



WHEN IS A PERMIT REQUIRED? CITY OF FATE BUILDING INSPECTIONS DEPARTMENT

The following is a list of projects for which a **PERMIT IS REQUIRED**:

- Accessory building (including permanent and portable storage sheds, gazebos, carports, patio covers).
- Additions to a building
- Air conditioning system installation or replacement
- Deck construction or replacement when more than thirty (30") inches above grade
- Demolition of a building
- Driveway installation or replacement (including circular driveways)
- Driveway approach installation or replacement (approach is the portion of the drive connecting to the street)
- Electrical work (such as replacing switches, plugs and ballasts is exempt)
- Fence construction, repair, or replacement
- Furnace installation or replacement
- Foundation repairs
- Irrigation systems (lawn sprinklers)
- Plumbing work
- Remodeling of a building requiring the addition or replacement of walls or windows
- Retaining wall construction or replacement over four feet in height (measured from the bottom of the footing to the top of the wall)
- Roof replacement
- Solar Panel installation or replacement
- Spa construction (self-contained portable plug-in type spas require electrical permit and shall comply with safety glazing requirements, Chapter 24 of 2003 IBC)
- Swimming pool (above-ground) construction (less than 24 inches is exempt)
- Swimming pool (in-ground) construction, repair, or filling-in
- Water heaters (replacing or adding)
- Water softeners or filtration installation
- Water or sewer line replacement (repair work such as exchange of washers and faucets is exempt)

The following is a list of projects for which a **PERMIT IS NOT REQUIRED**:

- Concrete not more than thirty (30") inches above grade or NOT supporting a vertical load
- Fixture replacement if there's existing wiring or plumbing
- Painting, papering, tiling, carpeting, cabinets, countertops, or similar finish work
- Portable heating equipment
- Portable ventilation equipment
- Retaining walls less than four (4') feet in height measured from the bottom of the footing to the top of the wall
- Wood decking not more than thirty (30") inches above grade or NOT supporting a vertical load

The above two lists are NOT all-inclusive. Questions concerning your specific project may be forwarded to the Building Inspection Department at anabors@cityoffate.com

NOTE: Please ALSO contact your Homeowner's Association for additional requirements from Deed Restrictions and/or Covenants prior to submitting an application.

This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The CITY OF FATE makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the handout. Customers and citizens are personally responsible for complying with all local, state and federal laws pertaining to projects within the city. Copies of the CITY OF FATE adopted codes and Zoning Ordinances can be found on the city website at www.cityoffate.com or at the Building Inspections Office at 1900 CD Boren Pkwy, Fate, TX 75087. Building Inspections Department Mailing Address: P.O. Box 159, Fate TX 75132.
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