

CITY OF THORNTON

Building Permit Requirements

Permits **are required** for the following types of projects:

Outside

- Decks any height above ground level
- Any deck with attached roofs
- Any deck or porch in the front yard (MDP)
- Patio covers, awnings & carports
- Storage sheds larger than 120 sq. ft.
- Fences over 30 inches tall
- Retaining walls over 48 inches from bottom of the footing (engineering required)
- Lawn sprinklers
- Pools, hot tubs, spas
- Driveways & extensions
- Roofing
- Siding & stucco
- Room additions
- Attached & detached garages
- Accessory buildings larger than 120 sq. ft.
- Evaporative coolers (swamp coolers)
- Air conditioning units
- Patio enclosures
- Screened porches
- Solar panels
- Gas lines
- Grading (50 cubic yards or more)

Inside

- Furnace installation or replacement
- Water heater installation or replacement
- Boiler installation or replacement
- Water softening system installation/replacement
- Reverse osmosis system installation/replacement
- Gas logs & gas lines
- Fireplaces (wood, pellet, or gas)
- Whole house fans
- Basement finishes
- Remodeling
- Electrical modifications
- Plumbing modifications
- Structural modifications
- Electric to gas conversions
- Installation of additional windows or doors
- Increase or decrease of window or door size

Permits are **not required** for the following types of projects:

Outside

- Storage sheds 120 sq. ft. or less
- Freestanding Gazebos less than 120 sq. ft. and less than 12 inches above grade and not serving an exit
- General landscaping
- Concrete sidewalks (private property)
- Concrete porches (without roofs)
- Painting
- Fences less than 30 inches tall
- Minor roofing repair (1 square or less)
- Minor fence picket repair
- Retaining walls 48 inches or less from the bottom of the footing
- Replacement of less than 100 square feet of asphalt shingles

Inside

- Painting
- Flooring
- Wallpaper
- Replacing plumbing fixtures
- Replacing cabinets & counter tops
- Replacing windows and doors (same size)
- Adding insulation
- Changing light fixtures

This is not a complete list of all types of projects

The City of Thornton Building Inspection Division will be happy to provide you with any information relating to your specific project. Informational handouts are available at the Building Inspection counter or on the website www.cityofthornton.net. Please contact us at 303-538-7250 with any questions or if you do not see your project listed above.

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