

Building Permit Requirements List

A list of projects that require and don't require a building permit in the city of Thornton.

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
- Any deck or porch in the front yard ([Minor Development Permit](#))
- Patio covers, awnings and carports
- One-story, detached accessory structures 200 square feet and larger.
- Fences over seven feet tall or located in a site triangle
- Retaining walls over 48 inches from bottom of the footing (engineering required)
- Backflow preventer for new lawn sprinkler system
- Pools, hot tubs, spas
- Roofing
- Siding and stucco
- Room additions
- Attached and detached garages
- Accessory buildings larger than 120 square feet
- Evaporative coolers (swamp coolers)
- Air conditioning units
- Patio enclosures
- Screened porches
- Solar PV systems/Powerwalls
- 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.

Outside Project not requiring a permit (continued):

- General landscaping
- Concrete sidewalks (private property)
- Concrete porches (without roofs)
- Painting
- Minor roofing repair (1 square or less)
- Retaining walls 48 inches or less from the bottom of the footing
- Replacement of less than 100 square feet of asphalt shingles
- Existing Solar PV reinstallation

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
- Electrical modifications
- Plumbing modifications
- Structural modifications
- Electric to gas conversions
- Backup power generators

Inside projects not requiring a permit:

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

This is not a complete list of all types of projects

The City of Thornton Building Inspection Division will be happy to provide you with any information relating to your specific project. 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 located at 9500 Civic Center Drive, Thornton, Colorado, 80229. Please contact us at 303-538-7250 with any questions or if you do not see your project listed above.