



**** NON-RESIDENTIAL ****
PERMIT REQUIREMENTS AND EXEMPTIONS
2000 INTERNATIONAL BUILDING CODE – SECTION 105

WORK REQUIRING A PERMIT

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 by submitting ALL required documentation to the building official and obtain the required permit.

BUILDING EXEMPT FROM PERMIT

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 sq. ft.
2. Fences not over 6 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 on 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 and which are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finishing work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Swings and other playground equipment accessory to one- and two-family dwellings.
10. Pre-fabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
11. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
12. Swings, and other playground equipment accessory to one- and two-family dwellings.
13. Window awnings supported by an exterior wall of Group R-3, as applicable in Section 101.2, and Group U occupancies, which do not project more than 54 inches from the exterior wall and do not require additional support.
14. Movable cases, counters, and partitions not over 5 feet 9 inches in height.

ELECTRICAL EXEMPT FROM PERMIT

1. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Electrical equipment used for radio and television transmissions, except for equipment and wiring for power supply, the installation of towers and antennas.
3. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.



GAS EXEMPT FROM PERMIT

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

MECHANICAL EXEMPT FROM PERMIT

1. Portable heating appliance, portable ventilation equipment or portable cooling unit (including evaporative cooler).
2. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
3. Replacement of any part which does not alter its approval or make unsafe.
4. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

PLUMBING EXEMPT FROM PERMIT

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 in this 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.

EMERGENCY REPAIRS

Where 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.**

REPAIRS NOT EXEMPT FROM PERMIT

1. The cutting away of any wall, partition or portion thereof
2. The removal or cutting of any structural beam or load-bearing support
3. The removal or change of any required means of egress or rearrangement of parts of a structure affecting its exit way requirements
4. The addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping; electrical wiring; or mechanical or other work affecting public health or general safety.

Prior to applying for a building permit, all necessary subdivision, land development or site plan approval must be obtained. In addition, the proposed construction must comply with all applicable building and Zoning Codes.