



Borough of Highlands Building Department

| TYPE OF WORK | ZONING REQUIRED UCC SUBCODE TECHNICAL SECTIONS - RESIDENTIAL | | | | | | |
|---|--|---|---------------------|--------------------------|-----------------------|----------------------|--------------------------|
| | Required Zoning Permit | Construction Permit Application (Yellow Jacket F-100) | Building Tech Sheet | Plumbing Tech Sheet | Electrical Tech Sheet | Fire Tech Sheet | Mechanical Tech Sheet |
| A/C Condenser/Coil | | X | | X⁵ | X | | X⁵ |
| Addition ¹ | ✓ | X | X | X | X | X | |
| Alteration ^{1, 8} | ✓ | X | X | X | X | X | |
| Boiler | | X | | X^{5, 10} | X | X | X^{5, 10} |
| Chimney Liner ⁵ | | X | | | | X⁵ | X⁵ |
| Deck | | X | X | | | | |
| Electric Service | | X | | | X | | |
| Fence ² | ✓ | X | X | | | | |
| Fire/Security Alarm ³ | | X | | | X | X | |
| Fire Log insert | | X | | | | | X |
| Fireplace/Insert (Factory Vent) | | X | X | | | X | |
| Fireplace (Masonry) | | X | X | | | | |
| Furnace ⁵ | | X | | X⁵ | X | X | X⁵ |
| Generator | ✓ | X | | X | X | X ⁹ | |
| Pool, Above Ground ^{6, 9} | ✓ | X | X | X ⁶ | X | X ⁹ | |
| Pool, Heater | | X | | X ⁵ | | | X ⁵ |
| Pool, In-ground ⁹ | ✓ | X | X | X | X | X ⁹ | |
| Photovoltaic System | Ground mount only | X | X | | X | X | |
| Radon | | X | X | | X | | |
| Renovation ^{1, 8} | | X | X | X | X | X | |
| Roof ³ | | X | X | | | | |
| Shed ^{4, 7} | ✓ | X | X | | | | |
| Siding ³ | | X | X | | | | |
| Sign, Wall/Ground/Post ⁷ | ✓ | X | X | | X | | |
| Spa/Hot Tub | | X | | | X | | |
| Tank Removal | | X | | | | X | |
| Water Heater | | X | | X^{5, 10} | | | X^{5, 10} |

BOLD denotes MINOR WORK (N.J.A.C. 5:23-2.17A)

[SEE HIGHLANDS GUIDE ON WHAT CONSTITUTES MINOR WORK](#)

1. Application requires the Subcode Technical Section for the work being performed. For example, if an Addition includes electrical and plumbing work, then the Application must include an electrical and plumbing permit.
2. A Fence less than 6 feet high does not require a construction permit.
3. Not required for one-and two-family homes.
4. Construction permit not required for a shed less than 200 sq. ft., eave height less than 10 ft., no installed or required foundation.
5. A Mechanical permit must be used in place of a Plumbing or Fire permit in existing **R3 & R5 only**.
6. A Plumbing permit is required if the pool has a floor drain.
7. An Electrical permit is required if electric is to be installed.
- 8 *Renovation* or *Alteration* is **MINOR WORK** in an existing one or two-family dwelling where no structural members are involved.
9. Fire Permit is required if a pool heater or generator is installed in a **NEWLY CONSTRUCTED RESIDENTIAL DWELLING**.
10. Must be a license plumbing contractor and the potable water side of a combination (combi) boiler.