

# City of Lithonia – WHEN IS A BUILDING PERMIT NEEDED?

	Description of Work	Permit	
<b>Structure</b>			
	New Residential	Yes	
	Accessory structure for use as a storage building	Yes	
	Appliance replacement using permanent hardwired devices such as piping or wiring	Yes	
	Simple deck repairs (non-structural)		No
	New deck construction or structural repairs	Yes	
	Uncovered Decks & Porches, Patio Covers, Carports	Yes	
	New doors or windows requiring structural alterations	Yes	
	Window or door replacement not requiring structural alterations		No
	New fireplace or stove	Yes	
	Interior remodel including either drywall, lighting, and/or non-structural framing	Yes	
	Interior projects that are limited to painting, tiling, carpeting and/or trim work		No
	Children's playhouse (maximum of 120 sq. ft)		No
	Garage door repair or replacement		No
	Replacement /Repairs to roof covering		No
	Residential Re-roofing	Yes	
	Residential Basement Finish	Yes	
	Retaining walls 48" or taller	Yes	
	Swimming pools or spas	Yes	
	New exterior siding, masonry or stucco finish	Yes	
<b>Plumbing</b>			
	Bathroom fixture repair or replacement NOT needing piping alterations		No
	Bathroom fixture repair or replacement needing piping alterations	Yes	
	New buildings - residential	Yes	
	New plumbing fixture requiring piping alterations	Yes	
	Replacement of water heater	Yes	
<b>Site</b>			
	Driveway repairs		No
	Enlarging footprint of driveway	Yes	
	Land disturbance	Yes	
<b>Electrical</b>			
	Appliance replacement using permanent hardwired devices such as piping or wiring	Yes	
	Service change out	Yes	
	Appliance replacement using plug-in devices		No
<b>Mechanical</b>			
	Appliance replacement using plug-in devices		No
	Replacement of HVAC system	Yes	
	Replacement of ductwork	Yes	
<b>Fuel Gas</b>			
	Gas piping	Yes	