

The following is a list of construction work for which you are **NOT** required to obtain a permit.

- The restoration on a temporary basis of electrical service under emergency conditions when approval of the work is obtained from the building official prior to the commencing of the work, inspection of the work is made in accordance with Chapter 52 of the Dallas City Code, and a permit is obtained as soon as practicable.

- Maintenance of electrical equipment on elevators done by a registered electrical elevator contractor that only involves repairs and replacement of parts

- Stopping of leaks in pipes, drains, valves, or plumbing fixtures if the repair does not require rearrangement of valves, pipes, or fixtures

- Reroofing of single-family or two-family dwellings, if the value of work does not exceed \$500

- Maintenance, repair, or replacement in kind of accessible traps on lavatories, sinks, or replacement of parts in kind of plumbing fixtures where no change in *rough-in* is involved, exempt that a permit is required for the replacement of boilers

- Installation of stormwater drains for single-family, two-family, or multifamily dwellings

- Painting, cabinet work, application of architectural finishes, and other decorative work

- Replacement of lamps, branch, or feeder circuit breakers rated 30 amperes or less, or branch or feeder circuit fuses rated 30 amperes or less, or the connection of portable electrical equipment to permanently

- Installation of equipment for or by a public utility in the generation, transmission sale, and use of energy in the transmission of intelligence as outlined in its franchise

- Installation of portable heating appliance, portable ventilating equipment, portable evaporative cooler, or portable comfort cooling unit

- Installation of steam, hot or chilled water piping within comfort heating or cooling equipment

- Replacement of any component part of assembly of an appliance, that does not alter its original design and complies with other applicable requirements of the codes

- Installation of a unit refrigerating system or any refrigerating equipment which is part of equipment for which a permit has been issued pursuant to the requirements of Chapter 52 of the Dallas City Code

- Work involved in the manufacturing, repair, or testing of electrical equipment or apparatus in the course of manufacture

- Maintenance or repair of permanent gas or solid-fuel furnaces where no change in ducts, flues, electrical, plumbing or gas *rough-in* is involved.

- Erection of utility buildings with floor area of less than 200 square feet (without utilities) on single-family or duplex premises

- Erection of patio covers with an area less than 200 square feet on single-family or duplex premises

- Adding of storm windows, screens, shutters, trim, siding, rain gutters, or insulation to a building

- Erection of fences not over four feet high in a front yard, nor over six feet high elsewhere

- Interior remodeling of non-load bearing components of single-family or two-family dwellings that does not add floor area or change exterior doors or windows

- Erection of movable cases, containers, and partitions not over 69 inches high

- Attaching window awnings to exterior walls of single-family homes or single-family garages where the awnings project not more than 54 inches from any wall

- Installation of prefabricated swimming pools accessory to single-family or two-family dwellings in which the pool wall is completely above adjacent grade and the pool capacity does not exceed 5,000 gallons

- Erection of temporary motion picture, television, and theater stage sets and scenery

- Installation of bathroom exhaust fans in single-family or two-family dwellings

- Erection of carports of 200 square feet or less that are accessory to single-family or two-family dwellings

- Erection of retaining walls which are not over four feet in height measured from the bottom of the footing to the top of the wall, unless the walls are supporting a surcharge or impounding flammable liquids

- Construction on private property of decks platforms, walks, or driveways not more than 30 inches above grade and not over any basement or story

- Replacement in kind of any fitting, valve or plumbing fixture that does not change the number of fixtures or the location of a fixture *rough-in*, except that a permit is required if a utility release is necessary

- Maintenance, repair, relocation, or replacement of any existing light fixture, receptacle, switch, ceiling fan, circuit breaker, or other electrical device or equipment where no change in electrical service or service disconnection is involved, if the value of the work does not exceed \$1,000

- Relocation or addition of any outlet or associated connection to an existing heating, ventilating, or air conditioning duct system in a Group R, Division 3 occupancy, if the value of the work does not exceed \$500

- Replacement of permanent heating, ventilating, or air conditioning equipment where no change in *rough-in* is required, if the value of the work does

not exceed \$3,000

- Repair or replacement in kind of any automatic fire extinguishing system head that does not alter the existing system design or operation
- Excavations less than four feet in depth below existing grade
- Installation of approved fire extinguishing equipment in a self-contained grease removal device and hood installed in accordance with the Dallas Mechanical Code
- Replacement of existing doors or windows where there is no change in the framing elements
- Installation, repair, or replacement of landscaping materials, except that a permit is required to authorize the installation of landscaping that is required by:
 - a. a city ordinance
 - b. a city board as a condition to the granting of relief requested by an applicant; or
 - c. a deed restriction instrument approved as to form by the city attorney and accepted by city council resolution; or
 - d. installation of not more than six new 120 volt or one new 240 volt electrical outlets or devices for any lighting fixture, receptacle, switch, ceiling fan, or residential appliance

within an existing occupied single-tenant space or structure, by extension of an existing circuit or by installation of not more than one new circuit, provided that no change in electrical service or service disconnection is involved.

* In certain areas such as historic districts or conservatrion districts, these projects may have additional requirements. Contact the Planning Department at 670-4466 before starting these construction projects.

For more information, call 214-948-4480.

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