

The Building Department
City of Shaker Heights
3400 Lee Road
Shaker Heights, Ohio 44120-3493
Tel. 216-491-1460 - Fax. 216-491-1466

Construction Work Not Requiring a Building Permit

The following is a list of common home repairs that do not require a building permit:

Electrical

- Grounding, bonding of water and gas lines.
- Receptacle replacement i.e., three prong to two prongs.
- Installation of GFCI receptacle in lieu of grounded outlet.
- Containing illegal spliced wires in workbox.
- Replace light fixtures or switches.
- Identifying circuit function in service panel.
- Removing any old wiring.
- Low voltage wiring i.e., doorbell, and thermostat, raising outside overhead conductors to garage.
- Stapling or fastening loose wires to structure.
- Replace damaged and/or rusted circuit breaker boxes.

Plumbing

- To replace faucet, showerhead, tubs, sinks or toilets as long as it is in the same spot.
- Sink or tub traps.
- Minor repairs to waste vent lines.
- Repair indoor water lines.
- Replace valves or silcocks.
- Install pressure and temperature valve and discharge tub.

Heating

- Replace flue pipes.
- Replace globe valve to ¼ turn gas valve.
- Filter replacement.
- Cement flue to chimney.
- Repairs to furnace motor replacement.
- Replace dehumidifier.
- Repair ductwork.

A/C

- Replace rusted dis connects.
- Replace refrigerant lines.
- Replace refrigerant coil.
- Replace or repair condensate tube.

Building

- Repair or replace up to 25% of siding on house or garage as long as it matches same for same.
- Replace gutters and downspouts.
- Replace roof shingles to match color and style up to 150 square feet.
- Replace rotted porch flooring up to 25% of floor area.
- Repair concrete or sandstone steps to include sandstone or concrete thread.
- Tuck pointing, chimney or house.
- Repair windows.
- Repairs to concrete or asphalt driveways i.e. crack filling seal coating.
- Repair trim on houses i.e., facia boards rake board.
- Painting.
- Sash cord replacement.
- Hang new garage doors, Architectural Board review required.
- Drywall or plaster repairs.
- Concrete releveling.
- Carpet or interior flooring.
- Tile work.
- Kitchen cabinet or counter top replacement. Note: Must upgrade electric

Note: Certain repairs may or may not require permits. Please contact the Building Department, 491-1460.