

1 & 2 Family Dwelling Building Permit Overview

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

A building permit must be obtained from the Development Services Building Safety Division for nearly all types of one-family dwelling (single family house) or two-family dwelling unit (duplex) new building construction, additions, remodeling or repair work prior to start of construction. [Guidelines](#) for common homeowner residential projects are located below. Construction work also includes installation or replacement of mechanical/HVAC equipment (such as a furnace or central air conditioning unit), electrical wiring and equipment (such as an electrical panel box or a new electrical circuit) and plumbing piping and equipment (such as a water heater, a water supply line or a sewer service line). Permits to demolish buildings or portions of buildings must also be obtained from the Building Safety Division before demolition begins. Certain types of construction, remodeling or repairs are [exempt](#) from the requirement for a building permit.

A five business day maximum has been established for completion of City staff review of 1 & 2 family dwelling building permit applications (new construction, addition and remodeling projects). Reviews are completed in less than three business days, on average. The permit applicant and/or project designer will be notified in writing if a building permit can be issued, or if additional information, documentation and/or revised plans are required (the plan review document outlining additional submittal requirements is generally sent by email). Review and approval of most 1 & 2 family dwelling mechanical, electrical or plumbing permit applications is completed within one business day.

After a building permit is issued, City inspectors must inspect work at various phases of permitted construction to help ensure compliance with construction code and permit requirements. Detailed information on required inspections and how to schedule and obtain results of inspections may be found at [Building Permit Inspections and Scheduling](#).

Information regarding City-adopted codes governing 1 & 2 family dwelling construction, remodeling and repair, permit applications and related forms/documents and guidance/educational information may be found at [1 & 2 Family Dwelling Building Permits](#).