



Work Exempt from Building Permit

Bulletin #8

This bulletin covers items exempt from permit in the International Building Code, International Residential Code, International Mechanical Code, and the Uniform Plumbing Code as adopted by Pierce County. This bulletin only applies to property located in unincorporated areas of Pierce County.

These exceptions do not apply to manufactured homes. The permit to work on a manufactured home comes from the State Department of Labor and Industries (L&I). For further information, contact the Department of Labor and Industries by:

Phone: 360-902-5225 or 360-902-5264

Web: <http://www.lni.wa.gov/TradesLicensing/FAS/default.asp>

All exemptions have the following requirement or limitation:

"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 Residential Code (Single Family, Duplex, and Townhouse)

R105.2 Work exempt from permit. Permits shall not be required for the following:

1. One-story detached accessory structure, provided the floor area does not exceed 200 square feet (18.58 m²)
2. Fences not over 6 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 (1372 mm) from the exterior wall and 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. The installation or relocation of an accessory membrane-covered frame structure where the floor area does not exceed 576 square feet in area and the structure is assembled and anchored per manufacturer's recommendations

International Building Code (Commercial and Multifamily)

Section, 105.2 Work 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 (11.15 m²)
2. Fences not over 6 feet (1829 mm) high
3. Oil derricks
4. Retaining walls which 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
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 (762 mm) 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 (610 mm) deep, are not greater than 5,000 gallons (18 925 L) 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 (1372 mm) from the exterior wall and do not require additional support
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height

International Mechanical Code

106.2 Permits not required. Permits shall not be required for the following:

1. Portable heating appliances
2. Portable ventilation appliances and equipment
3. Portable cooling units
4. Steam, hot water or chilled water piping within any heating or cooling equipment or appliances regulated by this code
5. The replacement of any minor part that does not alter the approval of equipment or an appliance or make such equipment or appliance unsafe
6. Portable evaporative coolers
7. Self-contained refrigeration systems that contain 10 pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of 1 horsepower (0.75 kW) or less
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid

International Fuel Gas Code

106.2 Permits not required. Permits shall not be required for the following:

1. Any portable heating appliance
2. Replacement of any minor component of an appliance or equipment that does not alter approval of such appliance or equipment or make such appliance or equipment unsafe

Uniform Plumbing Code

103.1.1 Exempt Work. The following work shall be exempt from the requirement for a permit:

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

Electrical Work

Contact Labor and Industries at 253-596-3800 Ex 2, or if served by Tacoma Power, call 253-502-8277