

## Why should I get a permit?

Obtaining the necessary permits will help:

1. Ensure that your project is safe and up-to-code.
2. Save money in the long run by making sure your contractor is licensed by the state, thereby doing the work properly the first time.
3. Ensure approval of loans from many mortgage companies that require code compliance checks before approving loans.

If you don't get a permit:

- You must disclose work was done on your home without a permit, when you sell your home.
- Your house will have more square footage than indicated on tax records and you will likely be assessed for back taxes (also known as escaped taxes).
- An appraiser will deduct the market value for the illegal space you added, which will hurt you when trying to sell your home.

Beware of contractors who recommend not obtaining permits. They may tell you it will delay the job or increase property taxes, but the truth is you are the only person to lose when you fail to get a permit. Contractors who don't want you to get a permit may not be licensed and may not have the knowledge to build in compliance with the code.

**Town of Cornelius  
Planning Department  
PO Box 399  
Cornelius, NC 28031**



Town of Cornelius  
Planning Department



# DO I NEED A BUILDING PERMIT?

<http://www.corneliusplanning.org/>

# DO I NEED A BUILDING PERMIT?

It's as easy as



The permit process in Cornelius:

1. Complete a Mecklenburg County Residential Building Permit application form.
  - a. Pages 1 and page 2 can be found on our website, or
  - b. Obtain form from Mecklenburg County, or
  - c. Obtain form from Cornelius Planning Department
2. Bring completed form to Cornelius Planning Department for zoning approval.
3. Take approved application to Mecklenburg County.

## Yes, You Need A Permit

You will need a permit for any new building construction and for renovation projects. A single permit is issued for all work on new one and two family residential dwellings. Note that a separate permit is needed for detached structures.

Examples of when a permit is required:

- Any work exceeding \$5,000
- Any addition, repair, or replacement of load-bearing structures
- Decks, garages, swimming pools and storage buildings of any size
- Room additions, finishing unfinished space
- Additions or changes in the design of electrical systems
- Installing or replacing HVAC equipment and water heaters
- Additions or changes in the design of plumbing systems, including the addition of irrigation systems
- Addition or replacement of different grade fire resistance roofing material
- Kitchen cabinet replacement
- Sub-floor repairs
- Accessory structures greater than 120 s.f. require a building permit; those less than 120 s.q. require a zoning use permit

## No, You Don't Need A Permit

You do not need a permit for:

- Roof replacement of same-type, if less than \$5,000
- Vinyl siding, if less than \$5,000
- Replacing fuses and light bulbs
- Repairing cord-connected equipment, lamps, washers, dryers, etc.
- Repair of damaged or burst plumbing pipes
- Repair and/or replacement of faucets
- Window replacement of same size

You also do not need a permit if the cost is \$5,000 or less and the work does **NOT** include any of the following:

- Any structural repairs
- Addition to or change in the design of the plumbing system
- Addition to, replacement of or change in the design of heating or air-conditioning system or the electrical system
- Use of materials not permitted by the code
- Addition of roofing, excluding replacement of like-grade fire-resistant material

For more information visit

[www.corneliusplanning.org](http://www.corneliusplanning.org)

or

[www.charmeck.org](http://www.charmeck.org)

Or call the Planning Department at 704-896-2461 if you have any questions.