

**WHEN IS A PERMIT REQUIRED?
CITY OF PLANO BUILDING INSPECTION DEPARTMENT**

Permits are required when building, remodeling or enlarging a building. Permits are also required for other improvements to your property. Projects that are cosmetic, such as painting, wallpapering, carpeting, cabinets and trim work, etc., do not require permits. Additionally, permits are not required when replacing fixtures on existing wiring or plumbing.

The following is a list of projects for which a permit is **required**:

- Construction of a building:
 - Main building
 - Accessory building (including permanent and portable storage sheds, gazebos, carports, patio covers).
- Foundation repairs.
- Additions to a building.
- Remodeling of a building requiring the addition or replacement of walls or windows.
- Building or replacing a deck more than 30" above grade.
- Electrical work. (Repair work such as replacing switches, plugs and ballasts is exempt).
- Plumbing work.
- Water heaters (replacing or adding).
- Water softeners.
- Replacing water or sewer lines. (Repair work such as exchange of washers and faucets is exempt.)
- Irrigation systems (lawn sprinklers).
- Installing or replacing a furnace.
- Installing or replacing an air conditioning system.
- Building or replacing a fence. A permit is not required for alterations, additions or changes if repairs do not exceed 25% of the area of the fence over a 12-month period.
- Building or replacing a retaining wall over four feet in height measured from the bottom of the footing to the top of the wall.
- Replacing a roof.
- Installing or replacing a driveway approach (the portion of the drive connecting to the street).
- Installing a circular drive.
- Installing a satellite dish (more than 39 inches in diameter).
- Building a swimming pool, repairing or filling in a swimming pool.
- Building a spa (self contained portable plug-in type spas require electrical permit and shall comply with safety glazing requirements, Chapter 24 of 2003 IBC).
- Demolition of a building.
- Security bars.

This is not an all-inclusive list. Questions concerning your specific project should be forwarded to the Building Inspection Department.

NOTE: Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.

This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The CITY OF PLANO makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the handout. Customers and citizens are personally responsible for complying with all local, state and federal laws pertaining to projects within the city. Copies of the CITY OF PLANO adopted codes and Zoning Ordinances can be found on the city website at www.plano.gov or at the CITY OF PLANO Municipal Center at 1520 Avenue K, Plano, Texas.



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