

WHEN IS A PERMIT REQUIRED? CITY OF CLEVELAND DEVELOPMENT SERVICES DEPARTMENT

Permits are required when building, remodeling or enlarging a building. Permits are also required for other improvements to your property. Projects that are cosmetic, such as painting, wallpapering, carpeting, cabinets and trim work, etc., do not require permits. Additionally, permits are not required when replacing fixtures on existing wiring.

The following is a list of projects for which a permit is **required**:

- Construction of a building:
 - Main Building
 - Accessory Building (including permanent and portable storage sheds, gazebos, carports, patio covers).
- Foundation Repairs
- Additions to a building
- Remodeling of a building requiring the addition or replacement of walls or windows.
- Building or Replacing a deck at egress doors.
- Electrical Work (Repair work such as replacing switches, plugs and ballasts is exempt).
- Plumbing Work
- Water Heaters (replacing or adding).
- Water Softeners
- Replacing water or sewer lines. (Repair work such as exchange of washers, faucets, and or parts is exempt).
- Irrigation Systems (lawn sprinklers)
- Installing or replacing a furnace
- Installing or replacing an Air Conditioning System
- Building a fence.
- Building or replacing a retaining wall over four feet in height measured from grade to the top of the wall
- Replacing a roof.
- Installing or replacing a driveway.
- Installing a circular drive.
- Building a swimming pool, repairing or filling in a swimming pool
- Building a Spa (self-contained portable plug-in type spas require electrical permit and shall comply with safety glazing requirements, Chapter 24 of 2003 IBC).
- Demolition of a building.
- Change of Use/Occupancy

This not an all-inclusive list. Questions concerning your specific project should be forwarded to Development Services.

NOTE: Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.

This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The CITY OF CLEVELAND 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 CLEVELAND adopted codes and Zoning Ordinances can be found on the city website at www.clevelandtexas.com or at the CITY OF CLEVELAND City Hall located at 907 E. Houston St., Cleveland Texas.