

### Work that does not require a Building Permit (IBC, IRC or IEBC):

A building permit shall not be required for the work described in subsections 1 through 15 of this section if only the provisions of the exempted code apply. Unless otherwise exempted, a permit shall be obtained for work associated with the exempt uses under subsections 1 through 15 of this section if any of the provisions of the plumbing, electrical, mechanical or fire codes apply:

1. One-story detached accessory buildings regulated under the residential code and used as tool and storage sheds, greenhouses, gazebos, saunas, hot tub enclosures, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the building is not used for habitation;
2. Fences as well as sign support structures and similar free-standing structures not over six feet high other than fences required for protection of swimming pools and hot tubs which are regulated by IRC Appendix AG105 or IBC Section 3109.2;
3. Oil derricks;
4. Retaining walls which are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge of greater than 2 to 1 slope within 10 feet of the wall or impounding Class I, II or IIIA liquids as defined in the International Fire Code;
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one;
6. Detached platforms, walks, decks, stairs and driveways not more than 30 inches above grade; not over a basement or story below; not part of an accessible route; and not including a roof;
7. Painting, papering, tiling, cabinets, counter tops, siding, floor covering and similar finish work or any combination of these types of work done as a stand alone project unless part of new construction or major remodeling. Permits shall not be required and shall not be issued for such work. Replacement of interior finishes in buildings covered by Chapter 8 of the International Building code is not included in this exception. Change of exterior finish materials, paint color or paint scheme of buildings in the Historic District Overlay zone does not need a building permit but must receive approval from CBJ Community Development Department prior to commencing work;
8. Temporary motion picture, television and theater stage sets and scenery;
9. Prefabricated swimming pools accessory to Group R, Division 3 occupancy in which the pool walls are entirely above the adjacent grade, less than 24 inches deep and if the capacity does not exceed 5,000 gallons;
10. Shade cloth or plastic sheet covered structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings, and other playground equipment;
12. Window awnings and gutters supported by an exterior wall of Group R, Division 3, and Group U occupancies;
13. Federal, state and municipal bridges, docks, piers, water tanks; publicly owned or publicly contracted work located primarily in a public way; public utility towers and poles; mechanical equipment not specifically regulated under this title and hydraulic flood-control structures. See section 19.01.101.2 for scope;
14. Temporary boat, car, equipment and material covers and similar storage structures maintained for a period of less than one year after their date of erection and covered with plastic, canvas or a similar material.
15. Movable cases, counters and partitions not over five feet nine inches high;

### **Exempt Grading Work:**

A grading permit shall not be required for the following:

1. When approved by the building official, grading in an isolated, self-contained area if there is no adverse effects on private or public property;
2. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than five feet after the completion of such structure;
3. Cemetery graves;
4. Refuse disposal sites controlled by other regulations;
5. Excavations for wells or tunnels or utilities;
6. Mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property;
7. Exploratory excavations under the direction of soil engineers or engineering geologists;
8. An excavation that (1) is less than two feet in depth or (2) does not create a cut slope greater than five feet in height and steeper than one unit vertical in one and one-half units horizontal and does not change the drainage pattern of the property;
9. A fill less than one foot in depth and placed on natural terrain with a slope flatter than one unit vertical in five units horizontal (20 % slope), or less than three feet in depth, not intended to support structures, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course. Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in violation of the provisions of this chapter or any other laws or ordinances of this jurisdiction.

### **Exempt Fuel Gas Work:**

A fuel gas permit shall not be required for the following:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

### **Exempt Mechanical Work:**

A mechanical permit shall not be required for the following:

1. Any portable heating appliance.
2. Any portable ventilating appliances or equipment.
3. Any portable cooling unit.
4. Any portable evaporative cooler.
5. Any closed system of steam, hot or chilled water piping contained within any heating or cooling equipment regulated by the mechanical code.
6. Replacement of any component part of assembly of an appliance which does not alter its original approval does not make such appliance unsafe and complies with other applicable requirements of the technical codes.
7. Any refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.
8. Any self-contained refrigerating system containing ten pounds or less of refrigerant and actuated by motors of one horsepower or less.

### **Exempt Plumbing Work:**

A plumbing permit shall not be required for the following, provided, however, that any extension or rerouting of piping shall be considered as new work and a permit shall be obtained and inspection made as provided in this code:

1. The clearing of stoppages or the repair of leaks in drains; water, soil, waste or vent pipes; valves or fixtures.
2. The direct replacement or removal of water closets, tubs, sinks or other fixtures or of faucets or hose bibs.

### **Exempt Electrical Work:**

An electrical permit shall not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the electrical code.
2. Repair or replacement of fixed lighting fixtures, fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, contactor or control device.
5. Replacement of attachment plugs, receptacles or outlets, but not the installation of new outlets.
6. Repair or replacement of any over-current device of the required capacity in the same location.
7. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
8. Taping joints.
9. Removal of electrical wiring.
10. Temporary wiring for experimental purposes in suitable experimental laboratories.
11. The wiring for temporary theater, motion picture or television stage sets.
12. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
13. Low-energy power, control and signal circuits of Classes II and III as defined in the electrical code.
14. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of information by a public or private utility in the exercise of its function as a serving utility.
15. Repairs and maintenance: A permit shall not be required for minor repair work.
16. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but does apply to equipment and wiring for power supply, and the installation of towers and antennas.
17. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

### **Exempt Repair work:**

Glass installation and replacement shall be as provided in section 19.01.101.4.2 or Group R occupancies as provided in 19.01.101.4.1.

Ordinary maintenance and replacement work. Permits shall not be required and shall not be issued for ordinary maintenance, repair or direct replacement work in a building or structure for work of a value of \$7,500.00 or less unless 1. electrical service equipment or electrical circuits are replaced or modified or 2. the structural system is modified or 3. the means of egress is altered or 4. Fuel appliances are replaced or installed.

Individual structural elements may be directly replaced without a permit, however, replacement of structures requires a permit.

Ordinary maintenance and direct replacement in a building or structure shall not include the cutting away or addition of any wall, partition, roof, foundation or portion thereof, nor removal or change of any required means of egress, or rearrangement of parts of a structure; nor shall ordinary maintenance include additions to, alterations of, replacement of, nor relocation of any standpipe, fire sprinkler, water supply, sewer, drainage, gas piping; electrical wiring or mechanical work or any work affecting public health or safety. All ordinary maintenance and replacement work shall be made only in accordance with applicable provisions of the codes and other construction or safety codes of the CBJ.

Window installation and replacement is not considered ordinary maintenance and accordingly not exempt from permit requirements. Glass installation and replacement of \$7,500 or less is considered ordinary maintenance and accordingly is exempt from permit requirements, but shall be as provided in section 19.01.101.4.2 or Group R occupancies as provided in applicable codes.

**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.

**Cabin exemption:**

The provisions of the building, residential, plumbing, electrical and mechanical codes shall not apply to cabins as defined in section 19.01.202. A building permit application shall be submitted for each cabin built, but no fee may be charged and no permit shall be issued.

**Cabin Definition:**

Cabin means a structure which is inhabited only occasionally for noncommercial hunting, fishing, or other recreational purposes, is without available public utility services, and is located outside of Service Area 9.