

FAQ for Commercial and Residential Building Permit Requirements

The below items are the most common projects completed without permits which require permits per the PA UCC.

Residential & Commercial Buildings

- Replacement of Water Heaters, Furnaces, A/C condensers, Heat Pumps, etc.
- Installation of New Air Handlers, Furnaces & A/C condensers for a 2nd Zone, Ductless Mini-Split systems, etc.
- Water heater, furnaces, A/C Conversions of Oil to Gas, Gas to Electric, Electric to Gas, Propane, Etc.
- Chimney Liners
- Roof Replacements
- Decks
- Finished Basements
- New gas inserts or gas logs in existing fireplaces
- Any new electric to be installed. Including but not limited to: New home runs, adding existing lights, outlets, switches, subpanels, EV chargers, etc.

Commercial Only Buildings:

- Most alterations will require a building permit to a commercial building, no matter how small. Contact the Code Official to discuss the project if you are unsure.
- Larger alterations will require a PA Registered Design Professional to prepare the plans.
- It is recommended that if you are not sure if you need a permit, reach out to the Building Code Official to discuss your project.

The below is not an all-inclusive list, but the most common remodeling projects **Not Requiring** permits.

Residential & Commercial Buildings

- Replacement of Flooring
- Painting
- Installation of Vinyl Siding
- Replacement of existing lighting fixtures, outlets, switches using the same wiring and boxes, etc.
- Bathroom remodeling "in kind"- when not moving/relocating plumbing, adding lighting fixtures or moving/relocating walls and using all existing plumbing.
- Replacement of toilets, vanities, sinks, countertops, shower/tub diverters, etc.
- Kitchen remodeling "in kind" as long as you are not moving/relocating plumbing, adding lighting fixtures, moving/relocating walls, adding countertop space or new islands, etc.

- Replacement of Entry doors and Windows as long as the replacement door or windows are the largest size possible **and** not increasing or decreasing the size of the existing opening framing.

In closing, the Building Inspector is there to ensure the project is installed to code minimums and is there for your safety.

If you should have any additional questions regarding permit requirements, please email the Clerk with your question at clerk@langhorneborough.com and they can forward your permit questions to the Building Code Official to answer your specific questions.

Please note: These items listed are for general guideline purposes and other issues or conditions may be addressed at the discretion of the building inspector.