Building permits **ARE NEEDED** to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure except as exempted within this document. Building permits must be obtained **PRIOR** to commencement of work.

**DECKS**

All Decks or landings require a permit. Any deck over 30” and/or attached to the house require a building permit.

If the deck is less than 30” above grade and not attached to the house a zoning permit is required from the Zoning Officer for deck construction within the City of Austin. This permit confirms that your setbacks are maintained.

**ALL** decks that will be attached to an existing structure will require a building permit regardless of height.

**ALL** “roofed” decks require a building permit to be issued regardless of height.

**DRIVEWAYS**

You do not need a building permit; **However**, you must use caution not to build in recorded easements.

**FENCES**

A zoning permit is required for **ALL** fence installations within the City of Austin.

**GRADING/EXCAVATING**

Building permits are not required. **However**, a call to Gopher State One Call should be made to get underground utility lines located prior to work commencing.

**PATIOS**

Building permits are **NOT** required for a slab of concrete to be used as a patio.

**HOWEVER**, a building permit is required for a patio if it is to have a roof constructed/erected over it.
SWIMMING POOLS

Swimming pool shall be defined as any permanent or portable pool, pond, lake or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than two feet. Any pool meeting this definition will require a permit. Contact the Zoning Office for more details.

RE-ROOFING

ALL re-roofing requires a building permit.

RESIDING

Replacement of siding, facia, and/or soffits requires a building permit.

SIDEWALKS

You do not need a building permit to replace sidewalk on your property, However, if City sidewalk is to be replaced or City curb/gutter, this work is required to be done by a CITY LICENSED CONTRACTOR.

STORAGE SHEDS/GAZEBOS

Any storage shed or gazebo that is 200 square feet or less requires a zoning permit from the Zoning Officer. This permit confirms that your setbacks and square footage of accessory structures are maintained.

Any detached storage structure over 200 square feet requires a building permit.

WINDOW/DOOR REPLACEMENT

If you are replacing the entire window or door and they will be installed in the same rough opening, this work will require a building “window/door replacement” permit.

If you plan to replace a window with a bay/bow window, this will require a building permit.

If you plan to replace windows but are changing the size of the opening this requires a building permit.

STILL HAVE QUESTIONS ???

If you are still unsure whether you need a building permit or have any other questions, please contact the City Building Inspection Department at (507)437-9950.