
**YES RESIDENTIAL BUILDING
PERMIT REQUIRED**

FOR DETACHED ONE-AND TWO FAMILY DWELLINGS 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/STORAGE SHEDS & PLAYHOUSES** if the projected floor 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.
- **SUN ROOMS 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' 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**

**NO RESIDENTIAL BUILDING
PERMIT REQUIRED**

FOR DETACHED ONE-AND TWO FAMILY DWELLINGS 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.

- **CABINETS, COUNTER TOPS** and other built-in furniture
- **DRYWALL/GYPSUM BOARD:** 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 the floor area is not greater than 120 square feet, and that said structure is not taller than 8"6" in maximum height measured from grade (grade is defined as the lowest point within 5'0" of the perimeter of a structure), and is located on a residential lot R-3 Occupancy only, has no electrical, plumbing or mechanical equipment and in which 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 and 5'0" from any existing building; eaves projections shall not exceed 16" nor extend over the property line.
- **WINDOW AND DOOR AWNINGS** window and door awnings in group R-3 and U occupancies, supported by an exterior wall that does not project more than 54 inches (1372 MM) from the exterior wall and that do not require additional support. Door awnings are to be lightweight construction (i.e., not to exceed 5 lbs. per sq. ft.). Required fire separation distance from property line to be maintained (min. 5ft. from property line).
- **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.