

Frequently Asked Questions

Building Permit Required?

YES!!!

FOR SINGLE-FAMILY RESIDENTIAL ONLY **Not a complete list.** If you are in the Pierpont or Ventura Keys community, please check with Planning. Check your Title Report for any easement restrictions

- **GAZEBOS**
- **PATIO COVERS** Any size; detached or attached to house or garage
- **ROOM ADDITIONS**
- **DETACHED TOOL/STO. SHEDS & PLAYHOUSES** If the projected roof area is greater than 120 square feet, the structure is taller than 8'-6" in maximum height, is not located on a residentially zoned lot, has regulated plumbing or mechanical equipment.
- **SUNROOMS AND PATIO ENCLOSURES**
- **WATER HEATER REPLACEMENT OR RELOCATION**
- **WINDOW REPLACEMENTS/RETROFITS**
- **RE-ROOF**
- **NEW/REPLACEMENT DRYWALL/GYPSUM BOARD** Except for minor repairs of interior gypsum drywall/wallboard less than 100 square feet when it does not serve as a **fire- resistance-rated assembly or a shear assembly** (If unsure regarding fire-resistive-rated assemblies, please contact Building & Safety for guidance.)
- **SPAS AND POOLS** All in-ground; electrical and plumbing permits required for all spas and pools that require new electrical or gas lines
- **RETAINING WALLS** 4'-0" and higher (measured from bottom of footing) or lower walls supporting a surcharge. (Note: retaining walls might require a grading permit. Inquire at Land Development Dept.)
- **BLOCK WALLS** 4' and higher (measured from bottom of footing)
- **ARBORS** when dimensions exceed 2' D. X 8' L. X 8' H.
- **ELECTRICAL/MECHANICAL/PLUMBING FIXTURE REPLACEMENT**

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- **CABINETS, COUNTER TOPS** and other built-in furniture
- **DRYWALL/GYPSUM BAORD:** **Minor repair** of interior gypsum drywall/wallboard when it does not serve as a fire- resistance-rated assembly or a shear assembly for a structure. Such repair is limited to less than 100 square feet of drywall. If repair exceeds 100 square feet, a permit is required. (If unsure regarding fire-resistive-rated assemblies, please contact Building & Safety for guidance.)
- **DECKS** not exceeding 200 sq.ft. not more than 30" above grade, not attached to the dwelling, **and** do not serve the required exit door
- **REROOF** repairs limited to no more than 40 square feet maximum of weatherproof roof coating are considered repair and will not require reroof permits. Repairs extending past the roof covering, (asphalt shingles, clay, or concrete tile, or approved metal roofing) into the required underlayment, and or structural elements will require a permit to be issued and all permit requirements to be met. Subject to Building and Safety verification and approval.
- **PAINTING, PAPERING, TILING, CARPETING** and similar finish work
- **WOOD, CHAIN LINK, VINYL AND WROUGHT IRON FENCES** not over 6' high
- **RETAINING WALLS** less than 4' high (measured from bottom of footing) unless supporting a surcharge. (Note: retaining walls might require a grading permit. Inquire at Land Development Dept.)
- **BLOCK WALLS** less than 4' high (measured from bottom of footing)
- **DETACHED SHEDS** a single story, detached accessory structure used as a tool or light storage shed, playhouse, and similar uses, provided the projected roof area is not greater than 120 square feet, such structure is not taller than 8'-6" in maximum height measured from grade (Grade is defined in the building code as the lowest point within 5'-0" of a structure), is located on a residentially zoned lot, has no regulated plumbing or mechanical equipment and the structure does not obstruct or divert the flow of rain water from one property to another. Only one detached shed per parcel; located in rear yard only; projections (eaves) beyond the exterior wall shall not extend over the property line.
- **WINDOW AWNINGS** supported by exterior wall & doesn't require additional support; doesn't project more than 54 inches from wall
- **SPAS, HOT TUBS AND ABOVE GROUND PLASTIC POOLS,** if prefab. New electrical and gas lines do require permits
- **ARBOR** detached and max. 2' D. x 8' L. x 8' H.