

# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### Permits-Required: *Oregon Residential Specialty Code Sec. R105*

Any owner or owner's 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 such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

### Permits-Work Exempted:

Exemption 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 *municipality*. *Permits* shall not be required for the following:

#### Building

- Nonhabitable one-story detached *accessory structures*, provided that the floor area does not exceed 200 square feet and a wall height of 10 feet measured from the finished floor level to the top of the top plate.
  - Exception: Where the structure is located on a parcel of 2.0 acres or greater in area, and the structure is located a minimum of 20 feet from all property lines, floor area may be increased to 400 square feet.
- Except for barriers around swimming pools as required in appendix G fences not over 7 feet high and typical field fencing not over 8 feet high where constructed of woven wire or chain link.
- Retaining walls that do not support a regulated building, do not retain material which, if not restrained, could impact a regulated building.
- 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, platforms and driveways.
- Painting, papering, tiling, carpeting, cabinets, counter tops, interior wall, floor or ceiling covering and similar finish work.
- Prefabricated swimming pools accessory to a group R-3 occupancy where the pool walls are entirely above adjacent grade. Barrier requirements in Appendix G are not exempt.
- Swings and other playground equipment.
- Patio covers, as defined in AH102, and porch covers not over 200 square feet and supported by an exterior wall and do not require additional support.

- 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-resistive.
- Retrofitted insulation.
- Masonry repair
- Porches and decks, where the floor or deck is not more than 30 inches above adjacent grade measured at any point within 3 feet horizontally of the floor or deck, and where in any of a covered porch, the covered portion of the porch does not come closer than 3 feet to the property lines.
- Gutters and downspouts
- Door and window replacements where no structural member is changed.
- Re-roofing, 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.
  - Exceptions:
    - Permits for re-roofing are required for structures in wildlife hazard zones as provided in section R327
    - Structures falling within the scope of section R302.2
    - Permits for re-roofing are required where more than 15 percent of the existing space sheathing is removed to facilitate the installation of new sheathing
- Plastic glazed storm windows
- Framed-covered nonhabitable 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.
- Ground mounted flagpoles, antennae, and similar items that do not exceed 25 feet in height.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits may be required for the above exempted items. In addition, all new construction and substantial improvements (including the placement of prefabricated buildings and certain building work exempt from permit under section R105.2) shall be designed and constructed with methods, practices and materials that minimize flood damage in accordance with this code, FEMA regulations and ASCE 24.

**Electrical:** See the *Electrical Code*

## **Plumbing:**

- The stopping of leaks or repairing of freeze damage in drains, soil, waste, or vent pipe NOT to exceed 5 feet of new piping, provided the repair or replacement does not involve any changes or alteration to the existing plumbing system.

- 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.
- Plumbing Includes:
  - All potable water, building supply, and distribution pipes; all plumbing fixtures and traps; all drainage and vent pipes; and all building drains and building sewers, including their respective joints and connections, devices receptors and appurtenances within the property lines of the premises and shall include potable water piping, potable water treating or using equipment, medical gas and medical vacuum systems, liquid and fuel gas piping, and water heaters and vents for same.

## **Mechanical:**

- Portable heating *appliances*, cooking or clothes drying appliances.
- Portable ventilation *appliances*
- Portable cooling units
- Steam, hot-or chilled- water piping within any heating or cooling *equipment* regulated by this code.
- Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
- Portable evaporative coolers
- Self-Contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors 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.

## **Emergency Repairs**

Where mechanical equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted to the *building official* within five working business days.

## **Structural Temporary Repairs**

For temporary (180 days) structural supports, structural replacement or repairs performed is an emergency on an existing structure, the building official shall be notified within 72 hours and permit application for the temporary work shall be submitted to the building official within the next 5 business days.

## **Repairs**

Application or notice to the *building official* is not required for ordinary repairs to structures. 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.