



CITY OF LAS VEGAS
Department of Community Development
Building & Safety Division

WHEN DO I NEED A PERMIT?

HOMEOWNER'S GUIDE

If you add to the structure, add a new structure, or open interior or exterior walls—permits and plans are required.

If you reconfigure any existing room, garage, patio, balcony, etc. into something new—permits and plans are required.

For example, add a loft or enclose an existing loft, convert a garage into habitable space, etc.

BUILDING IMPROVEMENTS - A PERMIT AND PLANS ARE REQUIRED TO:

1. Add a room;
2. Build, demolish or move a carport, garage or shed of 200 square feet or larger;
3. Finish an attic, garage or basement to make additional living space;
4. Cut in a new window or door opening or widen existing openings;
5. Move, remove or add walls;
6. Add new roofing or install new sheathing when greater than 64 square feet. Also, when tile roofing is installed in lieu of, or over, an existing roof covering;
7. Build a stairway;
8. Build a retaining wall more than 30 inches high;
9. Build a deck more than 30 inches above grade;
10. Build a patio or enclose an existing patio;
11. Build a block wall more than 30 inches high or a fence (ornamental iron or wood) over seven feet high;
12. Add additional courses to an existing block wall. A permit is not required to add a single course to an existing block wall provided the overall height of the wall with the additional course does not exceed the maximum allowable height specified in Title 19 (Development Code) of the Las Vegas Municipal Code.

ELECTRICAL IMPROVEMENTS - A PERMIT IS REQUIRED TO:

1. Install or alter any permanent wiring or electrical device;
2. Run additional wiring to put in an electrical outlet or light fixture;
3. Change out, upgrade or relocate the existing main electrical panel;
4. Install a photovoltaic (solar) system.

PLUMBING IMPROVEMENTS - A PERMIT IS REQUIRED TO:

1. Install or replace a water heater or water softener;
2. Alter piping inside a wall, ceiling or beneath a floor;
3. Emergency repair, alteration, or replacement of damaged or leaking concealed piping.
4. Remodel or add on to your home when existing plumbing is to be relocated. This includes installation of building sewers, water service, and exterior drains;
5. Install, alter or repair gas piping between the meter and any appliance (indoors or outdoors) i.e. gas line for a BBQ, add a fire pit, pool heater, etc.;
6. Install a solar hot water system.

MECHANICAL IMPROVEMENTS - A PERMIT IS REQUIRED TO:

Install or change any part of a heating or cooling system;

7. Install or change any part of an unvented decorative appliances;
8. Install bathroom fans, dryer exhausts, kitchen range exhausts, and appliances that are required to be vented.

To submit plans electronically for review, go to
[LASVEGASNEVADA.GOV/DASHBOARD](https://lasvegasnevada.gov/dashboard)

Information on building permits, go to our web page:
[LASVEGASNEVADA.GOV/BUILDINGPERMITS](https://lasvegasnevada.gov/buildingpermits)

For forms and requirements on building permits:
[LASVEGASNEVADA.GOV/BUILDINGFORMS](https://lasvegasnevada.gov/buildingforms)

GOT QUESTIONS?

Contact the Building & Safety Division: **702.229.6251**

For zoning & setbacks call: **702.229.6301**