



Work Exempt from Permit

Per the 2015 International Building Code (IBC), Section 105.2 and the 2015 International Residential Code (IRC) Section R105.2, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

While certain types of work are exempted from requirements to obtain permits, **the work is still required to comply with any other code provisions.** The IBC and IRC exempt the following work from permit requirements:

Building:

1. One-story detached accessory structures, provided the floor area does not exceed 120 sq. ft. for non-residential use and 200 sq. ft. for residential use.
2. Fences not over 7 feet high
3. Oil derricks
4. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below. May not be part of an accessible route.

7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theatre stage sets and scenery.
9. Prefabricated swimming pools that are less than 24 inches deep, do not exceed 5,000 gallons, and are installed entirely above ground for one- and two-family residences only.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment accessory to detached one- or two- family dwellings.
12. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support of R-3 and U occupancies.
13. Non-fixed, moveable fixtures, cases, counters, racks and partitions not over 5 feet 9 inches in height.
14. **Decks for one and two-family residences only, not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by IRC Sec. R311.4**

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid. IRC

Mechanical:

1. Portable heating appliance.
2. Portable ventilation appliances.
3. Portable cooling unit
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe: provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided by code
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

Exemption from obtaining permits does not grant authorization for any work to be done in violation of the building code or any other laws or ordinances of this jurisdiction.