



**Subject: Work Exempt from Permitting  
(International Building Code- 105)  
(International Residential Code- R105)  
(#4-2019)**

**What work can I perform without a permit?**

This bulletin outlines items exempt from permit in the International Building Code, International Residential Code, International Mechanical Code, and the Uniform Plumbing Code as adopted by the City of Bainbridge Island.

**International Residential Code (IRC) R105**

Work which is exempt from a permit.

Permits shall not be required for the following:

1. One-story detached accessory structures provided the floor area does not exceed 200 square feet.
2. Fences not over 7 feet high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to 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 and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep
8. Swings and other playground equipment
9. Window Awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support
10. Decks not exceeding 200 sq ft in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve an exit door required by the IRC.

**Electrical per the (IRC)**

1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallation of attachment plug but not the outlets thereof.

3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

### **Gas per the (IRC)**

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make 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 per the (IRC)**

1. Portable heating appliances
2. Portable ventilation appliances
3. Portable cooling units
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the IRC.
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 or less of refrigerant or that are actuated by motors of 1 horsepower 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 per the (IRC)**

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however that if any concealed trap, drainage, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with a new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in 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.

### **Emergency Repairs:**

*Where equipment replacement 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.*

**Note:** *All Exemptions from 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 or ordinances of this jurisdiction.*

## **International Building Code 105.2**

Work which is exempt from permit.

Permits shall not be required for the following:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.
2. Fences not over 7 feet high.
3. Oil derricks.
4. Retaining walls which 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.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below, and which are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops 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 occupancy, which are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment accessory to detached one-and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

### **Electrical per the (IBC)**

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **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.

### **Gas per the (IBC)**

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

### **Mechanical per the (IBC)**

1. Portable heating appliances
2. Portable ventilation appliances
3. Portable cooling appliances
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors or 1 horsepower or less.

### **Plumbing per the (IBC)**

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however that if any concealed trap, drainage, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with a new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in 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.

### **Emergency Repairs:**

*Where equipment replacement 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.*

**Note:** *All Exemptions from 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 or ordinances of this jurisdiction.*