

Got Permits?

PROTECT YOUR HOME IMPROVEMENTS



Residential Building Permits

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 is a building permit?

A building permit gives you legal permission to start construction of a building project in accordance with approved drawings and specifications. Building permits are required for construction work performed on any portion of a home's structural features, including the roof, frame, walls and foundation. Separate permits may be required for electrical, plumbing and mechanical work related to your project.

What types of home improvement projects

DO require building permits?

If your project involves new construction work or demolition of existing construction, you probably need a building permit. Common projects requiring building permits include:

- Attic, garage and basement conversions.
- Room additions, patio covers, sun rooms, carports and garages.

- Playhouses and sheds if the floor area is 120 square feet or more, or plumbing, mechanical or electrical features are included.
- Cutting new windows or doors, or widening existing openings.
- Removing or adding walls.
- Roofing when the roof load is increased.

What types of home improvement projects

DON'T require building permits?

- Painting and wall papering.
- Replacing or repairing floor coverings, cabinets, moldings and counter tops.
- Replacing stucco or drywall if the area replaced does not exceed 30 square feet.
- Replacing existing doors or windows if the openings aren't widened and/or are not part of a fire-rated wall.



If I plan to do the construction work myself on my home, do I still need a building permit?

Yes. And 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.

Do I need to visit any other agencies prior to applying for a building permit?

If your project involves changing the footprint or adding square footage to a structure, you will need to find out from the Current Planning Division of the Clark County Comprehensive Planning Department if your proposed plans meet zoning and development standards.

Call Current Planning at (702) 455-4314 for more information. Depending on the scope of your project, other agency approvals may be required. Review our "Single Family Residence and Guest House" permit guide for more information on the other agencies you may need to contact.



How long does it take to get the permit from Development Services?

Building permit applications for many small home improvement and repair projects such as patio covers and enclosures can be processed over the counter while you wait. Plan reviews for complex projects such as new homes or major remodel projects generally take three days to one week.

Where do I get the permit?

In person at our Permit Application Center in Las Vegas or our offices in Laughlin and Overton.

Are any permits available online?

Permits for most water heaters, water softeners and reverse osmosis systems can be obtained online via Construction Services Online.

What information do I need to bring with me to obtain a building permit?

You need to submit a completed building permit

application and any required plans for your project.

The Building Department has several standard building designs available on our website to help in permitting common home improvement projects, including patio covers and masonry walls.

More complex projects such as new homes or room additions may require three sets of plans drawn to scale, including a site plan, floor plan, framing plan, foundation plan, and structural calculations.

How much does the permit cost?

Building permit and plan review fees are based on the construction value of the project. A fee calculator and permit fee guides are available on our website to help you determine your fees.

Inspection services are included in the cost of the permit.

When can work start?

After your permit is issued and The Building Department returns your approved plans back to you.

Where can I get more information?

Several "how-to guides" are posted on our website to help answer additional permit and inspection questions.

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 by phone at (702) 455-3000 or online via Construction Services Online. Call our offices in Overton & Laughlin to schedule inspections in those areas.

