

Do I Need a Permit?

Village of Greenhills – 11000 Winton Road, Greenhills, Ohio 45218 – (513) 825-2100

All construction activity to enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system requires a Building Permit. A Building Permit application automatically includes a Zoning Code review. If in doubt, please call the Building Department at 937-433-4642 for verification.

Requires a Zoning Permit AND Building Permit (although this is no way covers all situations):

- New construction of a home or office building
- New room additions
- New/repair/replacement of porches and decks
- Accessory buildings (shed or detached garage) more than 200 square feet in area for residential, 120 square feet for commercial.
- Swimming pools more than 24 inches deep (in-ground or above-ground)
- Fences more than 6 feet in height
- Residential and Commercial Tents (see tent package)
- Retaining walls more than 4 feet in height measured from the bottom of the footing or that are associated with or necessary for the building or building egress to comply with the rules of the Board of Building Standards.
- Permanent signage at commercial establishments

Requires a Building Permit (although this is no way covers all situations):

- Any alteration of floor joists, wall studs, ceiling joists, rafters, beams, or other structural supports
- New or moved interior walls, regardless of whether or not they are structural
- New sub-flooring
- New roof or re-shingle
- New windows or doors (new wall openings, or changing the size)
- New or replacement heating, ventilation, and air conditioning equipment or ducts
- New wood-burning stoves or fireplaces

Does not require a Building Permit, but does require a Zoning Permit:

- Accessory buildings (sheds) less than 200 square feet in area for residential, 120 square feet for commercial.
- Fences less than six feet in height
- Swimming Pools 24 inches or less deep (in ground or above ground)
- Retaining walls 4 feet or less in height that do not support a hill, structure, or parking area
- Paved surfaces including driveways and parking areas (gravel is not permitted)
- Temporary signs at commercial establishments

Does not require either a Building or Zoning Permit and the work can be done at any time:

- Replacement siding that does not require structural changes or repairs
- Replacement windows that do not require structural changes or repairs
- Interior decoration, such as paint, wallpaper, carpet, tile, window coverings, and replacement light fixtures
- Installation of playground equipment
- Planting trees, shrubs, and other vegetation
- New or replacement gutters and downspouts
- Replacement storm windows or doors