



When is a building permit required?

Building permit required:

- New construction and additions to any building
- Repairs, remodels, upgrades, demolitions, and/or finishing of spaces that involve **any of the following**:
 - Any walls (including foundation walls)
 - Electrical
 - Plumbing
 - Mechanical
- Solar installations
- Accessory dwelling units
- Roofing replacement
- New or replacement of HVAC or water heater
- Pools and hot tubs/spas
- Lawn/irrigation sprinklers
- Any attached or detached garage or carport
- All sheds, playhouses, and similar outdoor storage or garden structures over 120-sf. (max. size is 200-sf.)
- All covered decks, patios, sunrooms, etc.
- Any uncovered deck over 30" above grade
- ADA ramps
- Retaining walls over 30" (walls over 30" require a guard rail; walls over 4' require engineered plans)
- Fences
- New or expanded driveways, paving of existing gravel driveways (concrete required in the right-of-way)
*see Public Works requirements below.

No building permit required (zoning and development standards, including coverage limits and setbacks still apply):

- Uncovered decks, patios, and walkways less than 30" above grade
- Sheds, playhouses, and similar outdoor storage or garden structures less than 120-sf. (with no utilities)
- Foundation repair that does not involve removal or replacement of walls
- Cosmetic repairs and remodeling – paint, tile, carpet, cabinets, countertops, and similar work
- Window and door repairs or replacements – no increase or decrease in opening sizes
- Repaving or striping of parking lots and driveways (concrete required in the right-of-way) *see Public Works requirements below

No building permit required, but a permit through Public Works is required:

- Any structural or utility work in the right-of-way (including repaving or replacement of driveway in same location)
- Land disturbance or clearing of property

Helpful links:

[Public Works Design & Construction Manual](#)

[Unified Development Code](#)

If your specific improvement isn't addressed on this list, please contact Community Development for permit information at 816-892-1281.