PERMITS – REQUIRED:  *International Residential Code Sec. R105*

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

PERMITS – WORK EXEMPTED:

Permits shall not be required for the following. Exemption from the 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 Yamhill County.

**Structural:**

- Nonhabitable one-story detached residential accessory structures, used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 sq. ft. or a height of 10 feet measured from the finished floor level, to the average height of the roof surface.
- Nonhabitable one-story detached commercial accessory structures, provided the floor area does not exceed 120 sq.ft.
- Except for barriers around swimming pools as required in Appendix G, fences not over 6 feet high.
- Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- 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 2 to 1.
- Concrete sidewalks, slabs, and driveways not more than 30 inches above adjacent grade and not over any basement or story below.
- Painting, papering, tiling, carpeting, cabinets, counter tops, interior wall, floor or ceiling covering and similar finish work.
- Prefabricated swimming pools that are less than 24 inches deep and the pool walls are entirely above the adjacent grade.
- Swings and other playground equipment accessory to one- or two-family dwelling.
- Patio and porch covers not over 200 square feet and supported by an exterior building wall
- 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.
- Nonbearing partitions, except when such partitions create habitable rooms.
- Replacement or repair of siding not required to be fire resistant.
- Retrofitted insulation.
- Masonry repair.
- Porches and decks, where the floor or deck is not more than 30 inches above grade at any point and where the edge of the porch, deck or floor does not come closer than 3 feet to property lines.
- Gutters and downspouts.
- Door and window replacements (where no structural member is changed).
- Reroofing, where replacement or repair of roofing does not exceed 30 percent of the required live load design capacity and the roof is not required to be fire resistive.
• Plastic glazed storm windows.
• Framed-covered accessory buildings not more than 500 square feet in area, one story in height and not closer than 3 feet to a property line, where the structure is composed of a rigid framework that supports a fabric membrane.

**Electrical:**
• Repairs and Maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**Mechanical:**
• Portable cooking or clothes drying appliances.
• Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
• Portable heating appliances.
• Portable ventilation appliances.
• Portable cooling unit.
• Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
• Portable evaporative cooler.
• Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.
• Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.
• Other portable appliances such as freezers, washing machines, refrigerators, portable barbecue grills, etc.

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

**Repairs:**
• Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

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