



RESIDENTIAL FIREPLACE, CHIMNEY & FIRE PIT PERMIT REQUIREMENTS

For permit information, please contact the Community Development Department at (469) 429-4781 and located at 3815-B Sachse Road, Sachse, Texas 75048. Fees are due at the time the permit is picked up and shall be payable to the City of Sachse. This is information generally required for permitting and should not be considered an all-inclusive list. If you have specific inspection questions during the construction process, you may contact one of our building inspectors at (469) 429-4781. The inspectors are generally available Monday-Friday from 7:30-8:30 a.m. and from 3:30-4:30 p.m.

RESIDENTIAL OUTDOOR FIREPLACE, CHIMNEY & FIRE PIT

Necessary Drawings for Permit Submittal (2 copies of each)

- Plot Plan showing dimensions from structures and property lines. (Fireplaces must have a minimum 5 ft. setback from all side and rear property lines.) (Fire Pits must have a minimum 15 ft. setback from all structures, combustible materials and side and rear property lines.)
- Foundation Plan is required for a masonry fireplace/chimney. (Masonry fireplaces and chimneys must be supported on foundations of solid masonry or concrete at least 12 inches thick and at least 6 inches beyond each side of the exterior dimensions of the fireplace. An ash dump cleanout must be provided with a fireplace.)

Fee is based on the cost of materials only

Note:

1. Factory-built fireplaces and chimneys shall be listed and labeled and shall be installed and terminated in accordance with the manufacturer's instructions.
2. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof.
3. Fire pits must be constructed so that the inside diameter is 3 feet or less.
4. Fireplaces chimneys and fire pits shall meet the applicable requirements of Chapter 10, 2009 International Residential Code, 2009 International Fire Code and adopted code amendments.