



City of Orem
COMMUNITY DEVELOPMENT

56 North State St. 2nd Floor, Orem, UT 84057
801-229-7060 www.orem.gov

When Do I Need a Building Permit?

THESE LISTS ARE NOT ALL-INCLUSIVE.

PLEASE ASK US IF YOU ARE CONSIDERING SOMETHING NOT ON THIS LIST THAT IS QUESTIONABLE.

Requires Permits

Outside

- Porch/patio covers and awnings
- Decks over 30" above grade with or without covers
- Storage sheds exceeding 200 square feet (120 square feet for commercial or multi-family 4 units or more)
- Masonry or concrete fences
- Pools, hot tubs and spas
- Room additions
- Detached or attached garages
- Patio enclosures
- Solar panels
- Plumbing work (new installations or replacing lines)
- Electrical work
- Replacing windows or doors if changing sizes
- Siding
- Replacement or repair of any structural component
- Reroofing
- Retaining walls 4' or more high measured from bottom of footing
- Swimming pools

Inside

- Heating and air conditioning installations or replacements
- Water heater installations or replacements
- Boiler installation or replacement
- Gas log, gas lines
- Fireplaces (wood, pellet or gas)
- Electrical work
- Plumbing work
- Mechanical work
- Structural modifications
- Replacement or repair of any structural component
- Installation or replacement of windows and/or doors if increasing size
- Basement finishes
- Room finishes
- Remodels involving moving walls, windows, doors, etc.

Do Not Require Permits

- General landscaping
- Concrete sidewalks on private property
- Concrete porches/patios without roofs
- Wood decks less than 30" above grade if no roof
- Painting
- Minor roof repairs
- Fence repairs
- Floor covering installations
- Wallpapering
- Replacing plumbing fixtures
- Replacing cabinets and countertops
- Adding insulation
- Changing light fixtures, switches or outlets
- One-story detached storage-type sheds 200 square feet and smaller on one- and two-family dwelling lots
- One-story detached storage-type sheds 120 square feet and smaller in commercial or multi-family properties. NOTE: Site plan approval still needed.
- Retaining walls smaller than 4' high as measured from the bottom of the footing
- Prefabricated swimming pools less than 24" deep
- Fences (except masonry or concrete fences) STILL NEED FENCE PERMIT but not building permit
- Drive approaches DO NEED ENGINEERING PERMIT but not building permit

On-Line Application Available

Application for building permits is done through our on-line portal. Permits for some minor work such as replacement water heaters, furnaces and minor electrical work can be completed within one business day normally. Other permits need plans and review and will take longer. To apply for permits, register at: https://utah.cityinspect.com/register?registration_id=b2VvjgnWn