

RESIDENTIAL WORK EXEMPT FROM PERMITS

2021 IRC 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, statutes, regulations or ordinances of the jurisdiction. Permits shall not be required for the following work:

Building:

1. Other than storm shelters, one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 200 sq ft.
2. Fences, other than swimming pool barriers, not over 7' high.
3. Retaining walls that are not higher than 3' measured from finished grade at the bottom of the wall to finished grade at 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 and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks, driveways and on-grade concrete or masonry patios not more than 30" above adjacent grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work not involving structural changes or alterations. (Replacement of existing kitchen cabinets may be subject to permits depending on layout)
7. Prefabricated swimming pools that are equal to or less than 24" deep.
8. Swings, uninhabitable tree houses and other playground equipment.
9. Window awnings supported by an exterior wall which do not project more than 54" from the exterior wall and which do not require additional support.
10. Decks and ramps not exceeding 200 sq ft in area, that are not more than 30" above grade at any point, are not attached to a dwelling, do not require guards, and do not serve the exit door required by Section R311.4.
11. Repairs that are limited to 25% of roof covering and building siding within one calendar year.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps and fuses or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating or cooking appliances with a self-contained fuel supply.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances with a self-contained fuel supply.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping contained within any heating or cooling equipment regulated by Chapters 18 to 24, inclusive, of this code.
5. Replacement of any minor part that does not alter approval of 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:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided 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 Sections R105 and R109 of 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.