



Building Permit Exemptions

BB-11

BULLETIN

Community Development Department

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The various building, mechanical and plumbing codes and ordinances adopted by the City of Ellensburg define certain activities and/or structures that are exempt from building permit requirements. While an activity may be exempt from building, mechanical and/or plumbing permit requirements there may be other local, federal and state permitting requirements. For example, the following still apply: Critical Areas protection, setbacks requirements, lot coverage requirements, parking, etc. Therefore, please contact the Community Development Department prior to initiating any work to ensure that you are complying with all applicable codes, regulations and ordinances.

BUILDING

2021 IBC – Section 105 (as amended by City of Ellensburg)/ 2021 IRC – Section 105

105.2 Work exempt from permit. 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. 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 is not greater than 200 square feet (18.58 m²).
2. Fences not over 8 feet (2,134 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1,219 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 is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 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 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 that 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, 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 (1,372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1,753 mm) in height.
14. Replacement of residential domestic hot water heaters within a single dwelling unit.
15. Decks not exceeding 200 square feet 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 by Section 311.4 (NOTE: IRC ONLY).

This document is intended to provide guidance in applying certain regulations and is for informational use only. It cannot be used as a substitute for the Construction Codes or for other city, state or federal codes and regulations. For more information see the City website at: www.ci.ellensburg.wa.us.

GAS

IBC & IRC – Section 105/ IFGC – Section 106

105.2(106.2) 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 in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. Portable heating, cooking or clothes drying appliances.
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.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid (IRC).

Mechanical

IBC & IRC – Section 105/ IMC – Section 106

105.2(106.2) 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 in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. Portable heating appliance.
2. Portable ventilation equipment and equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment or appliances regulated by this code.
5. 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.
6. Portable evaporative cooler.
7. Self-contained refrigeration systems containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid (IRC & IMC).

Plumbing

Uniform Plumbing Code (UPC) – Section 103

103.1.1 Exempt work. Exemptions from permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of the code or other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that a trap, drain pipe, 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 procured and inspection made as provided in this code.
2. The clearing of stoppages, including the removal and reinstallation of waster 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.