

**R105.1 Required.** Any owner or owner's 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 a required permit.

**R105.2 Work exempt from permit.** Exemption from 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 the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. Other than storm shelters, one-story detached accessory structures provided the floor area does not exceed 120 square feet. It is permissible that these structures still be regulated by Section 710A, despite exemption from permit.
  - used as tool and storage sheds, playhouses and similar uses
  - Please note the Planning Division has additional Zoning requirements that may affect the placement or use of accessory buildings.
2. Fences – check with zoning requirements.
3. Retaining walls that are not over 4 feet (1219 mm) of height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
  - Fence height regulations include the retaining wall above ground measurements
  - Surcharge or impounding Class I, II, or III-A liquids.
4. Water tanks supported directly upon grade is 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 and driveways.
  - Not more than 30 inches above grade, not over any basement or story below.
  - The Planning Division has additional Zoning requirements that may affect the placement or use of these structures.
  - If in the ROW, contact Engineering for an Encroachment Permit
6. Painting, wall papering, tiling, carpeting, cabinets, countertops, and similar finish work.
  - If affecting fixtures, we will need a submittal of drawing for review
  - May need to upgrade electrical – check with building official
7. Prefabricated swimming pools that are less than 24 inches deep
  - Check with Planning for setback requirements
  - If electrical is involved, permit and drawings will be required
8. Swings and other playground equipment
9. 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.
10. Deck, only for the following:
  - No more than 200 SF
  - Not more than 30 inches above grade at any point
  - Not attached to a dwelling and do not serve the exit door required by Section R311.4
  - Side setback – 5 ft

In addition to the following:

- Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 ft 9 inches high.
- Gutters.