



Interior remodel:

Changing, moving or repairing walls or floors and replacement of drywall that results in a total area of 16 square feet or more in any wall or ceilings require a building permit.



Mechanical:

Changing, moving or repairing mechanical equipment such as a central heating and air conditioning system, duct work, and exhaust fans require a mechanical permit.



Plumbing:

Changing, moving or repairing plumbing, including water heaters and shower pans, requires a plumbing permit.



Roofing:

Replacement of decking material, lathing boards, sheathing boards, rafters or ridge boards requires a building permit. Shingle work does not require a permit, but there is a limit on the number of shingle layers allowed.



Siding:

Replacement of missing or decayed siding requires a building permit.



Storage sheds:

All storage sheds require a building permit. There are additional zoning requirements associated with the location, maximum height and square footage, depending on

property lot size. For more information, refer to Chapter 5 Supplemental Use Standards, Article 5.301 of the Zoning Ordinance.



Other small structures:

All accessory structures require a building permit. This may include gazebos, outdoor fireplaces, fountains with plumbing, wind turbines, solar panels, radio towers, swimming pools, including prefabricated above-ground pools over 5,000 gallons, freestanding satellite dishes over 12 feet tall, retaining walls over 4 feet tall, etc. There are additional specific zoning requirements associated with the location, maximum height and square footage, depending on property lot size. For more information, refer to Chapter 5 Supplemental Use Standards, Article 5.301 of the Zoning Ordinance.



Where can I find more information?



If you need additional information related to building permits or zoning regulations, visit the Planning and Development Department at www.FortWorthGov.org/planninganddevelopment or call 817-392-2222. To view the zoning ordinance, visit www.FortWorthGov.org/zoning.



Planning and Development
City of Fort Worth
1000 Throckmorton Street
Fort Worth, Texas 76102



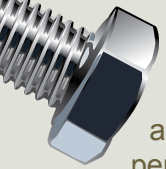
PLANNING
AND
DEVELOPMENT

THE NUTS & BOLTS

OF RESIDENTIAL BUILDING PERMITS

Whether you do it yourself
or hire a professional

Know the City codes
before you start your next
home-improvement project.



It helps to know the City codes before you start your next home-improvement project. There are many types of projects that require a building permit for one- and two-family dwellings. In Fort Worth, some projects may require a building permit, a special exception public hearing or special review by staff if your project is located in areas with additional design requirements, so it's always best to do your research first to avoid having to correct code deficiencies — or face a possible citation.

If your project is not covered in this brochure and you are unsure if you will need a permit, call the Planning and Development Department at 817-392-2222.



Where do I apply for a building permit?



You can apply for a building permit at Fort Worth City Hall, 1000 Throckmorton St. Visit the Permit Center on the lower level (south end) of City Hall.



What if my project is located in a historic district or a district with design review?



Historic and design districts require additional approvals before a permit can be issued for construction. Some districts have specific requirements for items such as roofing materials, fence type and placement, door and window design, siding style, tree canopy, lighting, garages and parking, and carport design and placement, just to name a few. If you are unsure if your property is located in a historic or design district, please contact a design review staff member with the Planning and Development Department at 817-392-8037.



What if my property is located on a corner lot?



If your property is located on a corner lot and your property abuts the side of a lot that faces the intersecting street, there will be a side yard setback equal to the required front yard of the lot facing the intersecting street. This is considered a projected front yard and items such as fences, decks, additions and storage sheds

cannot be placed in this area. If you are unsure if your property has a projected front yard, please contact a zoning staff member at 817-392-8028.



What information do I need to know before I plan where I am going to locate my project on my property?



Before you plan the location of your next project, you need to make sure that the location is allowed. Each residential property has an area around the perimeter of the property that is a required yard. This area is required to be open from the ground to the sky unobstructed and can be a side yard, rear yard, front yard or projected front yard. The sizes of the yards vary by the zoning classification for the property. For the correct setback for your property's zoning classification, please refer to Chapter 4 District Regulations, Article 7 Residential Districts of the Zoning Ordinance. If you are unsure if your project's chosen location is located in one of these required yards, please contact a zoning staff member at 817-392-8028.



What types of projects require a permit?



There are many types of projects that require a building, plumbing, electrical or mechanical permit, or require a special exception from the Zoning Board of Adjustment. Here is a list of common residential projects requiring City approval:



Additions:

All additions require building permits. There may be additional specific zoning requirements associated with the location, height and square footage, depending on the zoning classification of each property.



Carports:

All carports, including fabric carports, require a building permit. Front-yard carports require a special exception from the Zoning Board of Adjustment.



Decks:

All platforms, walks and decks over 6 inches above grade require a building permit. Certain rules apply to the location of decks and vary by the zoning classification of each property.



Detached garages:

All detached garages require a building permit. There are additional specific zoning requirements associated with the location and height, depending on if they have livable space. For more information, refer to Chapter 5 Supplemental Use Standards, Article 5.301 of the Zoning Ordinance.



Doors, windows and burglar bars:

Replacement or addition of exterior doors, windows or burglar bars requires a building permit.



Electrical:

Changing, moving or repairing electrical, including new electric lines or the replacement of an existing electric line, requires an electrical permit.



Enclosed garages:

Enclosing a garage for living space requires a building permit. A variance from the Zoning Board of Adjustment may be required due to the removal of the required parking space(s).



Fences:

Fences in the front yard and projected front yard can be no more than 4 feet tall and open design with 50 percent density, such as wrought iron or picket style. Chain link is prohibited in the front yard and projected front yard. Fences may require additional approval if the property is in a historic district. For more information, refer to Chapter 5 Supplemental Use Standards, Article 5.305 of the Zoning Ordinance. Building permits are required for solid fences with a height above 6 feet and for open fences with a height above 8 feet.

