n. Alteration to residential buildings which do not make structural changes or changes to means of egress, except as required by municipality ordinance in effect.
3. An ordinary repair does not require a permit. The following are not ordinary repairs:
 - a. Cutting away of a load-bearing wall, partition or portion of a wall.
 - b. The removal or cutting of any structural beam or load-bearing support.
 - c. The removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.
 - d. The addition to or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical.

4. The following structures are also exempt if the structure has a building area less than 1,000 square feet and is accessory to a detached single family dwelling except as might be required by a municipality ordinance in effect.

- Detached carports
- Detached private garages
- Detached private greenhouse
- Detached private sheds