



**BUILDING
DEPARTMENT
TIP SHEET**

PERMITS: WHEN REQUIRED

2012 IRC

PERMITS

No building or electrical, mechanical, or plumbing system shall be constructed, enlarged, altered, repaired, moved, demolished, or changed unless a permit has been obtained. Building, electrical, mechanical, plumbing, tree and grading permits may be required.

PERMITS REQUIRED (Building or other)

(Common examples include but are not limited to the following)

1. Carports
2. Decks more than 30" above grade
3. Dock repairs and additions
4. Exterior doors, windows and skylights that require a new opening
5. Electrical circuits and service
6. Fireplaces, wood-burning stoves, and insert
7. Garage conversions
8. Home-business conversions
9. Interior remodels
10. Mother-in-law apartments
11. Furnaces
12. New hose bibs or drinking fountains
13. Irrigation systems
14. Gas piping
15. Rockeries and restraining walls over 4' in height
16. In-ground or above ground swimming pools and swim spas 2' deep, or above ground prefabricated pools over 5,000 gallons
17. Tree and vegetation removal, soil removal or additions (contact your jurisdiction for details)
18. Spas and saunas
19. Re-roof involving structural elements, including but not limited to sheathing, skylights, change of roof pitch, addition or relocation of mechanical units, and change of roof material where the total weight exceeds 1 ° psf. (pounds per square foot)
20. Window replacement where window frame have been replaced. Also, where opening has been enlarged or safety glass or egress code is required

PERMITS NOT REQUIRED (Building or other)

(Common examples)

1. One-story detached accessory structures used as tool and storage sheds, tree-supported play structures, playhouses, and similar uses not exceeding 200 sq. ft.
2. Fences not over 6' high
3. Retaining walls or rockeries which are not over 4' in height measured from the bottom of the footing to the top of the wall unless located in a sensitive area, is supporting a surcharge or supporting sloped ground. (see page 2)
4. Sidewalks and driveways
5. 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
6. Re-roofing in accordance with Section 1510 of the IBC, except where any portion of the roof decking is removed or an additional layer of roof sheathing is added
7. Replacement of decking on docks and decks without replacement of any other structural members
8. Painting, nonstructural siding (except veneer, stucco or EIFS), papering, tiling, carpeting, cabinets, countertops, and similar finish work
9. Swings, slides, and other playground equipment
10. In kind window pane replacement where no structural alteration or replacement of frame, opening or sash is required. Window U-value must meet minimum WSEC prescriptive requirements at time of original construction or better
11. Window awnings supported by an exterior wall which do not project more than 54" and do not require additional support
12. Bathroom and kitchen fixture replacements without plumbing line modifications such as sinks and toilets
13. Appliance replacement in the same location without modification to gas, plumbing lines, or electrical circuits such as dishwashers, ranges, ovens, gas logs, washers, and dryers

GENERAL INFORMATION:

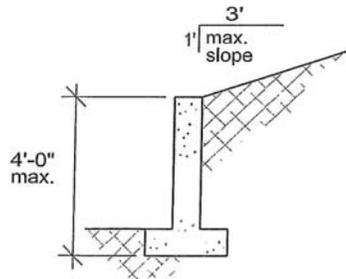
- Consult with your local planning department regarding required setbacks.
- The intent of this sheet is to address the requirements of when a building permit is required. For residential projects, please contact your local building department regarding specific questions not addressed here or requiring further clarification.



PERMITS: WHEN REQUIRED

14. Residential re-roof overlay if limited to 2 total layers of roofing material

Permits When Required
Page 2 of 2

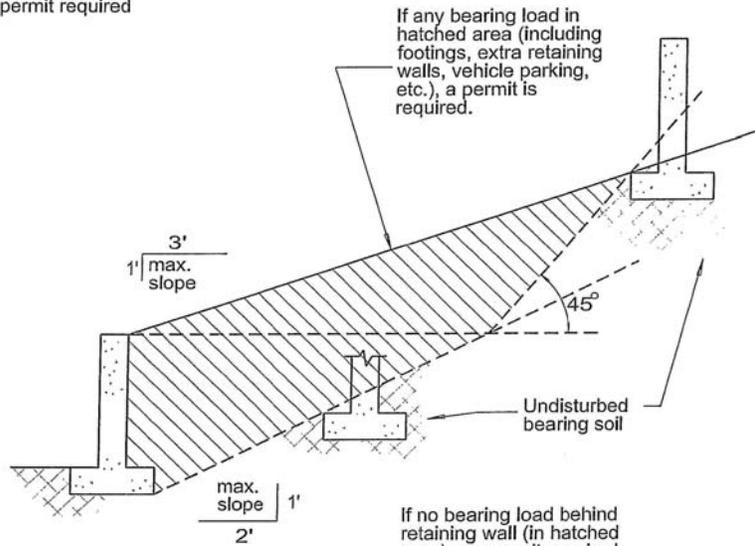


Low slope retaining wall:
No permit required

NOTE:

Verify location of utilities and easements before starting the work.

Call before you dig.
Phone: 1-800-424-5555



GENERAL INFORMATION:

- Consult with your local planning department regarding required setbacks.
- The intent of this sheet is to address the requirements of when a building permit is required. For residential projects, please contact your local building department regarding specific questions not addressed here or requiring further clarification.