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Frequently Asked Questions:

Building:

1. Do I need a building permit for a shed?

Any detached structure over 200 square feet requires a permit. Any Attached shed, garage, carport, or addition requires a permit regardless of the size.

2. Can I work on my own project? Build my own home, finish my own basement, or build my own shed?

Yes! If you own it you can do your own work on it; this however does not exempt you from obtaining a permit or meeting code requirements. If you hire the project done by someone else they need to have a current contractors license from the state of Utah.

3. Can I allow my good friend, acquaintance or family member help me with my project without them being licensed?

Yes! As long as you do not compensate them by paying them a fee for their services. This is commonly called the "beer and pizza" rule. Your friends, neighbors and family member can help you on your project as long as you don't compensate them with much more than a beer and pizza.

4. Can you refer a good contractor to me?

No. I am not allowed to show favoritism between contractors by "sending work their way." It is up to you to preform your due diligence and research who you want to hire.

5. I rent from a person who doesn't care to fix up or repair my apartment. Can you make him/her do the repairs that I think need to be done?

No. We permit and inspect new construction, repairs, and alterations. I can not make him do the repairs you want. I can only require him to get the proper permits when/if he decides to do them.

6. My rental has items that are life threatening and or are unsafe for me and my family. Can you make my landlord change life safety items?

Yes. Only when it is a serious threat to your safety. I will require that both you AND your landlord meet with me together. I make that determination. I'm not in the habit of taking sides in a feud. If a life safety issue is found then the landlord will be required to repair it.

7. I think I have mold in my home. What can I do about that?

You need to contact a company that tests for mold. We do not do those type of inspections. We also don't have the proper equipment to test for mold. Not all visible mold on wood is the bad kind. The testing company will test in "parts per million" to determine how bad and what kind of mold you have.

8. Do I need a building permit for a swimming pool?

Only if the swimming pool is an "in ground" swimming pool. If it has pumps and filters, and electrical wiring then we need to inspect it.

We don't require permits for above ground pools.

9. Do I need a permit for a fence?

Not at this time. It is important to remember that your fence still needs to meet the proper placement and height criteria. If it were me I'd at least bring a site plan in to our department and make sure you are placing it correctly so someone like me doesn't show up at a later date and tell you to take it down or move it.

10. Do I need a permit to re-shingle my home?

Yes. Any time you peel off shingles felt paper or replace sheathing you need to have a permit for it. The only time you don't need a permit for shingling your

home is when you only have one layer of shingles and your covering it with another layer without pulling anything else off. If your going to shingle over more than one layer you are required to pull off the layers of shingles back down to the sheathing.

Electrical:

1. Do I need a permit to replace Light fixtures or appliances?

No, but you do need one any time you re-wire or pull wire from the circuit panel to an outlet, light, or appliance.

2. Can I have a neighbor do or help me with my electrical project? He knows what he's doing.

Yes. Please refer to question 3 of previous page. The answer is the same.

Plumbing:

1. Do I really need a permit for a simple water heater change out?

Yes! You may be surprised at how many code violations can exist with the installation of water heaters. Everything from proper electrical or gas hook ups to proper venting and combustion air becomes important to you as far as your family's safety is concerned.

Mechanical: (HVAC)

1. Do I need a permit to replace my furnace?

Yes! Make sure the furnace company replacing your furnace has a permit and you get an inspection! Safety items aside, you are most likely being charged for the permit anyway.