



GENERAL PERMIT INFORMATION

Do I need a permit?

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, fascia, 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.