

Work exempt from permits:

Building Permits shall not be required for the following work:

- (1) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area does not exceeding 200 square feet.
- (2) Repair/replace not more than 25 linear feet of existing fence not over 6 feet high. Also, fences that are woven wire, less than 4 feet high, and fences not more than 30% solid and less than 3 feet high (UDC 9.301)
- (3) Oil derricks.
- (4) Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids or redirecting drainage which negatively impacts surrounding property.
- (5) Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
- (6) Replacing existing residential driveways provided there are no alterations or modifications with the location and/or drainage profile of the existing driveway.
- (7) Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
- (8) Temporary motion picture, television and theater stage sets and scenery.
- (9) Prefabricated swimming pools accessory to a Group R-3 (residence) occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
- (10) Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. (farm structures see state exemption)
- (11) Swings and other playground equipment accessory to detached one- and two-family dwellings.
- (12) 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 of Group R-3 and U occupancies.
- (13) Non-fixed and moveable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
- (14) Decks accessory to a dwelling not exceeding 200 square feet in floor area, that are not more than 30 inches above grade at any point, with no roof, are not attached to a dwelling and do not serve the exit door required by section R311.4.
- (15) Demolition of non-structural, non-load bearing interior walls, provided there is no significant change to the required means of egress.

- (16) Repair/replace roof finish material or replacing not more than 100 square feet of roof decking.
- (17) Repair/replace gypsum board or paneling in not more than one interior wall provided the wall is not a rated assembly or part of the means of egress.
- (18) Repair/replace soffit/fascia board;
- (19) Garden/courtyard arbors and pergolas that are accessory to a residence.
- (20) Replacing existing windows provided they are not located in a bedroom or sleeping area or in an area requiring safety glazing.

Note: A permit may be required if work exceeds the above minimums, or if the Building Official determines one is needed.