

Planning, Development & Transportation Services



Community Development & Neighborhood Services
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2012 International Residential Code Permit Exemptions List

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 does not exceed ~~200 square feet (18.58 m²).~~ 120 square feet (11.15 m²) or 8 feet (2.438 m) in height, and the structures 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. 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.
4. 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.
5. Platforms intended for human occupancy or walking, sidewalks and driveways if such structures are not more than 30 inches (762 mm) above adjacent grade, and are not over any basement window or story below, and are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated and portable swimming ~~pools that are less than 24 inches (610 mm) deep.~~ or wading pools, hot tubs or spas if such structures are supported directly upon grade when the walls of such structures are entirely above grade, and if such structures cannot contain water more than 24 inches (610 mm) deep.
8. Swings and other playground equipment, 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.
9. Window awnings 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.
10. 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 dwelling, and do not serve the exit door required by Section R311.4.

2012 IRC Permit Exemptions

11. Roofing repair or replacement work not exceeding one square (100 square feet) of covering per building.

12. Replacement of nonstructural siding when the removal of siding is performed in accordance with State laws regarding asbestos and lead paint.

13. 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.

14. Decorative ponds, fountains and pools no more than 24 inches (610 mm) deep.”

