

## Work Exempt from Permit

City code sections 17.12.010 and 17.12.020 respectively adopt the *International Building Code* and *International Residential Code*, they contain the following list of permit exemptions. The proposed city code section 17.12.022 specifies a permit is required and expands upon the list of exemptions.

1. **On non residential property**, one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m<sup>2</sup>).  
*International Building Code (IBC), section 105.2*
2. **On residential property**, a single one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>).  
*International Residential Code (IRC), section 105.2*
3. Fences not over 7 feet (2134 mm) high.  
*Both IBC and IRC, section 105.2*
4. 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 or impounding Class I, II or IIIA liquids.  
*Both IBC and IRC, section 105.2*
5. **On non residential property**, water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.  
*IBC, section 105.2*
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.  
*Both IBC and IRC, section 105.2*
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.  
*Both IBC and IRC, section 105.2*
8. **On non residential property**, temporary motion picture, television and theater stage sets and scenery.  
*IBC, section 105.2*
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.  
*Both IBC and IRC, section 105.2*

10. **On non residential property**, shade cloth structures constructed for nursery or agricultural purposes, not including service systems.  
*IBC, section 105.2*
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.  
*Both IBC and IRC, section 105.2*
12. Window awnings in Group R-3 occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.  
*Both IBC and IRC, section 105.2*
13. **On non residential property**, nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.  
*IBC, section 105.2*
14. **On residential property**, decks not exceeding 200 square feet (18.58 m<sup>2</sup>) 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](#).  
*IRC, section 105.2*