

When Single-Family Building Permits ARE Required

For Single-Family Residential Only. This is Not a complete list.

- Gazebos- Engineering details might be required. (Must meet with Planning height and setback standards)
- Patio Covers- Required for any patio cover that are attached to a structure, as well as any patio cover greater than 120 square feet. (Must meet with Planning height and setback standards)
- Room Additions
- Detached tool/ Storage Sheds and Playhouses –If the projected roof area is greater than 120 square feet, may not have regulated plumbing or mechanical equipment. (Must meet planning height and setback standards.)
- Sunrooms and Patio Enclosures –If prefab must have test report from an approved testing laboratory.
- Water Heater Replacement or Relocation
- Window Replacement/ Retrofits
- Re-Roof – Required for repairs over 40 square feet. Repairs extending past the roof covering, (asphalt, shingles, clay or concrete tile, or approved metal roofing) into the required underlayment, and or structural elements will require a permit.
- New/Replacement Drywall/Gypsum Board- If the projected work area is greater than 50 square feet, or if the work area is adjoining to a Fire-resistance- rated wall (typically adjoining units, garage walls) or shear assembly.
- Spas and Pools – All in-ground; electrical and plumbing permits require for all spas and pools that require new electrical or gas lines.
- Retaining Walls - 3' and higher (measured from bottom of footing) or lower walls supporting a surcharge. (Note: retaining walls might require a grading permit. Inquire at Building and Engineering for guidance.
- Block Walls- 3' 6" and higher (measured from grade)
- Arbors- over 120 Square feet and 8'
- Electrical/ Mechanical/ Plumbing Fixture Replacement
- Decks
- Siding/stucco

For more information contact:
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