

Building Permits

The City of Gardiner has adopted the *International Building Code*, the *International Residential Building Code* as well as other various ordinances/codes which affect land use activities. *Property owners are responsible for complying with all city ordinances and codes.* The Code Enforcement Office is available to speak with you about any planned construction activities.

COMMERCIAL OR RENTAL PROPERTIES:

Property owners/contractors of commercial or rental property shall contact the City Code Enforcement Officer for permits/information before undertaking any construction, replacement or repair projects.

RESIDENTIAL PROPERTIES:

Property owners are encouraged to contact the City Code Enforcement Office with any questions about permits before beginning construction, replacement or repairs.

Property owners considering construction, replacement or repairs to a building within the Shoreland Zone or Flood Plain, shall contact the CEO before beginning any construction, replacement or repairs, including those listed below.

The structural components of a building include, but are not limited to interior/exterior walls, floor, roof, foundation and any materials permanently affixed to a structural component.

The following are a number of ***non-structural*** residential home building/improvement activities which **do not** require a building permit from the City:

- Above ground, inflatable swimming pools
- Air conditioning
- Caulking/weather stripping
- Decks- replacing/repairing a non-structural item, i.e. a deck board – minor repair
- Doors – replacements which do not involve the removal, enlargement or reduction in size of door frame
- Electrical/lighting
- Fencing
- Flooring – repairing or replacement
- Furnace or other heating sources and power vents installed by licensed professionals
- Insulation
- Painting/staining/wall paper/paneling - exterior/interior
- Patios
- Rain gutters
- Roof - non-structural repair – minor
- Roofing – Installing new roof covering over 1 layer of existing shingles
- Siding – Installing new vinyl siding over existing siding
- Steps- replacing treads
- Trim – repairing or replacing w/similar materials
- Walls – exterior/interior non-structural repair - minor
- Windows – replacement windows which do not require the removal, enlargement or reduction in size of window frame and are in non-sleeping areas

FOR ALL OTHER CONSTRUCTION, REMOVAL, REPAIRS, REPLACEMENTS - CHECK WITH THE CODE ENFORCEMENT OFFICE TO DETERMINE IF A PERMIT IS NEEDED.