

## 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 (MDP)
- Patio covers, awnings and carports
- One-story, 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
- Siding and stucco
- Room additions\*
- Attached and detached garages
- Accessory buildings larger than 200 square feet\*
- Evaporative coolers (swamp coolers)
- Air conditioning units
- 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

### Outside Project not requiring a permit (continued):

- Concrete sidewalks (private property)
- Concrete porches (without roofs)
- Painting
- Minor roofing repair (one 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
- Glass replacement within existing window sash or frame
- 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
- Graywater systems
- Electrical modifications
- Plumbing modifications
- Structural modifications
- Electric to gas/gas to electric conversions
- Backup power generators

### Inside projects not requiring a permit:

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

**\* Accessory Dwelling Units (ADUs) require planning review and approval prior to application for a building permit**

**\*\* Some projects not requiring a building permit may have restrictions on where they are located on the property. Contact planning for location requirements.**



**City Development – Building Division**  
[Buildings@ThorntonCO.gov](mailto:Buildings@ThorntonCO.gov)  
9500 Civic Center Drive  
Thornton, Colorado 80229  
**Office:** 303-538-7250

### **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.