



HIGHLAND CITY

Building Department

5400 West Civic Center Drive ~ Suite 1

Highland, UT 84003

Phone 801-772-4516

When Do I Need a Building Permit?

THESE LISTS ARE NOT ALL- INCLUSIVE

Feel free to contact us if there is something not on this list that is questionable

Required Permits

Outside

- Decks over 30" above grade with or without covers
- Detached or attached garages
- Electrical work
- Fences
- Masonry or concrete fences
- Patio enclosures
- Plumbing work (new installations or replacing lines)
- Pools, hot tubs, and spas
- Porch/patio covers and awnings
- Replacing windows or doors if changing sizes
- Replacement or repair of any structural
- Retaining walls 4' or more high measured from bottom of footing
- Reroofing
- Retaining Walls
- Room Additions
- Solar Panels
- Storage sheds exceeding 200 sq ft
- Swimming Pools

Inside

- Basement Finishes
- Boiler installation or replacement
- Electrical work
- Fireplaces (wood, pellet or gas)
- Gas log, gas lines
- Heating and air conditioning installations or replacements
- Installation or replacement of windows and/or doors if increasing size

- Mechanical Work
- Plumbing Work
- Remodels involving moving walls, windows, doors, etc.
- Replacement or repair of any structural component
- Room finishes
- Structural modifications
- Water heater installations or replacements

Do Not Require Permits

- Adding insulation
- Changing light fixtures, switches, or outlets
- Concrete porches/patios without roofs
- Concrete sidewalks on private property
- Drive approaches and curb cuts (do need to check with our offices on where you can cut)
- Floor covering installations
- General landscaping
- Minor roof repairs
- One-story detached storage-type sheds 200 sq ft or smaller (not attached to foundation or have electrical running to it)
- Painting
- Replacing cabinets and countertops
- Replacing plumbing fixtures
- Retaining walls smaller than 4; high as measured from the bottom of the footing
- Wallpapering
- Wood decks less than 30" above grade if no room