



When Do I Need a Building Permit?

THESE LISTS ARE NOT ALL-INCLUSIVE.

PLEASE ASK US IF YOU ARE CONSIDERING SOMETHING NOT ON THIS LIST THAT IS QUESTIONABLE.

Requires Permits

Outside

- Porch/patio covers and awnings
- Decks over 30" above grade with or without covers
- Storage sheds exceeding 200 square feet (120 square feet for commercial or multi-family 4 units or more)
- Masonry or concrete fences
- Pools, hot tubs and spas
- Room additions
- Detached or attached garages
- Patio enclosures
- Solar panels
- Plumbing work (new installations or replacing lines)
- Electrical work
- Replacing windows or doors if changing sizes
- Siding
- Replacement or repair of any structural component
- Reroofing
- Retaining walls 4' or more high measured from bottom of footing
- Swimming pools

Inside

- Heating and air conditioning installations or replacements
- Water heater installations or replacements
- Boiler installation or replacement
- Gas log, gas lines
- Fireplaces (wood, pellet or gas)
- Electrical work
- Plumbing work
- Mechanical work
- Structural modifications
- Replacement or repair of any structural component
- Installation or replacement of windows and/or doors if increasing size
- Basement finishes
- Room finishes
- Remodels involving moving walls, windows, doors, etc.

Do Not Require Permits

- General landscaping
- Concrete sidewalks on private property
- Concrete porches/patios without roofs
- Wood decks less than 30" above grade if no roof
- Painting
- Minor roof repairs
- Fence repairs
- Floor covering installations
- Wallpapering
- Replacing plumbing fixtures
- Replacing cabinets and countertops
- Adding insulation
- Changing light fixtures, switches or outlets
- One-story detached storage-type sheds 200 square feet and smaller on one- and two-family dwelling lots
- One-story detached storage-type sheds 120 square feet and smaller in commercial or multi-family properties. NOTE: Site plan approval still needed.
- Retaining walls smaller than 4' high as measured from the bottom of the footing
- Prefabricated swimming pools less than 24" deep
- Fences (except masonry or concrete fences) STILL NEED FENCE PERMIT but not building permit
- Drive approaches DO NEED ENGINEERING PERMIT but not building permit

On-Line Application and Payment Available

For some minor work which requires no plans, such as replacement water heaters, furnaces, air conditioners, water softeners and minor electrical work, an On-line Building Permit Application is available at <https://secure2.orem.org/permitsite/application.aspx>