

Building - Permits

Why should I get a permit?

To ensure your garage/home is constructed properly to safeguard your property; to protect yourself; to establish a record of construction or remodeling history on your property; and, to provide some protection from claims by subsequent property owners.

When do I need a permit for Residential project?

Permits are required for any new construction, addition, remodeling project or structural alteration as well as mechanical and plumbing projects. We do not require permits for finish work such as new cabinets, painting, replacing or covering shingles, patios made of brick or paving stones, or concrete slabs. You DO need a permit for sheetrock, siding, replacing windows of different sizes, attached decks or above 30 inches from grade. If you are not sure you need a permit, please contact us at (775) 887-2310 for any clarification.

When do I need a permit for Commercial worked?

A permit is needed for building a new building, adding to or remodeling an existing building (including electrical, mechanical or plumbing installations or alterations), for swimming pools, sheds over 120 square feet, water heaters, signs, fences over 6 feet high, when changing the use of a building area.

Do I need a permit to build a deck?

Decks (excluding flat concrete walking surfaces) attached to a building require a building permit. Detached decks which do not exceed 30 inches in height are exempt from a building permit but still must comply with code requirements.

Do I need a permit to build or replace my fence?

Fences six feet or less in height do not require a building permit. Fences over six feet require a building permit. There may be different height limits in the front yard setback.

Do I need a permit for my storage shed?

One-story detached accessory structures used as a storage shed, playhouse, well pump house, or similar use that do not exceed 120 square feet of floor area do not require a building permit. However, any electrical or plumbing work within accessory structures will require an appropriate permit.

Do I need a permit for a Swimming pool or Spa?

All in ground pools and spas Gunite, Vinyl, and Fiberglass requires a permit. Any above ground pool greater than 5000 gallon capacity would require a permit. Above ground pools less than 5000 gallons and above ground spas will require an electrical permit.

Do I need a permit to build a tool shed?

That would depend on the size and location of the shed. There are building sizes and height restrictions on tool shed under 120 square feet to remain exempt from a building permit. Any electrical or plumbing work within will require a permit.

How long is a permit good for?

For a permit to remain valid, work must be started within six months and must not be abandoned for a period of six months. Evidence that a project has not been abandoned is usually on-going inspections. Extension may be granted by the Building Official and must be requested in writing before the permit expires.

When is a Plumbing permit required for natural gas piping?

A plumbing permit is required for the installation of any gas piping. Except for piping **less** than 6 feet in length between an existing gas outlet and a gas appliance in the same room.

What happens if I have an emergency?

In the event there is an emergency repair, the applicant or license contractor must report to the Building Division to get the required permit the following working day to draw the appropriated permits.

How do I contact someone?

The Building Division is opens between 8-4 Monday through Friday and closed between 12-1 daily and holidays. Please call (775) 887-2310 or email us with your question.

What do I do when my septic system fails?

Attempt to identify the cause of the problem with the aid of a licensed contractor as necessary. Clearing a clogged fixture or pipe or pumping the septic tank may resolve the problem. If the leach field has become saturated and is no longer working evidenced by "gray water" on the ground, immediate action is necessary for health reasons. Septic systems are regulated by Health agencies, the application and percolation tests are submitted to the Building Division for processing.