

## **Development Services** **Why do I need a permit?**

Permits are required when there is new construction to a building, as well as some repair work or alterations to an existing structure. In addition, when a building is to be remodeled, renovated, or enlarged, a permit shall be required. New work consists of any new construction, commercial or residential, from vacant ground to a completed new structure. Projects such as painting, carpeting, wallpapering, replacing, or adding cabinets, and trim work are considered cosmetic and do not require a permit. Contact Building Inspection for assistance concerning your specific project.

There is often considerable concern about the purpose, reason and need for building permits. The requirement of building permits is mandated by the adoption by the City of Glenpool, the OUBCC, International Building, Fire, Mechanical, Plumbing and National Electrical Codes. The purpose of permits is to ensure conformity of the adopted codes by allowing qualified city inspectors to investigate and examine the work. (Most information for types of permits should be online on our web site) The problem that can arise from not acquiring a permit is that construction is a substantial financial investment. This investment can have issues that are unknown to the buyer. Work done without required permits is not only illegal, but it can create issues when you try to sell your property. Homeowner's insurance coverage may not recognize work performed without permits and may cause coverage issues. In addition, the buyer of a property will inherit work that did not meet code and is now the new owner's problem.