Do I Need a Building/Zoning Permit?

Use this guide to determine whether your project requires a permit. For any uncertainty, contact the Town of Geneseo Code Office. (585) 991-5008 or towncode@geneseony.gov

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✅ Permit NOT Required For: *(Simple repairs or minor projects — unless noted otherwise)*

- **Plumbing:** Replacing toilets or fixtures (no new piping).
- **Electrical:** Replacing outlets, switches, or fixtures (no new wiring).
- **Wall Repair:** Drywall or siding repairs.
  - ⚠️ *Note: If siding work involves structural elements, a permit is required.*
- **Deck Repairs:** Replacing planks or non-structural parts only.
  - ⚠️ *Note: Posts, railings, and structural members, a permit is required.*
- **Windows/Doors:** Replacing without changing framing (no structural changes).
- **Tents: 20' x 20' or smaller** for events.
- **Sheds/Accessory Structures: 144 sq. ft. or smaller** (Zoning regulations still apply).

✅ Permit REQUIRED For: *(Any structural, mechanical, or impactful project)*

- **Decks:** New construction or replacement involving **rails, posts, or structural members**.
- **Fences:** Must include a **survey map** showing placement.
- **Remodeling / Alterations:**
  - Structural changes
  - Replacement of foundations or footings
  - Windows/doors requiring framing changes
- **Land Disturbance:**
  - Over **500 sq. ft.**
  - In **Conesus Lake Watershed** or **NYS Wetland** areas
- **Demolition:** Of any structure.
- **New Construction or Additions**
- **Roofing:**
  - Tear-offs
  - Replacements
  - New roofing layers
- **Pools / Hot Tubs:**
  - All installations require permit and safety review
  - ⚠️ *Pools over 24" not permitted without required NYS safety features*

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- **Appliances:** Any **fuel-burning device** (wood, gas, oil).
- **Utility Systems (New or Replaced):**
    - New or replacement Electrical
    - Solar
    - New or replacement Plumbing
    - New or replacement HVAC (Heating, Ventilation, A/C)
    - Generators
    - Geothermal systems
- **Tents:** Larger than **20' x 20'** for any event.

→ Important Notes:

- This is a **general guide**. Specific projects may have different requirements.
- **Contact the Code Office** before starting any work to avoid delays or violations.

Code enforcement exists to protect **public health, safety, and welfare** by ensuring that buildings and land uses comply with applicable laws and safety standards. Our role is to help the community remain safe while supporting responsible growth and a thriving environment.