

Do I Need a Permit?

Glad you asked!

The Village of Mount Kisco and New York State requires a Building Permit for any work which must conform to the Uniform Building and Energy Conservation Code including, but not limited to: the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof and the installation of a solid-fuel-burning heating appliance, chimney or flue in any dwelling unit.

In simpler terms, a permit is required for [ALL] other work, except for those items listed below:

1. Accessory structures on 1&2 family properties which are used for tool & storage sheds, playhouses or similar uses that are 100 sf or less; regardless of size, zoning setbacks still apply;
2. Swings and Playground Equipment (1&2 family dwellings);
3. Swimming pools 24 inches or less (1&2 family dwellings);
4. A fence, unless it's part of an enclosure surrounding a swimming pool or spa;
Note* A fence still needs to comply with zoning, please call the Building Department for additional information.
5. Retaining walls unless such walls support a surcharge or is four feet or more above grade;
6. Construction of temporary motion picture, television and theater stage sets and scenery;
7. Installation of window awnings supported by an exterior wall (1&2 family dwellings);
8. Installation of partitions or movable cases less than five feet, nine inches in height;
9. Painting, wallpapering, tiling, carpeting, or other similar finish work, unless the work includes an exterior wall is opened that requires insulation;
10. Installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances;
11. Replacement of any equipment, provided that the replacement does not alter the equipment's listing or render it inconsistent with the equipment's original specifications; and
12. Repairs, provided that such repairs do not involve:
 - a. The removal or cutting away of a load-bearing wall, partition, or portion thereof or of any structural beam or load-bearing component;
 - b. The removal or change of any required means of egress (this includes windows and doors), or the rearrangement of parts of a structure in a manner which affects egress;
 - c. The enlargement, alteration, replacement or relocation of any building system; or
 - d. The removal from service of all or part of a fire-protection system for any period of time.

Lastly, the question most often asked is whether a permit is required for replacing a roof, siding or windows. **YES**, a permit is required to replace a roof, siding and windows.

If you are still unsure whether your project requires a building permit, please call the Building Inspector at 914-864-0019 or email him at pmiley@mountkisco.ny.gov