

CITY OF CANTON

RESIDENTIAL PROJECTS THAT REQUIRE A PERMIT

City of Canton, Texas

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DO I NEED A PERMIT?

The City of Canton requires permits for all residential projects listed below, to ensure that all construction meets the safety and quality standards established by the 2021 International Building Codes (IBC) and the 2023 National Electrical Code (NEC).

Permits help protect homeowners, occupants, and contractors by ensuring that work is reviewed for compliance with adopted codes and ordinances



The following list identifies common residential projects that require a permit within the city limits of Canton.

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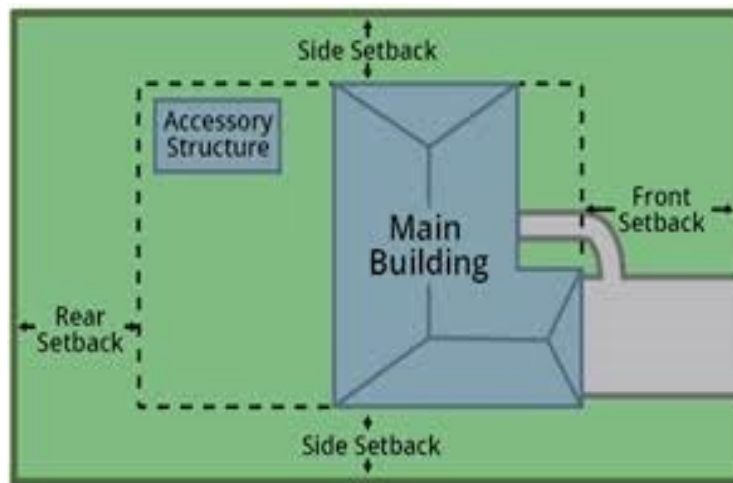
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1. Residential Portable, Accessory Buildings, Detached Garages & Carports

A permit is required to erect any accessory structure or portable building, detached garage, or carport that exceeds 120 square feet in area.

All structures must comply with applicable zoning setbacks and be anchored to resist wind uplift.

Electrical, plumbing, and/or mechanical (HVAC) connections to detached buildings require a separate permit.



See Examples Below

STORAGE AND ACCESSORY BUILDINGS



DETACHED GARAGE



CARPORT/ DETACHED GARAGE



2. Decks

Decks more than 30 inches above grade require a permit.

They must be designed to support a minimum live load of 40 psf and constructed with decay-resistant materials.

Guardrails and handrails must comply with Section R312 of the 2021 IRC.



3. Arbors, Pergolas & Patio Covers

Permits are required for attached or detached patio covers, arbors, and pergolas exceeding 120 square feet or attached to a dwelling.

All structural components must be designed for wind loads and anchored per manufacturer's specifications or engineered design.

Electrical and lighting installations require separate permits.



4. Swimming Pools

A permit is required for all in-ground and above-ground swimming pools deeper than 24 inches.

All pools must meet barrier and gate requirements per Section AG105 of the IRC.

Electrical bonding, grounding, and GFCI protection must comply with the 2023 NEC.



5. Fences

A fence permit is required for all new or replacement fences and must be maintained within the city limits.

Maximum height is 8 feet unless otherwise restricted by zoning.

No barbed wire or electrified fences are allowed in residential districts.

Corner lots must maintain visibility triangles per the City's Code of Ordinances.

Front yard fences (past the front building line):

- Must be decorative (picket, split rail, decorative iron, etc.) and approved by building inspector.
- Maximum height: 48 inches (4 feet).
- Fence posts may extend up to 6 inches above the fence.
- Must meet sight-line requirements at driveways and streets (clear visibility).

Rear yards:

- See through fences (like chain-link): up to 6 feet tall.
- Sight-proof fences (solid wood, solid privacy walls): up to 8 feet tall.

Corner lots:

- Where two front yards exist, the second front yard is treated like a side street yard (subject to similar side/rear yard standards).

Screening walls between certain zoning types:

- If a non-residential or multi-family zone abuts a single-family residential zone, a screen wall or fence of 6-8 feet may be required on the property line.

Special Exceptions:

- **School/daycare facilities:**
- Combined fences and berms may reach up to 60 inches (5 feet) if made of chain link or wrought iron.



6. Irrigation Systems

All irrigation systems require a permit and must be installed by a licensed irrigator.

A reduced pressure principle (RPZ) backflow prevention assembly is required on all new installations and must be tested by a licensed backflow tester.

A copy of the test report must be submitted to SC Tracking Solutions at www.sctrackingsolutions.com prior to approval.



7. Water Heaters

Replacement or relocation of any water heater requires a permit.

All installations must include a temperature and pressure relief (TPR) valve discharge pipe, a drain pan, and an expansion tank as required by code.

Gas water heaters must include a sediment trap and proper venting per the 2021 IFGC



8. HVAC Systems

Permits are required for replacement or installation of HVAC systems.

All condensate drains must terminate to an approved location and secondary drain pans must be installed where required.

