

Projects That Require and Don't Require a Building Permit

Outside projects requiring a permit:

- Attached decks any height above ground level
- Any deck that serves the main exit door
- Any deck with attached roofs 200 square feet and larger
- Patio covers, awnings and carports
- Detached accessory structures 200 square feet and larger*
- Fences over seven feet tall
- Retaining walls over 48 inches from bottom of the footing (engineering required)
- Backflow preventer for new lawn sprinkler system
- Pools, hot tubs, spas
- Roofing, and re-roofing greater than one square
- Siding and stucco replacement
- Room additions*
- Attached and detached garages
- Air conditioning units/Evaporative coolers (swamp coolers)
- Patio enclosures/Screened porches
- Solar PV systems/Battery storage
- Main service panel upgrades
- Gas lines
- Replacement of windows and doors
- Installation of additional windows or doors

Outside Project not requiring a permit:

- Detached decks less than 200 square feet and less than 30 inches above grade that do not serve the main exit door. **
- One-story detached, accessory structures less than 200 square feet **
- Fences seven feet tall and less **
- General landscaping
- Concrete sidewalks (private property)
- Concrete porches (without roofs)
- Painting
- Minor repair of asphalt shingle roofs (one square or less), see our Roofing Standards
- Retaining walls 48 inches or less from the bottom of the footing and not supporting surcharge
- Glass replacement within existing window sash or frame
- Existing Solar PV reinstallation

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Inside projects requiring a permit:

- Furnace/AC installation or replacement
- Water heater installation or replacement
- Boiler installation or replacement
- Water softening system installation/replacement
- Gas logs and gas lines
- Fireplaces (wood, pellet, or gas)
- Whole house fans
- Basement finishes*
- Remodeling
- Graywater systems
- Electrical modifications
- Plumbing modifications
- Structural modifications
- Electric to gas/gas to electric conversions
- Backup power generators/Energy Storage Systems

Inside projects not requiring a permit:

- Painting
- Flooring
- Wallpaper
- Replacing plumbing fixtures
- Replacing cabinets and counter tops
- Adding insulation
- Changing light fixtures

*** For Accessory Dwelling Units (ADUs) contact Planning prior to building permit submittal as there might be additional requirements 303-538-7295.**

**** Some projects not requiring a building permit may have restrictions on where they are located on the property. Contact Planning for location requirements 303-538-7295.**

This is not a complete list

For information relating to your specific project contact us at 303-538-7250.

Informational handouts are available online on the [Building Division website](#) under the building guides and division reports section or in person at the City Development counter.