



RESIDENTIAL WORK EXEMPT FROM PERMIT

SECTION R105 PERMITS

R105.1 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, 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 performed, shall first make application to the building official and obtain the required permit.

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 or ordinances of this municipality. Permits shall not be required for the following:

Building:

1. Nonhabitable one-story detached accessory structures, provided the floor area does not exceed 200 square feet (18.58 m²) and a height of 10 feet (3048 mm) measured from the finished floor level to the top of the top plate.
Exception. Where the structure is located on a parcel of 2.0 acres or greater in area, and the structure is located a minimum of 20 feet (6096mm) from all property lines, floor area may be increased to 400 square feet (37.16 m²)
2. Except for barriers around swimming pools as required in Appendix G, fences not over 7 feet (2134 mm) high and typical field fencing not over 8 feet (2438 mm) high where constructed of woven wire or chain link.
3. Retaining walls that do not support a regulated building, do not retain material which, if not restrained, could impact a regulated building.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Concrete sidewalks, slabs, platforms, and drive-ways.
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.
9. Patio covers, as defined in AH102, and porch covers not over 200 square feet (11m²) 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 fire resistive.
13. Retrofitted insulation.
14. Masonry repair.
15. Porches and decks, where the floor or deck is not more than 30 inches (762 mm) above adjacent grade measured at any point within 3 feet (914 mm) horizontally of the floor or deck, and where in the case of a covered porch, the covered portion of the porch 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. Reroofing, 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 fire resistive.

Exceptions:

1. Permits for re-roofing are required for structures in wildfire hazard zones as provided in Section R327; and
2. Structures falling within the scope of Section R302.2
3. Permits for re-roofing are required where more than 15 percent of the existing space sheathing is removed to facilitate the installation of new sheathing.

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19. Plastic glazed storm windows.
20. Framed-covered nonhabitable accessory buildings not more than 500 square feet (46.45 m²) in area, one story in height and not closer than 3 feet (914 m) to a property line where the structure is composed of a rigid framework that supports a fabric membrane.

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 (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746W) 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 or repairing freeze damage in drains, soil, waste, or vent pipe not exceeding five feet of new piping, provided the repair or replacement does not involve any changes or alteration to the existing plumbing system.
2. The clearing of stoppages, including the removal and reinstallation of water closets, or the repairing of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement or valves, pipes, or fixtures.

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. 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 or replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical or other work affecting public health or safety.