

Building Safety

The following information describes simple steps you can take to obtain a building permit and how permits can work for you. You'll be surprised at how easy the whole process is. Please contact the Building Inspections Division for more information about building safety codes and local requirements.



A new room addition or remodel requires a building permit.

Simple Permitting Process Steps

- * **Submit**
- * **Review**
- * **Pay and Permit Issuance**
- * **Inspection**
- * **Final Approval**



Disclaimer

This handout is for informational use only. All residential new buildings, additions, alterations, accessory structures, fences, electrical systems, plumbing systems, water heaters, HVAC systems, and other modifications must adhere to the following codes with local amendments as they exist or may be amended:

2018 International Building Code (19-11-103)
2018 International Residential Code (19-11-102)
2017 National Electrical Code (19-11-98)
2018 International Mechanical Code (19-11-100)
2018 International Fuel Gas Code (19-11-97)
2018 International Plumbing Code (19-11-99)
2016 Nat'l Fire Protection Assn (NFPA), Standard 13R (19-11-111)
2018 International Fire Code(19-11-113)
2018 Int'l energy Conservation Code (19-11-101)
2018 Int'l Property Maintenance Code (19-11-96)
2017 ACI Manual of Concrete Practice, ACI13182012
Annual Book of ASTM Standards, Volume 04.02 Concrete and aggregates

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When Is a Permit Required?

If you have to ask, a permit is probably required. The best way to find out if you need a permit is to call Building Inspections. Discuss your plans with staff before beginning construction to determine whether you need a permit. Even if a permit is not needed, a code official will answer construction questions and may provide valuable advice.

PERMITS ARE USUALLY REQUIRED FOR

- * New buildings
- * Additions (bedrooms, sunrooms, etc....)
- * Accessory Structures (arbors, decks, fireplaces, garages, gazebos, outdoor kitchens, pools, spas and storage sheds)
- * Fences, and retaining walls
- * Alterations (fire repairs, remodels, renovations, roofs, and water heaters)
- * Electrical, Plumbing, HVAC Systems

HOW TO OBTAIN A PERMIT FOR AN ACCESSORY STRUCTURE OR FENCE

A building permit may be applied for and picked up from the Planning & Development Services office at the George A Purefoy Municipal Complex. This process may take 7—10 business days, but some may be done while you wait depending on the type of improvement.

Some permits such as roofs and fences can now be completed online, visit :

<https://etrakit.friscotexas.gov/etrakit>

An accessory building is prohibited with any easement. Attached structures and those less than ten (10) feet from the main building with a non-permeable roof must maintain the setback requirements of the main building or structure. For setback requirements on detached accessory structures (those greater than ten (1) feet from the main structure) please contact Building Inspections as these requirements vary from lot to lot.

Please complete the appropriate application, and provide:

- ◆ Two (2) copies of the property's plot plan
- ◆ Two (2) copies of construction plans showing both existing and proposed changes, aerial and elevation views, material list and detailed attachment, footer and or foundation information
- ◆ Room additions may require additional items such as: Truss layout, an Engineer's letter, Energy Reports, and or other documents deemed necessary for the review process by the Building Official

Contact Building Inspection if you have any questions.

WHAT IF...

What if my accessory building is already built without a permit? Or existing when I purchased my home?

Come in and apply for the required permit. Our office staff will be happy to assist you as you obtain a permit to bring the structure to compliance. We can not change the requirements, but we may be able to help resolve the issue. If the matter cannot be resolved, then the illegal structure must be removed.



PERMIT FEES

Usual or customary permit fees are as follows:

Fence	\$ 20.00
Reroof	\$150.00

Storage buildings, Arbors, Patio Covers, Remodels, and etc..... Are assessed during review and are based on value

Note: Fees are subject to change.