

REMODELING AND REPAIRS

Permits to remodel or repair existing structures must be obtained before work begins. Major repairs such as replacements of certain roofs, porches and foundations also require permits. Details of the proposed work shall accompany the permit application to assure compliance to building and other pertinent regulations.

DEMOLITIONS/MOVING

Permits to demolish or move structures must be obtained before any work begins. This provides notification to remove the demolished or moved structure from the tax rolls so that the property owner will not be charged taxes on a building that no longer exists. Other City departments are notified of demolitions or moving of buildings to assure that all potential dangers are removed from the vacant lot. This helps to maintain health and safety standards in the neighborhood.

APPLICATIONS AND PERMITS

Permit applications may be obtained and any questions concerning permits may be answered by contacting the City of Mesquite, Building Inspection, 1515 N. Galloway, (972) 214-6212 or 216-6213.

WHY ARE PERMITS REQUIRED?

Permits are required before work is started in order to give the inspection personnel an opportunity to review the plans and correct any inconsistencies with the City Codes before the work is started. Correcting errors after the work is completed is much more costly than correcting them on the proposed plans.

WHY ARE CITY CODES NECESSARY?

Governmental regulations of building construction, maintenance and use is a natural consequence arising from the experience over centuries in all civilized lands, of tragedies brought about by fire, building collapse and panic.

WHY ARE INSPECTIONS NECESSARY?

The inspection of work regulated by the Codes is necessary to give the City an opportunity to assure that the work, when completed:

- is built according to the plans approved when the permit application was made;
- utilizes materials and equipment of approved quality; and
- meets minimum acceptable standards of construction

WHERE DO CODES COME FROM?

The regulation of building and construction through codes is not a new idea. Historians have found regulations of building construction as far back as the Babylonian Empire of Hammurabi, about 1700 B.C., through Nero's Rome and into 12th Century Europe, in England in the 1600's, and in America, as soon as urban life indicted the need.

City of Mesquite
P.O. Box 850137
Mesquite, TX 75185-0137
Phone 972.288.7711
www.cityofmesquite.com

City of Mesquite



BUILDING PERMITS

MESQUITE
T E X A S
Real. Texas. Service.

PERMITS

Permits provide for examination of plans prior to construction to assure compliance with building and zoning requirements. Permits and accompanying inspections help assure safe construction with sound materials. To determine that any project is done legally and meets all City Code requirements, contact the Building Inspection Division before beginning.

Permits are required for the following:

- New construction
- Remodeling
- Repairs
- Additions
- Demolitions
- Plumbing
- Mechanical and Electrical work
- Signs
- Fences
- Underground lawn sprinklers
- Swimming pools and spas
- Patio covers
- Carports
- Canopies
- Utility storage buildings



NEW CONSTRUCTION

Permits for new construction must be obtained prior to beginning work. A description of the proposed structure and identification of the property must appear on the permit application. Building plans, including a plot plan showing the proposed building and location of all other structures on the lot and off street parking, must accompany the application. Front, side and rear yard setbacks, parking requirements, lot coverage and zoning regulations are checked. Building plans are reviewed by various City departments to determine compliance to all City Codes.

ADDITIONS

Permits for additions to existing structures must be obtained prior to beginning any work on the addition. Plot plans showing the proposed addition and its location in relation to property lines and existing detached buildings must accompany the permit application. These diagrams and specifications help in determining compliance to building and zoning regulations. Minimum required setbacks, parking and lot coverage must be maintained.

PLUMBING, HVAC, AND ELECTRICAL WORK

When new construction, remodeling or additions involve plumbing, HVAC, or electrical systems, permits for plumbing, HVAC, or electrical work must be obtained in addition to the building permit. Technical jobs require licensed contractors. Although the individual actually doing the work is required to

make application for a permit, the owner is always responsible for making sure a permit is obtained. City Codes require that all electrical, HVAC, and plumbing work be done by individuals that are licensed by the City of Mesquite or the State of Texas.



While it is recommended that all plumbing or HVAC work be done by licensed tradespersons, the law permits an owner-occupant to do his own plumbing if his property is homesteaded. An owner-occupant may also perform his own electrical work on homesteaded property, but only after demonstrating competency by passing a test of ten true or false questions in the current National Electrical Code.

Know what you are doing before you start. Call Building Inspection if you need help or have any questions. And, of course, an inspection is still required for additions to any existing or new plumbing, HVAC, or electrical work. Required inspections are not to give the City an opportunity to find fault with your work, but rather to assure that the work, when completed, is safe.