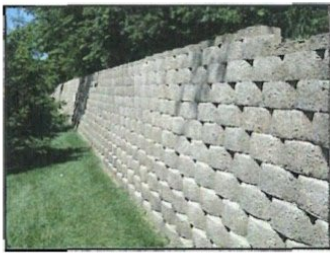
Electrical disconnects and service receptacles must be located within sight of the equipment.



9. Retaining Walls

Any retaining wall exceeding 4 feet in height (measured from the bottom of the footing) requires a permit and engineered drawings.

Walls near property lines or public rights-of-way must not alter drainage patterns or encroach onto neighboring properties.



Key Stone Wall



Milsap/Stone Wall



Concrete Form Liner Wall

Walls Not Approved



Railroad Tie/ Wood Wall



Smooth Concrete Wall



Smooth Face CMU Wall

10. Roofing (Commercial Projects Only)

Roofing permits are required for commercial projects only.

Residential re-roofs do not require a permit unless the project includes structural modifications or replacement of decking due to deterioration.



11. Solar Panels

A permit is required for installation of any photovoltaic (solar) system.

Plans must include a single-line electrical diagram and structural load verification.

Systems must comply with the 2023 NEC and manufacturer's installation instructions.



12. Safe Rooms & Storm Shelters

All safe rooms and storm shelters require a building permit and must be designed in accordance with FEMA P-320 or P-361.

Factory-built units must include an engineer's certification of compliance.

Electrical service to the shelter must have proper grounding and labeling.



13. Windows & Doors

Permits are required when replacing windows or exterior doors if dimensions are altered or structural framing is modified.

All windows and doors must meet energy efficiency requirements per the 2021 IECC. Safety glazing is required in hazardous locations per Section R308 of the IRC.



14. Plumbing (Additions or Relocations)

Permits are required for all plumbing system relocations, new installations, or additions.

Only licensed plumbers may perform this work.

All drain, waste, and vent systems must be tested per the 2021 IPC prior to cover.

Plumbing Jobs That Require a Permit

- **Re-pipes:** A re-pipe requires changing out all of the water supply pipes in the home, so it's considered a significant project. Re-pipes are usually done by a professional plumber and require a permit.
- **Drain line replacements:** Replacing the drainpipes is a large job that will most often require a permit.
- **Sewer replacement:** Any work involving sewer lines is likely to require a permit because of safety codes that must be met.
- **Water heater:** [Replacing a water heater](#) is considered a large plumbing project and will require a permit from the city. There are water heater safety regulations that need to be observed.
- **Moving existing plumbing to a different location:** Whenever plumbing is moved from one location to another, it is considered a remodel. Building code requirements must be observed, and a permit will be required.
- **Additions and upgrades:** Projects such as installing dual sinks or building entire new bathrooms when renovating will all impact your home's plumbing system and need permits.

What Plumbing Projects Do Not Require a Permit?

- Although a majority plumbing installations, pipe replacements, and renovations do require a permit, most everyday repairs and upgrades around the house generally do not. This means you can [unclog a toilet](#) or drain, change a shower head or faucet, and carry out routine [water heater maintenance](#) yourself without needing to file any paperwork.

15. Generators

A permit is required for the installation of any permanently connected generator.

An electrical and gas permit must be obtained.

Generators must meet clearance requirements from openings, combustibles materials, and property lines.



16. Driveways / Flatwork

Driveway or flatwork permits are required when connecting to public streets or sidewalks.

All work within the public right-of-way must comply with City of Canton engineering standards and must be inspected prior to use.

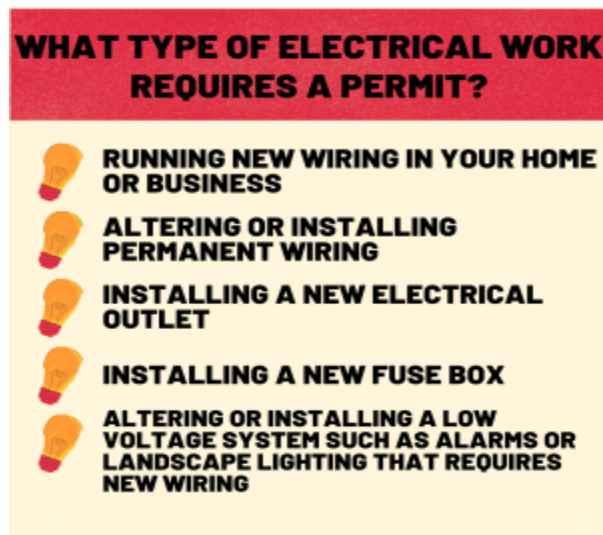


18. Electrical (New Service or Remodel)

All new or remodeled electrical service installations require a permit.

Work must comply with the 2023 NEC.

All service panels must have clear working space, proper grounding, and labeling for all circuits.



EV Charging Stations



Footer

City of Canton | Building Inspections Department | www.cantontx.gov