

WHEN IS A PERMIT REQUIRED? CITY OF ROWLETT BUILDING INSPECTION DIVISION

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 light fixtures on existing wiring, replacing plumbing faucets or when replacing existing siding on a building.

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 or concrete drives, patios or walkways.
- Electrical work. (Repair work such as replacing switches, plugs and ballasts is exempt).
- Plumbing work (except for repair or replacement of lines less than one foot in length).
- Water heaters (replacing or adding).
- Water softeners.
- Replacing water or sewer lines. (Repair work such as replacement of faucets, sinks and toilets is exempt. Also, repair or replacement of lines less than one foot in length does not require a permit)
- 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 repair of pickets if it involves a section of fence 25 feet or less in length. Permits are always required when five (5) or more fence posts are installed or replaced.
- Building or replacing a retaining wall over four feet in height measured from the bottom of the footing to the top of the wall.
- Building a swimming pool, repairing or filling in a swimming pool.
- Building a spa (self-contained portable plug-in type spas require an electrical permit)
- Demolition of a building.
- Security bars.
- Replacing brick on the outside of a building.

This is not an all-inclusive list. Questions concerning your specific project should be forwarded to the Building Inspection Division. Please call (972) 412-6125 if you have any questions.

NOTE: Please contact your Homeowner's Association (if applicable) for additional requirements from Deed Restrictions and Covenants.