

Town of Hudson – Frequently Asked Building Questions
Last Updated: 03/27/2019

WHEN IS A BUILDING PERMIT NEEDED?

From replacing a water heater to building a new home, the question is always, “Do I need a building permit?” Even small home improvement projects may require a building permit. Faulty installations can cause fires, flood damage and other hazards, and force you to make costly repairs when you sell your home. Permits, and the inspections that come with them, protect your family’s safety and the value of your property by ensuring the work meets adopted building codes. Below is a list of projects that typically require a building permit. Beside each project in parentheses is the department(s) that will need review approval prior to a permit being issued. The Town currently enforces the 2006 edition of the International Building Codes. Zoning Standards for residential properties can be found in Chapter 16 of the Town of Hudson Municipal Code, posted on the Town website under Government.

Note: The list below is not intended to be a complete list, nor is it intended to cover all types of projects or conditions.

Project	Reviewing Agency
New buildings	Zoning Building
Storage sheds	Zoning Building
Decks	Zoning Building
Patio Covers & Carports	Zoning Building
Re-Roofing	Building
Fireplaces, gas log installations, replacements	Building
Fences over 6’.	Zoning Building
Retaining walls over 4’ in height measured from bottom of footing to top of wall	Zoning Building
Lawn sprinkler system connected to potable water	Building
Prefab swimming pools over 24” deep, hot tubs, & spas	Zoning Building
Replacement of additional of siding, stucco, brick, etc.	Zoning Building
Patio enclosures	Zoning Building
Furnace, A/C, Water Heater, Boiler installs or replacements	Building
Solar panels	Building
Demo. of structures that would require permit to construct	Zoning Building
Interior renovations: basement finish, kitchen remodel, electrical modifications, plumbing modifications, structural modifications, full building window replacements	Building
Change of use & occupancy	Zoning Building

WHEN IS WORK EXEMPT FROM A PERMIT?

Exemptions from permit requirements of this code shall not be deemed to grant authority for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (11.15 m²); and
 - a. The accessory building is subordinate to the principal building.
 - b. The accessory building is located on the same lot or parcel as the principal building.
2. Retaining walls which are not more than 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
3. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
4. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and which are not part of an accessible route.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Prefabricated swimming pools accessory to a Group R-3 occupancy, that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
7. Swings and other playground equipment accessory to detached one- and two-family dwellings.
8. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
9. Public utility towers and poles.
10. Platforms, walks and driveways not more than thirty (30) inches above grade and not over any basement or story below. This exemption does not apply to any platforms, decks or landings attached to or placed adjacent to any building or structure.

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Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances and equipment.
3. Portable cooling units.
4. Steam, hot or chilled water piping within any heating or cooling equipment or appliances regulated by this code.
5. Replacement of any part which does not alter approval of equipment or an appliance or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not connected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures."

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In addition to Town Staff, the Town employs contractors to provide building inspections (SAFEbuilt) and engineering services (Northern Engineering). Their contact information is available on the Town's website under "Departments".

If your questions is not answered and you have additional questions about the Building Code, you may contact SAFEbuilt at