

Most renovation projects will require a building permit to ensure compliance with local and State building codes. If you have any questions, please do not hesitate to contact the Permit Center at (574) 294-5471.

LIST OF COMMON HOUSEHOLD PROJECTS THAT DO NOT REQUIRE A BUILDING PERMIT:

- Painting — please follow lead-based paint precautions as needed to protect your family. www.epa.gov/lead
- Installing any type of floor cover (carpet/tile/linoleum, etc.) and wall trim. **Subflooring will require a permit.**
- Replacing/Installing kitchen cabinets.
- Repair or replacing broken glass in a window or replacing an existing window of the same size. Adding windows, changing the size or location of a window or any work that will impact the window framing will require a permit.
- Reinstalling or replacing an existing door. **Any change to the size or location or work that will impact the framing will require a permit.**
- Installation of gutters.
- Reattaching/replacing one (1) square of shingles (shingles must match existing shingles).
- Repairing fascia, soffit, shutters or patching in small amounts of siding. **Installation of siding for larger areas or an entire building will require a permit.**
- Repair of existing stairs or Installing handrails. **However, repair, replacement, or new installation of guardrails does require a permit.**
- Installation, repair or demolition of a shed that is 120 square feet or less. **However, installation or relocating a shed that is 120 square feet or less will require a Zoning Clearance.**
- Repair of an existing fence, **however, new installation or moving fence posts will require a Zoning Clearance.**

HANDRAIL & GUARD REQUIREMENTS OF THE 2005 INDIANA RESIDENTIAL CODE (ONE AND TWO FAMILY DWELLINGS)

Section R311.5.6 Handrails. Handrails, shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

Section R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finished surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

Section R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 ½ inch between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at a turn or by a landing.
2. The use of a volute, turnout or starting easing or starting newel over the lowest tread.

Section 311.5.6.3 Handrails grip size. The handgrip portion of handrails shall have a circular cross section of 1 ¼ inches minimum to 2 7/8 inches maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch.

Section 312.1 Guards required. Porches, balconies, decks or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails not less than 34 inches in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches above the floor or grade below.

Section 312.2 Guardrail opening limitations. Required guards on open sides of stairways, raised floor areas, balconies, decks and porches shall have intermediate rails or ornamental closures which do not allow the passage of an object 4 inches or more in diameter.

Exceptions:

1. The triangular openings formed by the riser, tread, and bottom rail of a guard at the open side of a stairway are permitted to be of such size that a sphere 6 inches cannot pass through.
2. Openings for required guards on the sides of stair treads shall not allow a sphere 4 3/8 inches to pass through.

This is a guide to the Indiana Residential Code requirements for handrails and guards, and is not a complete list of all the rules which pertain to such installations. The owner/contractor is responsible to insure that any construction is in compliance with all codes and ordinances which pertain to such installations.