

RESIDENTIAL BUILDINGS - PERMITS REQUIRED

REQUIRED:

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, 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.

EXCEPTIONS:

Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. Non-habitable one-story detached accessory structures, provided the floor area does not exceed 200 square feet (18.58 m²) or a height of 10 feet (3048 mm) measured from the finished floor level, to the average height of the roof surface.
2. Except for barriers around swimming pools as required in Appendix G, fences not over 6 ft (1829 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Concrete sidewalks, slabs, and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops, interior wall, floor or ceiling covering and similar finish work.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy where the pool walls are entirely above the adjacent grade. Barrier requirements found in Appendix G are not exempt.
8. Swings and other playground equipment accessory to a one-or two-family dwelling.
9. Patio and porch covers not over 200 square feet (11 m²) and supported by an exterior building wall.
10. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
11. Nonbearing partitions, except when such partitions create habitable rooms.
12. Replacement or repair of siding not required to be fireresistive.
13. Retrofitted insulation.
14. Masonry repair.
15. Porches and decks, where the floor or deck is not more than 30 (762 mm) above adjacent grade at any point and where the edge of the porch, deck or floor does not come closer than 3 feet (914 mm) to property lines.
16. Gutters and downspouts.
17. Door and window replacements (where no structural member is changed).
18. Re-roofing, where replacement or repair of roofing does not exceed 30 percent of the required live load design capacity and the roof is not required to be fireresistive.
19. Plastic glazed storm windows.

EXCEPTIONS CONTINUED:

20. Framed-covered accessory buildings not more than 500 square feet (37.16 m²) in area, one story in height or closer than 3 feet (914 mm) to the property line where the structure is composed of a rigid framework that supports a fabric membrane..

Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Mechanical:

1. Portable cooking or clothes drying appliances.
2. Portable heating appliance.
3. Portable ventilation appliances.
4. Portable cooling units.
5. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
6. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
7. Portable evaporative cooler.
8. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
9. Portable fuel cell appliances that are connected to a fixed piping system and are not interconnected to a power grid.
10. Other portable appliances such as freezers, washing machines, refrigerators, portable barbecue grills, etc.

Plumbing:

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 in this code.

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.

Emergency repairs:

Where mechanical equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

For temporary (180 days) structural supports, structural replacement or repairs performed in an emergency on an existing structure, the authority having jurisdiction shall be notified within 72 hours and permit application for the temporary work shall be submitted within the next 10 business days.

Repairs:

Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.