

If you are using a contractor to perform work or doing the work yourself and a permit is required, the permit should be obtained before work begins.

Obtaining the proper permits will insure that the proper inspections are performed. This documentation can be a very valuable resource if you sell your home.

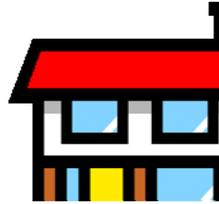
Most permits will be submitted electronically and plans showing the work to be done will be uploaded to the permit application. Plan review typically takes 5-7 business days. Please call the Building Inspections Division if you have questions or concerns.

Together we can create a safe, well-built project that will add beauty and last a lifetime.

Please check your deed restrictions and Homeowner's Association guidelines before building, as the Town does not regulate them.

There are a variety of handouts available on our website, including:

- ❖ Accessory Building Requirements
- ❖ Foundation Requirements
- ❖ Fence Permit Requirements
- ❖ Irrigation Information
- ❖ Permit Fees
- ❖ Permit Application



For more information, contact the Building Inspections Divi-

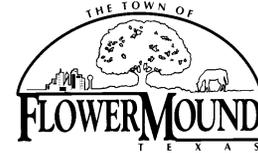
## The Town of Flower Mound

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## The Town of Flower Mound

# WHEN IS A PERMIT REQUIRED?



Building and Inspection Services

This is a list of projects that require permits and are frequently overlooked by homeowners and contractors performing home renovations, expansions, and remodels. It would be difficult to supply a complete list of items that require permits, so please call first if you have a project that is not listed below and are unsure whether it needs a permit. Ultimately, it is the property owner's responsibility to insure that the proper permit is secured before work begins.

A permit is required for:

## General

- ❖ All new fencing and all work on existing fences. *Exception: Pickets may be replaced without obtaining a permit if the new pickets are of the same material, size, and height as those being replaced.*
- ❖ A retaining wall that is over 4 feet in height, including the footings.
- ❖ All accessory structures more than 120 square feet.

- ❖ Detached accessory buildings 120 square feet or less must follow setback requirements but do not require a permit.
- ❖ The replacement of siding.
- ❖ A foundation repair before the repair begins.
- ❖ Concrete patios do not require a permit if not attached to the foundation of the house. If you plan to cover or enclose the area, a permit for the concrete is recommended, so the Town will have a record of the structural strength of the patio.
- ❖ Batting cages and tennis courts.
- ❖ Patio covers, shade arbors, and decks.
- ❖ Repairing a broken sidewalk; replacing or adding a new driveway or drive approach.
- ❖ The replacement of windows or doors.

## Mechanical

- ❖ The replacement of an air conditioner or furnace.

## Electrical

- ❖ Updating a service or adding a circuit.

## Plumbing

- ❖ Adding, replacing, or repairing a gas line.
- ❖ Installing gas logs inside your fireplace.
- ❖ Replacing a gas or electric water heater.
- ❖ Adding a water softener to your home.
- ❖ Installing a sprinkler system.
- ❖ Outdoor fireplace, fire pit, or grill area.

