



What Type Work Requires a Permit?

IRC105.1 Required: Any owner or owners 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, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any work such to be performed shall first make application for required building permit.

What Type Work “DOES NOT” “Require a Permit?”

Building:

- Fences under 7ft from top of fence to ground level
- Detached accessory structures provided the floor area does not exceed 200 square ft.
- Retaining walls that are not over 4 feet measured from bottom of footing to top of wall
- Sidewalks or driveways
- Painting, tiling, carpeting, cabinets, counter tops and similar finish work.
- Swings and other playground equipment
- Decks not exceeding 200 square ft in area that are not more than 30 inches above grade.

Electrical:

- Replacement of branch circuit overcurrent devices of the required capacity in same location'
- Electrical wiring, devices, appliances or equipment operating at less than 25 volts
- Minor repair work, including the replacement of lamps or the connection to approved portable electrical equipment to approved permanently installed receptacles.

Plumbing:

- Stopping of leaks in drains, water, soil waste or vent pipe; provided , however, that if any trap, drainpipe, soil, waste vent 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.

Gas:

- Portable heating, cooking or clothes drying appliances
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

- Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

- Portable heating appliances
- Portable ventilation appliances
- Portable cooling units

What about Emergency Repairs?

IRC105.2.1 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 codes office.