

Do I Need A Permit?

Is construction in your future? This document will provide guidance related to permittable and non-permittable items. It is meant to provide basic direction and is not all inclusive. If your project is not listed in either category below, please reach out to us. We are happy to provide further guidance.

Why should I obtain a permit? It is illegal not to obtain a building permit when required. Work without permit may be subject to removal or other costly remedies and fines. Obtaining the proper permit and inspections can help make the selling of your property easier, can assist in obtaining bank loans and financing on a property easier, protect your property value, improve safety, and ensure your property insurer will cover work done with a permit and inspections, as well as help guard against a possible lawsuit or injury.

Examples of Permittable Items

- Replacing or Adding Fencing
- Building Additions
- Decks over 200 sqft and higher than 30 inches above grade at any point.
- Attached and Detached Garages
- Window or Siding Replacement
- Add, alter, or remove interior or exterior walls
- Water or Drain Line Alterations
- Bath or Shower Drains and Valves
- New or Replacement Drywall
- Furnace, Air Conditioning, or Evaporative Cooler Replacement or Installation
- Water Heater Replacement
- Add or Alter Heating, Plumbing, or Electrical Systems
- Add Lighting or Receptacles
- Bath or Shower Wall Tiling
- Egress Window Installation
- Total Building and Interior Only Demolition
- Carport and Patio Covers
- Structural Repairs or Alterations

Active permits are required prior to beginning any permittable construction activity. A permit application is not the approval to begin work.

Examples of Non-Permittable Items

- Replacement of Flooring
- Interior or Exterior Painting
- Direct Replacement of Cabinets or Countertops
- Direct Replacement of Toilets and Lavatories
- Roofing repairs less than 100 square feet
- Residential Shed, Greenhouse, or Tool Storage Less Than 200 square feet. *NOTE: A Site Permit is required. Please contact our Zoning Department at 303-762-2349*
- Driveways or Sidewalks *NOTE: Please contact Public Works at 303-762-2500 if the work is in a Right-of-Way, a sidewalk, or a curb cut.*

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