

Projects Typically Exempt from Construction Permits

Although the projects below are **typically** exempt from building or other permit requirements, contractors should verify by contacting Building Support. Even if the construction phase is exempt, you may still need land use approvals.

When this list refers to code, that is the 2021 IBC, Section 105: Permits

Development is required to comply with all portions of the City Municipal Code.

Exempt Building Projects

Finish work, such as painting or tiling, does not typically require a permit unless you are disturbing more than 32 sq ft of the substrate beneath, which requires an asbestos test and therefore a building permit.

Exempt Electrical Projects

Repairs and maintenance: minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Exempt Natural Gas Projects

Portable heating appliances; replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Exempt Mechanical Projects

1. Portable: heating appliance, ventilation equipment, cooling unit, or evaporative cooler.
2. Replacement of any part that does not alter its approval or make it unsafe
3. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
4. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less

Exempt Plumbing Projects

1. The stopping of leaks in drains, water, soil, waste or vent pipe.¹
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and reinstallation of water closets.²

Other Exemptions

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.

Public Service Agencies

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

¹ If any of these become defective and need to be removed and replaced, this work will require a permit.

² If these repairs involve or require the replacement or rearrangement of valves, pipes or fixtures, this work will require a permit.