



City of Somerville

DO I NEED A PERMIT???

Permits are required for New Construction, Additions & Remodels with or without structural changes or requiring Electric/Plumbing/Mechanical, and Accessory Structures.

Permits are required for work performed by state licensed Electricians, Plumbers, and HVAC/Mechanical Tradesman.

Home projects requiring a permit by a licensed tradesman (not all inclusive):

- Solar Panels
- Water Heaters/Water Softeners
- Whole House Generators
- Repairs, replacement or upgrades to:
 - Sewer or Gas lines
 - Electrical (breaker box/panel, etc.)
 - HVAC systems (replacing inside or outside units, etc.)

An Accessory Structure is a subordinate structure on the same property as the principal structure, which is devoted to a use incidental to the principal use of the property. **All accessory structures must be approved by the planning & zoning commission.** Accessory structures include, but are not limited to:

- detached garages, storage sheds, barns, greenhouses, portable structures,
- carports and RV covers,
- gazebos, patios, covered entryways, playhouses;
- decks;

Home Window replacement is a structural change. Permit and inspection is required to verify compliance with IECC standards.

Home Foundation leveling requires a permit and inspection.

Fences, retaining walls, yard irrigation, driveways, approaches, concrete parking pads, require a permit.

Roof, siding replacement, foundation and house leveling, require a permit.

* **No permit necessary** for painting, drywall, cabinetry or flooring.

When in doubt if a permit is required, contact the City's Permit Clerk at (979) 596-1122.

The city has 30 days to review and approve or reject permit applications.