



# RESIDENTIAL WORK EXEMPT FROM PERMIT

## SECTION R105 PERMITS

**R105.2 Work Exempt from permit.** 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. Nothing in this code limits a local municipality's ability to require application of its ordinances, or to enforce its own ordinances. See section R101 for the application and scope of this code. Permits shall not be required for the following:

### Building:

1. Nonhabitable one-story detached accessory structures, provided the building area does not exceed 200 square feet and does not exceed a height of 15 feet measured from grade plane to the average height of the highest roof surface.
2. Concrete sidewalks, slabs, platforms, driveways and similar work.
3. Painting, papering, tiling, carpeting, cabinets, countertops, nonfire-resistance-rated interior wall, floor or ceiling covering, shelving and similar work.
4. Above-grade and on-ground swimming pools.
5. Swings, other playground equipment and similar work.
6. Porch covers, deck covers and patio covers, as defined in Section AH102, not more than 200 square feet in floor area and not closer than 3 feet to lot lines.
7. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
8. Nonbearing partitions.  
**Exceptions:**
  1. Partitions that create habitable space.
  2. Partitions required to be fire-resistance rated.
9. Replacement or repair of siding not required to be fire resistance rated.

10. Porches and decks where the walking surface is not more than 30 inches above adjacent grade measured at any point within 3 feet horizontally of the walking surface.
11. Masonry repair.
12. Gutters and downspouts.
13. Door and window replacements. Window replacements shall comply with Section R308 and Chapter 11, as applicable.  
**Exceptions:** Permits are required for the following:
  1. Where a structural member is changed.
  2. Doors and windows required to be fire-resistance rated.
14. Re-roofing, where the associated weight from the replacement or repair of roofing and sheathing does not exceed 30 percent of the required live load design capacity based on Table R301.6.  
**Exceptions:** Permits for re-roofing are required for the following:
  1. Structures in wildfire hazard zones as provided in Section R327.
  2. Townhouses.
  3. Installation of building-integrated photovoltaic roof panels and other photovoltaic roof coverings.
15. Membrane-covered frame structures that are nonhabitable, not more than 500 square feet in floor area, one story in height and not closer than 3 feet to a lot line.  
Unless otherwise exempted, separate plumbing, electrical and mechanical permits may be required for the previously listed exempted items.  
Additionally, all new construction and substantial improvements including certain work exempt from permit under this section, shall be designed and constructed with methods, practices and materials that minimize flood damage in accordance with this code, FEMA regulations and ASCE 24 in areas determined by the floodplain administrator.

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**Electrical: See the Electrical Code**

**Mechanical:**

1. Portable heating appliances, cooking or clothes drying appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
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 or equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower 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: See the Plumbing Code**

**R105.2.1 Emergency repairs.** Where mechanical equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted to the building official within the next 5 working business days.

**R105.2.1.1 Structural temporary repairs.** For temporary (180 days) structural supports, structural replacement or repairs performed in an emergency on an existing structure, the building official shall be notified within 72 hours and permit application for the temporary work shall be submitted to the building official within the next 5 business days.

**R105.2.2 Repairs.** Application or notice to the building official is not required for ordinary repairs to structures. Repair work shall be performed using like materials or materials permitted by this code for new construction. 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 quired 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 gas, piping, or mechanical work.