

## Structures Requiring Building Permits

 ICC Building Codes Require: - Owner or authorized agent intending to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure. - Install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system regulated by the code. - Must obtain a permit from the building official.

 Structures less than 200 sq. ft., which are listed below as not requiring a building permit application, **do require** a Zoning Certificate.

### Building Exempt from Permits / Residential (IRC)

- One-story detached accessory structures, provided the floor area does not exceed 200 square feet.
- Fences not over 7 feet high.
- 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. Water tanks on grade  $\leq$  5,000 gallons and height:width ratio  $\leq$  2:1
- Sidewalks and driveways  $\leq$  30 inches above adjacent grade, and not over a basement or story below
- Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work
- Prefabricated swimming pools that are not greater than four (4) feet (one thousand, two hundred nineteen (1219) mm) deep
- Swings and playground equipment
- Window awnings 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.
- Decks not exceeding 200 sq. ft. in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required.
- Flag poles



## Structures Exempt from Permits / Commercial (IBC)

- One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 sq. ft.
- Fences not over 7 feet high.
- 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 Class I, II or IIIA liquids
- Water tanks supported directly upon 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.
- Sidewalks and driveways  $\leq$  30 inches above adjacent grade, and not over a basement or story below, and not part of an accessible route
- Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work
- Temporary motion picture, television, and theatre stage sets and scenery
- Prefabricated swimming pools accessory to Group R-3 occupancy, depth  $<$  24 inches,  $\leq$  5,000 gallons, and installed entirely above ground
- Shade cloth structures for nursery or agricultural use, not including service systems
- Swings and playground equipment accessory to detached one- and two-family dwellings
- 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.
- Non-fixed and movable fixtures, cases, racks, counters, and partitions  $\leq$  5 feet 9 inches in height



## Resource Information

- [What building code has Jefferson County Adopted](#)
- [Guide to Determine Building Permit Application Jurisdiction, Category and Type](#)
- [Building Permit Application Help Documents](#)
- [Building Permit Application Guide Cityworks Public Portal](#)