



Building Division

Residential Permits - When Required -

Public Services Department
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PERMITS

Per City ordinances and adopted building codes, no building or electrical, gas, or mechanical system shall be constructed, enlarged, altered, repaired, moved, demolished, or change the occupancy until the proper required permit has been obtained.

2012 International Residential Code

PERMITS REQUIRED

(examples of some but not all)

1. Additions to a house or outbuilding of any size
2. Carports attached to the house or another building
3. Patio covers or enclosures, roofs over decks or porches, covered breezeways
4. Decks of any size that serve the required exit door from the house
5. Replacement of structural components of any deck
6. Windows; replacements or adding
7. Siding replacement
8. Reroofs
9. Garage conversions
10. Interior walls (Both structural and non-structural)
11. Mother-in-law apartments
12. Fireplaces, wood-burning stoves, and inserts
13. Furnaces and Water Heaters
14. Gas Piping
15. Any height retaining wall holding a surcharge or over 4 feet in height
16. Prefabricated swimming pools that are over 4 feet deep
17. Finishing a basement or any portion of it

PERMITS NOT REQUIRED

(examples of some but not all)

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses with a floor area not exceeding 200 sq ft
2. Free-standing pergola's or arbors with open roofs and open sides less than 200 sq ft
3. Fences not over 6 feet in height
4. Decks that don't serve the required exit door, are not more than 200 sq ft, are not more than 30 inches above grade, and are self-supported (must meet all requirements)
5. Replacement of the walking surface on decks without replacement of any other structural members
6. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work
7. Swings, slides, and other playground equipment
8. Window awnings supported by an exterior wall that do not project more than 54" from the exterior wall and do not need additional support
9. Bathroom and kitchen fixture replacements without plumbing line modifications
10. Portable heating and cooling appliances

GENERAL INFORMATION

- Consult with the Planning Division regarding required setbacks.
- The intent of this sheet is to address general requirements of when a building permit is necessary. For Residential projects, please contact the Building Division regarding specific questions not addressed here or requiring further clarification.