

When do you need a building permit?

The Zoning Code may prohibit or restrict land development, construction or changes to property or existing structures. You are advised to consult with Warwick Township prior to any activity. Issuance of a building permit does not preclude the need for a zoning permit.

The following is a list of frequently engaged projects and activities. This list is not all inclusive and you are advised to contact the Warwick Township office for verification. You must obtain a permit from Warwick Township for the following instances of construction and activities.

- Construction of a new building
- Replacing or adding structural components of a roof such as rafters or skylights
- Changing the overall dimensions of the building such as an addition or deck
- Enclosing a porch or patio with walls or a roof
- New construction which is separate from the primary structure
- Altering the construction of an existing exterior wall or any bearing wall by adding or enlarging an opening
- Construction that includes new plumbing work
- Construction that includes new electrical wiring
- Installing retaining walls higher than 48 inches above grade
- Installing any swimming pool with water deeper than 24 inches or a hot tub or spa
- Demolition of a structure
- The placement of some signs (zoning ordinances may apply)
- The placement of a driveway to a public road
- Resurfacing or altering a driveway may require a permit; check with the Township
- Placement of a fuel storage tank
- Temporary storage facilities such as construction trailers and “PODS”

You do not need a building permit for

- Repairing or replacing roof shingles or exterior siding with similar materials
- Installing flooring or carpeting
- Painting

- Replacing a window or door within the existing framed opening
- Constructing interior partitions including finishing of basements
- Installation of wall coverings including drywall, paper or paneling
- Installation of a countertop, including replacing sink or faucet
- Installation of a fence (zoning codes must apply)
- Ponds and general landscaping of areas less than 1000 square feet (pond depth limit =24 inches)
- Placement of walkways and patios

There are various activities that maybe regulated or require Township approval. It would be advisable to consult with the Township when uncertain.

- The alteration or grading of a property that may change the slope or the storm water runoff.
- The placement of items or structures near the property line
- The discharge of water from sump pumps or roof drains
- The removal of earth from a property
- Building in a wetlands area
- The installation of tall items such as antennas and flag poles
- The change in the Use of a building
- The placement and type of lighting on a property
- The keeping of animals
- The possession of old vehicles that are not with current registration
- Burning
- Yard Sales
- Cutting of multiple trees

Depending on the activity you may engage in, the Zoning Department or Building Codes Department may require documents to be submitted and reviewed. The review time may take more than two weeks. Some applications will require documents to be approved with the seal of an approved engineer or the work of a surveyor. Multiple copies of plans may be required. The Township appreciates one reduced 11" x 17" plan for final recording.

You must be able to show the boundaries of a property. Well marked corner pins are needed to verify the intention of placements.