



Community Development & Neighborhood Services
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2012 International Building Code Permit Exemptions

Section 105.2 Work exempt from permit, under the heading of “Building” is amended or added to read as follows:

“Building:

1. One-story, detached, accessory structures used ~~as tool and storage sheds, playhouses and similar uses,~~ for lawn and garden equipment storage, tool storage and similar uses, including arbors, pergolas, and similar structures, provided the floor area is not greater than 120 square feet (11.15 m²) or 8 feet (2.438 m) in height, do not house flammable liquids in quantities exceeding 10 gallons (38 l) per building and are constructed entirely of noncombustible materials when located less than 3 feet (0.914 m) from an adjoining property line.
2. Fences not over ~~7 feet (2134 mm)~~ 6 feet (1829 mm) high.
3. Oil derricks
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the ~~bottom of the footing~~ low side grade to the top of the wall, provided the horizontal distance to the next uphill retaining wall is at least equal to the total height of the lower retaining wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. 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.
6. Platforms intended for human occupancy or walking, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any *basement* window or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated and portable swimming pools ~~accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.~~ or wading pools, hot tubs or spas if such structures are supported directly upon grade when the walls of such structure are entirely above grade and if such structures cannot contain water more than 24 inches (610 mm) deep.

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one and two family dwellings, including one elevated playhouse per lot designed and used exclusively for play, not exceeding 64 square feet (5.9 m²) of floor area or 6 feet (1.82 m) in height as measured from the floor to the highest point of such structure.
12. Window awnings in Group R-3 and U occupancies, 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. Window replacement requiring no structural alteration. Window replacement requiring no change in the window configuration which reduces the size of the window opening. Window replacement when such work is determined not to be historically significant. Storm window, storm door and rain gutter installation.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. Decks not exceeding 200 square feet (18.58 m²) in area that are not more than 30 inches (762 mm) above grade at any point, are not attached to a building, and do not serve an exit door required by Chapter 10.
15. Roofing repair or replacement work not exceeding one square (100 square feet) of covering per building.
16. Replacement of nonstructural siding when the removal of siding is performed in accordance with State laws regarding asbestos and lead paint.
17. Minor work valued at less than \$500 when such minor work does not involve alteration of structural components, fire-rated assemblies, plumbing, electrical, mechanical or fire-extinguishing systems.
18. Decorative ponds, fountains and pools no more than 24 inches (610 mm) deep.”

