
DO I NEED A PERMIT?

While permits are not always needed for work, any contractors must have a current business license from the city to do work on any type of structure in the city.

The following is a listing of work that **does not** require a permit:

- Painting
- Wallpapering
- Tiling
- Flooring & Carpeting
- Installing Cabinets and (or) Counter-tops, plumbing fixtures, or appliances
- Home improvements that are defined as replacing rotten wood, or any project necessary in the general upkeep and maintenance of a single-family dwelling.

The following is a partial listing of work that **does** require a **Building permit**:

- Roofing – Installing new Shingles or other roofing materials
- Windows – Replacing Windows (see window replacement policy)
- Siding - Vinyl, Wood, or Aluminum Siding or Trim Boards
- Sheetrock – Replacing or installing drywall/gypsum board **to remodel or finish a room**
- Framing – Adding new interior walls or extending an existing wall, creating a new door or opening in an existing wall
- Plumbing – Replacing a sewer line or water line, adding plumbing to a room that did not previously have it, replacing water heater, installing an irrigation system
- Electrical – Installing and (or) replacing wiring, adding outlets, lights, and (or) breakers
- Mechanical – Installing/Replacing heating and air units or equipment, installing ductwork
- Gas (propane or LP gas) – Installing or replacing gas lines
- Any Structural Work (including adding, relocating, or removing interior load bearing walls or windows)
- Swimming Pools (including Above Grounds) – Swimming Pools more than forty-eight (48) inches deep, that exceeds 3,500-gallon capacity or is permanently attached to mechanical services
- Storage Buildings, Garages, Carports, and Decks over 200 ft²

The following is a partial listing of work that **does** require a **Planning and Zoning permit**:

- Fences
- Retaining Walls not over four feet in height and not providing structural Support
- Swimming Pools less than forty-eight (48) inches deep, not exceeding 3,500-gallon capacity, is entirely above ground and not permanently attached to mechanical services
- Qualified accessory structure (<200 ft², see Residential Accessory Structures Policy) not attached to the dwelling unit