

# Got Permits?

PROTECT YOUR HOME IMPROVEMENTS



## Residential Garage Conversion & Room Addition Permits

[www.ClarkCountyNV.gov/building](http://www.ClarkCountyNV.gov/building)

### CLARK COUNTY

Permit Application Center  
4701 W. Russell Road  
Las Vegas, NV 89118



### LAUGHLIN

Regional Government Center  
101 Civic Way  
Laughlin, NV 89029



### OVERTON

Clark County Community Center  
320 N. Moapa Valley Blvd.  
Overton, NV 89040



Thinking about replacing your water heater or converting your garage into an office? Before you open your tool box, ask yourself one simple question: “Got Permits?” Even small home improvement projects may require a building permit. Faulty installations can cause fires, flood damage and other hazards, and also force you to make costly repairs when you sell your home. Permits - and the inspections that come with them - protect your family’s safety and the value of your property by ensuring the work meets adopted building codes.

### What types of conversions & additions **DO** require permits?

- To partially or completely enclose carports.
- To enclose a laundry area in the garage.
- To convert an attached or detached garage into living space.
- To partially convert an attached or detached garage into living space.
- To add additional living space onto a home.

### What types of projects **DON'T** require permits?

- One-story, detached accessory buildings used for storage, playhouses or similar uses, provided the floor area does not exceed 120 square feet and there are no plumbing, mechanical or electrical features.

### If I do the construction myself on my home, do I still need a permit?

Yes. To obtain a residential building permit as an owner-

builder, you must own and occupy the home where you plan to do the work. Work on a home that’s being leased or rented must be done by a licensed contractor.

### How long does it take to get a permit for a conversion or addition?

Permits to add square footage onto a home or to renovate a garage area into living space can usually be processed over the counter while you wait. More complex conversion or addition plans that substantially increase the square footage of the residence may require up to a week for processing.

Some circumstances, such as an addition that encroaches into a setback or exceeds allowable lot coverage, will require land use approval from the Clark County Comprehensive Planning Department. This process requires additional time for plan review.



## Will I need to visit any other agencies?

If your project involves changing the footprint or adding square footage onto your home, you will need to find out from Comprehensive Planning, (702) 455-4314, if your proposed plans meet zoning and development standards. Depending on the scope of your project, other agency approvals may be required. See our "Residential Room Additions" building permit guide for more information.

## Where do I get a permit?

At our Permit Application Center in Las Vegas or our offices in Laughlin and Overton.

In the Permit Application Center, the permitting process starts at our self-service ticketing kiosks. For a garage conversion or room addition project, use the touch screens to make the following three selections:

1. Residential
2. New Permits
3. Patios, Remodels, Additions, Walls, Pools

After you receive your ticket, have a seat and watch the overhead monitors for your number to be called. With just one ticket, you will be routed to the Zoning Plans Examination counter, followed by the Building Plans Examination counter, and finally Permit Issue.

## To get the permit, you will need to provide:

- A residential building permit application.
- Three sets of plans, including a site plan, floor plan, foundation plan, roofing cross section plan, typical elevations, and framing plan.

**NOTE:** Homeowners may draw their own site plan and use our standard room addition design to permit room additions. No additional plans are required other than the site plan if you use a standard design. Standard designs are available free in our Permit Application Center and on our website.

## To get the permit, you may need to provide:

- **Owner-Builder Affidavit of Exemption:** required if a homeowner obtains permits as an owner/builder.

- **Electrical Permit:** required if you are adding ceiling fans, switches, outlets, or area lighting.
- **Mechanical Permit:** required if heating or air conditioning ducts are included in your plans.
- **Plumbing Permit:** required if gas lines are added or moved in conjunction with the garage conversion or room addition. A line drawing showing the size and placement of the gas pipe is also required.
- **Structural Plans & Calculations:** required for projects involving a balcony.



## How much does the permit cost?

Permit fees are based on the construction value of the project.

The permit fee for a 12' x 19' room addition with a value of \$7,866.00 would be \$85.72.

Nominal fees will also be charged for electrical, plumbing and mechanical

work on a per fixture basis.

You may use our online fee calculator to help calculate your fees. Or you may also call any of our offices to ask for an estimate.

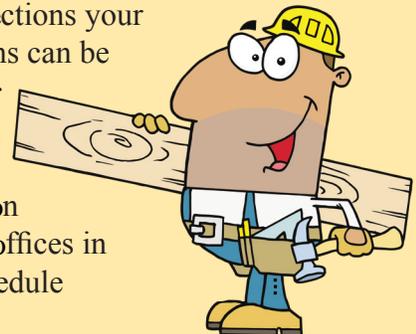
Inspection services are included in the cost of the permit.

## When can work start?

Work can begin after your permit is issued and you receive your approved plans for the project.

## How do I get an inspection?

You will receive an inspection card at the time of permit issuance detailing the inspections your project requires. Inspections can be scheduled 24/7 through our Las Vegas office by phone at (702) 455-3000 or on our website via Construction Services Online. Call our offices in Overton & Laughlin to schedule inspections in those areas.



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