



City of Southlake

When is a building permit required?

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. 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:** Addition or Accessory building (including garage, permanent and portable storage sheds, gazebos, carports, patio covers either more than 120 sq ft or attached to the main building or if commercial).
- **Remodel of existing building** - walls, electric, plumbing & window replacement, exterior siding.
- **Decks** - Building or replacing a deck more than 30” above grade or a deck that serves an exit door.
- **Demolition** of a building.
- **Roof** – Replacing roofing materials or structural members.
- **Driveway approach or Sidewalk-** Installing or replacing (connecting to the street) including a circular drive.
- **Fence** - Building or replacing 7’-8’ or as Pool barrier. A permit is *not* required for fences not more than 7 feet in height unless it is masonry (see below) Building or replacing a retaining wall or a masonry fence over 4 feet in height measured from the bottom of the footing to the top of the wall. Masonry fences and retaining walls require *engineered* plans. Some areas along major roads require masonry fences.
- **Air conditioning/Heating** system - Installing or replacing a furnace or coil.
- **Electrical** - New lighting, new circuits, meters. **Solar Panels** (Repair as replacing switches, plugs, ballasts are *exempt*).
- **Irrigation** systems (lawn sprinklers).
- **Plumbing** - Gas repair, replacing/adding a water heater or water softener and new plumbing lines. Replacing existing **water or sewer** lines **Septic to Sewer** – Removing a septic system and hooking up to City sewer.
- **Swimming pool or in ground Spa** - New, remodeling or demo/ filling in of a swimming pool or replacing the pool deck.

This is not an all-inclusive list. Questions concerning your specific project should be forwarded to the Building Inspections Division. NOTE: Always contact your **Homeowner's Association** for possible requirements under the Covenants and Deed Restrictions.

BUILDING INSPECTIONS
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