



NORTHWEST CODE
PROFESSIONALS

NO PERMIT REQUIRED

No permit is required for the following 1 and 2 family dwelling projects.

Please note that that exemption from the requirement to obtain a permit does not exempt the owner/builder from still having to follow the code. (ORSC 2017)

R105.1 Required:

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

R105.2 Work exempt from permit:

Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner of violation of the provisions of this code or any other laws or ordinances of this *municipality*.

Permits shall not be required for the following:

- **Non-habitable*** one story detached accessory buildings, provided that the floor area not exceed 200 sq. Ft. or 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 area, and the structure is located a minimum of 20 feet from the 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 or chain link. Fences within 10 feet of a property line adjacent to a street may not exceed 42 inches in height.
- Retaining walls that do not support a regulated building, do not contain 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 to 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 the adjacent grade (must still comply with the barrier requirements found in Appendix G).
- Swings and other playground equipment.
- Patio and porch covers not exceeding 200 sq.ft. and/or not exceeding 12 feet in height and supported by an exterior building wall.
- Window awnings supported by an exterior building 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.
- Retrofitted insulation.
- Replacements or repair of siding not required to be fire resistant.
- Masonry repair.
- Porches and decks where the floor or deck is not over 30 inches above grade and the covered portion of the porch

does not come closer than 3 feet to the property line.

- Gutters and downspouts that do not impact the site drainage.
- Door and window replacements where no structural member is changed.
- Replacement or repair of roofing, the weight of which does not exceed 30% of the required live load design capacity and is not required to be fire resistant, unless on a townhouse.

Exceptions:

1. Permits for re-roofing are required for structures in wildfire hazard zones
 2. Structures such as Townhomes (R302.2)
 3. Permits for re-roofing are required where more than 15% of the existing space sheathing is removed to facilitate the installation of new sheathing.
- Plastic glazed storm windows.
 - Framed, covered non-inhabitable accessory buildings not more 500 sq.ft. in area, one story in height, where the structure is composed of a rigid framework that supports a fabric membrane.
 - Connection of approved portable electric equipment to approved permanently installed receptacles.
 - Repair, replacement or maintenance of existing plumbing fixtures (**except water heaters**), appliances, related water supply, drain attachments, and

emergency repair of piping provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

- Ground mounted flagpoles, antennae, and similar items that do not exceed 25 ft in height.
- Portable heating appliances, cooking or clothes drying appliances.
- Portable ventilation devices.
- Portable cooling units.
- Steam, hot- or chilled-water piping within any heating or cooling equipment.
- 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 lbs 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.

*** Definitions**

Non-Habitable: Any structure not intended for human occupancy which is located on a residential or non-residential property. Accessory Structures such as Sheds, playhouses and outbuildings.

Habitable: Structure that is intended for human occupancy located on a residential or non-residential property. For example: Single-Family Dwelling, Townhouse, Apartment, Tiny House.

Patio covers: are one-story, roofed structures not more than 12 feet above grade and used only for recreational or outdoor living purposes. **Patio covers** must be open on one or more sides for a clear height of not less than 6'-8' from floor to soffit of supporting members.

2017 Oregon Residential Structural Code

<https://codes.iccsafe.org/public/document/details/toc/1018>

Oregon Building Codes Division

<http://www.oregon.gov/bcd/codes-stand/pages/adopted-codes.aspx>

**For Questions please contact
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