



Planning Department

2026 Residential Construction Permits, Inspections, and Fees

A reference for residential contractors
and home owners (Feb 2026)

Residential Permits

What type of work requires a permit?

- ◇ New Construction
- ◇ Repairs
- ◇ Additions
- ◇ Generators
- ◇ Remodels
- ◇ Decks
- ◇ Pools
- ◇ Roofs
- ◇ Solar Panels
- ◇ Accessory Buildings
- ◇ Fences
- ◇ Retaining Walls
- ◇ Demolition
- ◇ Electrical
- ◇ Plumbing
- ◇ HVAC

Who can apply for a permit?

- ◇ A property owner may be issued a building permit for **their own personal residence**. A property owner is defined as the person or entity to whom property tax is assessed, as shown on the latest assessment roll of Pulaski County.
- ◇ A licensed contractor may be issued building, plumbing, electrical, and/or HVAC permit. The contractor must have a current bond with the City of NLR, a business license, and the appropriate state licenses.

What paperwork is required to build a house?

- ◇ Site plan & building elevations.
- ◇ Storm water permit and/or driveway permit, which must first be obtained from City Engineer's office at 700 West 29th Street, 501-371-8339. Site plan must include all erosion control measures (silt fences, concrete washouts, inlet protection and other necessary BMP's)
- ◇ Driveway/curb cut permit

How long will it take to obtain a permit? Once **all of the required information** has been submitted, permits are typically issued in one business day.

Is there a cost for a building permit? There is a minimum building permit fee of \$30. Most building permit fees are based on the value of the work. Contact the permit desk at 501-975-8835 in advance of applying and provide the value of the project and/or the square footage to determine the cost.

How long is a building permit valid?

- ◇ New construction: valid for one year, work must begin within 180 days of issuance.
- ◇ Demo: valid for 30 days.
- ◇ Permits are voided after 6 months of inactivity.
- ◇ Repair/remodel: valid for 180 days.
- ◇ Fire Rehab: valid for 90 days.
- ◇ All permits begin on the date of issuance.

What happens if work is done without a permit? If work is being done without a permit, an inspector will put a "stop work" order on the property until all the appropriate permits are obtained. If electrical, plumbing, and/or HVAC work that requires an inspection has been covered by drywall or is otherwise inaccessible, **it must be made accessible for the inspection**. The permit fee will then be three times the normal fee associated with the work. If work continues without a permit, a citation with a court date will be issued.

Residential Approval

- ◇ A site plan is required for new construction, additions, accessory buildings, fences, retaining walls, solar panels, pools, and decks. The site plan must show the project is in compliance with the City's Zoning Ordinance with regards to setbacks, size and location.
- ◇ Other information you will need to communicate to the permit desk includes the value of the work, description of the work, and address of the property.
- ◇ If you are pulling a permit as the homeowner and if Pulaski County Assessor's Office shows a different individual as the owner, or if the owner is listed as a corporation or a trust, then you must provide proof that you own the property.
- ◇ If the project is located in the **Argenta Historic District**, before applying for a permit from the Planning Department, you must obtain a Certificate of Appropriateness from the North Little Rock Historic District Commission. Phone number: 501-371-0755.
- ◇ Contact NLR Planning staff at 501-975-8835 for questions regarding rules in the Zoning Ordinance.

Residential Inspections

When is an inspection required? Inspections are required for new construction, additions, decks, electrical, plumbing, and HVAC work or **anytime any existing electrical, plumbing or HVAC work is exposed**. An inspection is required for new framing or **anytime existing framing is exposed**.

Workmanship standards: The permit holder shall perform all work in a professional manner and the work shall be performed in accordance with any applicable construction codes and professional industry standards.

How do I schedule an inspection? Contact the Permit Desk at 501-975-8835. Contractors may also use the online system found at www.bsaonline.com. Contact the Permit Desk for information on how to register for the online system. When you schedule an inspection, it will be for the next business day.

What happens if an inspection fails? The permit holder will need to contact the Permit Desk at 501-975-8835 to have the inspection report emailed to the permit holder or to speak with the inspector for information concerning the failed inspection; and then schedule and pay for a re-inspection once the work is corrected.

Which codes apply in North Little Rock?

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| ◇ 2021 AR Fire Prevention Code | ◇ 2021 International Mechanical Code |
| ◇ 2020 National Electrical Code | ◇ 2010 American Disability Act |
| ◇ 2018 Arkansas Plumbing Code | ◇ American National Standards Institute - 117 Standard |
| ◇ 2018 Arkansas Fuel Gas Code | ◇ NLR Municipal Code – Chapter 4 |

Residential Fees

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| ◇ Minimum permit fee: \$30 | ◇ Accessory structures, remodels, decks: Value of project multiplied by \$.006; a minimum of \$30 | ◇ Additions to existing structure causing an increase of area under roof - \$.20 per square foot, minimum \$75 |
| ◇ Inspection: \$25 | | |
| ◇ Consultation: \$40 | | |
| ◇ Re-inspection: \$40 | ◇ New Construction: \$.20 per square foot under roof; a minimum of \$250 | |
| ◇ Swimming pools: \$50 | | |
| ◇ Fence: \$30 | | |

Contacts

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| ◇ Planning Department.....501-975-8835 | ◇ NLR Electric Department.....501-975-8888 |
| ◇ Curb cuts and storm water.....501-371-8339 | ◇ NLR Wastewater.....501-945-7186 |
| ◇ City Engineer.....501-371-8339 | ◇ Argenta Historic District.....501-371-0755 |
| ◇ Fire Marshal.....501-812-5940 | ◇ Business License (City Clerk).....501-975-8617 |
| | ◇ Central Arkansas Water.....501-372-5161 |