



Do I need a residential building permit?

Are you a homeowner planning a remodeling project, a deck, or a pool? A contractor hired to build or remodel a single-family home or duplex? A [building permit](#) is required for any project where you're planning to change the structure of your house and for most new structures on your property. This could include adding drywall or taking out a wall. If you're only ripping up carpet, adding a tile backsplash, or painting a room, you don't need one. As a homeowner, you're able to do basic building projects in your home with a permit. Many projects that include an electrical, mechanical, or plumbing permit will also require a building permit.

These are just some of the types of projects that require a building permit. You need to apply for a permit to ensure the work meets our community's standards as defined in the Michigan Residential Code and the City of Walker Zoning Ordinance. Without a permit and inspection, you run the risk of endangering yourself and others. You could also run into trouble later if a code violation is found or reported. Since permit and inspection records are available to the public, this can happen easily—especially during home sales. It's important to have a public record of additions and updates to your house. That way, you don't have to worry about expensive surprises during the home inspections process. Depending on the violation, you may have to absorb the cost of undoing or redoing work or pay a fine.

Our [guides for home renovation projects](#) will show you what permits you'll need and how to apply for them.

Do I need a residential mechanical, electrical, or plumbing permit?

Electrical permits

You'll need an [electrical permit](#) if you are altering, changing, or adding to the electrical equipment for your home. If it involves the electrical wires of your home, you'll need a permit. If you're only swapping out a fixture, you don't need one. As a homeowner, you're able to do any electrical work in your home with a permit. If you're a landlord, you'll need a licensed and registered electric contractor.

Mechanical permits

Mechanical work involves anything in your home associated with heating, ventilation, and air conditioning (HVAC) and fire sprinkler systems. You'll need a [mechanical permit](#) for any changes or updates to water heaters, furnaces, boilers, exhaust fans, kitchen hoods, RTUs (roof top air handling units), or ERV (energy recovery ventilation units). You don't need one for installing or removing gas appliances (like stoves and dryers). As a homeowner, you're able to do any mechanical work in your home with a permit. If you're a landlord, you'll need a licensed and registered mechanical contractor.

Plumbing permits

If you're only replacing a faucet, sink, toilet, or similar fixture, a plumbing permit is not required. We require a [plumbing permit](#) for any plumbing work beyond that. That includes adding lines and pipes in the walls and floors, adding or working on a water heater, or upgrading your water services. As a homeowner, you're able to do any plumbing work in your home with a permit. If you're a landlord, you'll need a licensed and registered plumbing contractor.

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