



When Residential Permits ARE Required

An appointment is required to submit all building plans. Please call 610-437-7602. By State Law, you will need a permit(s), inspection(s) and certification of occupancy for:

- Change of use or occupancy.
- Construction of a new home.
- Any additions or structural alterations to an existing dwelling or structure.
- Any garage, carport, shed or greenhouse attached to a house.
- Any garage, carport, shed or greenhouse not attached to a single family dwelling and is 1000 sq. ft. or larger.
- Any garage, carport, shed or greenhouse not attached to a two or more family dwelling or a townhouse.
- Enclosing a porch or patio.
- Installing a sunroom or “three seasons” room.
- Installing any deck that is more than 30 inches above grade at any point.
- Installing any deck that is less than 30 inches above grade with a roof or ceiling above.
- Installing any indoor or outdoor hot tub, spa, above-ground or in-ground swimming pool.
- Installing any swimming pool (including inflatables) with a depth of 24 inches or more.
- Installing any fence higher than 6 feet.
- Installing any retaining wall higher than 4 feet.
- Changes to an existing means of egress (exit doors, stairs, handrails, guard system, ramps and windows).
- Installing a new roof or roof replacement.
- Demolishing a building or a portion of a building.
- Installing a drop or suspended ceiling.
- Installing, replacing or changing an existing water supply, waste or vent line.
- Installing and/or replacing automatic water heaters and installing a new dishwasher (not replacing).
- Installing heating equipment.
- All electrical wiring.
- Sandblasting any exterior wall surface.
- Installing, repairing or replacing concrete steps.
- Installing, repairing or replacing concrete, stone or wooden steps, cross overs (driveways) and sidewalks in City right-of-way (check with the Engineering Department at 610-437-7584).
- Installing window awnings, door hoods and canopies extending more than 54 inches from the exterior wall or if extending less than 54 inches and needs additional support.
- Replacing windows that result in changing the size of the window opening.
- Installing or replacing drywall.
- Finishing a basement, attic or garage.
- Moving, removing or adding walls, including closets.
- Building or replacing an exterior stairway more than 30 inches high.
- Any portion of a dwelling or residential accessory structure that will be used for commercial purposes.

Before you start a project, first discuss your project with the Zoning Office at 610-437-7630.

A fine of \$100.00 may be imposed for each type of work being done without a permit.

If your property is in a Historic District, before any exterior work begins, including window replacement, contact the Historical Architectural Review Board (HARB) Secretary by calling 610-437-7613. You may be required to apply to HARB for a Certificate of Appropriateness.

If you have any questions, please call 610-437-7591, Monday – Friday, 8:00 am – 4:30 pm.