

R105.2 Work Exempt From Permit

Exemption from *the 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 this code or any other laws, *statutes, regulations* or ordinances of *the jurisdiction*. *Permits shall* not be required for the following *work*:

Building:

1. One-story detached *accessory structures used as tool and storage sheds, playhouses and similar uses*, provided the floor area is not *greater than* 200 square feet (18.58 m²).
2. Fences, *other than swimming pool barriers*, not over 7 feet (2134 mm) high.
3. Retaining walls that are not *higher than 3 feet (914 mm)* measured from *finished grade at the bottom of the wall to finished grade at the top of the wall*, unless supporting a surcharge.
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. Sidewalks, driveways *and on-grade concrete or masonry patios not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below*.
6. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work *not involving structural changes or alterations*.
7. Prefabricated *swimming pools* that are *equal to or less than 24 inches (610 mm) deep*.
8. Swings, *nonhabitable tree houses* and other playground equipment.
9. Window awnings supported by an *exterior wall which* do not project more than 54 inches (1372 mm) from the *exterior wall* and *which* do not require additional support.
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.
11. *Repairs that are limited to 25 percent of roof covering and building siding within one calendar year*.

Electrical:

1. *Listed cord-and-plug connected temporary decorative lighting*.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or *equipment* operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor *repair work*, including the replacement of lamps *and fuses* or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.

Gas:

1. Portable heating *or cooking appliances with a self-contained fuel supply*.

2. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances with a self-contained fuel supply.
2. Portable *ventilation* appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping contained within any heating or cooling *equipment* regulated by Chapters 18 to 24, inclusive, of this code.
5. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in *drains*, water, soil, waste or vent pipe; provided if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work *shall* be considered as new work and a *permit shall* be obtained and inspection made as provided in Sections R105 and R109 of this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such *repairs* do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

R105.2.1 Emergency Repairs

Where *equipment* replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

R105.2.2 Repairs

Application or notice to the *building official* is not required for ordinary repairs to structures, replacement of lamps or the connection of *approved* portable electrical *equipment* to *approved* permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

R105.2.3 Public Service Agencies

A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution, metering or other related *equipment* that is under the ownership and control of public service agencies by established right.