



## LINN COUNTY PLANNING AND BUILDING DEPARTMENT

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# Permits that **May Not** be Required

### **R105.1.1 New spaces.**

The creation of new habitable spaces, new toilet rooms or new bathrooms shall require a building 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 in violation of the provisions of this code or any other laws. Nothing in this code limits a local municipality's ability to require application of its ordinances to enforce its own ordinances. See Section R101 for the application and scope of this code.

### **Building:**

1. Nonhabitable one-story detached accessory structures, provided that the building area does not exceed 200 square feet (18.58 m<sup>2</sup>) and does not exceed a height of 15 feet (4572 mm) measured from grade plane to the average height of the highest roof surface. 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 (6096 mm) from all property lines and regulated structures, the building area may be increased to 400 square feet (37.16m<sup>2</sup>).
2. Concrete sidewalks, slabs, platforms, driveways and similar work.
3. Painting; papering; tiling; carpeting; cabinets; countertops; nonfire-resistant-interior wall, floor, ceiling covering; shelving and similar work.
4. Above-grade and on-ground swimming pools
5. Swings, other playground equipment and similar.
6. Porch covers, deck covers and patio covers as defined in Section AH102, not more than 200 square feet (18.58 m<sup>2</sup>) in floor area and not closer than 3 feet (914 mm) to lot lines.
7. 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.
8. Nonbearing partitions
  - Exceptions:
    - A. Partitions that create habitable space, toilet rooms, and bathrooms.
    - B. Partitions required to be fire-resistant rated.
9. Replacement or repair of siding not required to be fire-resistant rated.
10. Porches and decks where the walking surface is not more than 30 inches (762 mm) above adjacent grade measured at any point within 3 feet (914 mm) horizontally of the walking surface.
11. Masonry repair.
12. Retrofitted insulation.
13. Gutters and downspouts.
14. Door and window replacements. Window replacements shall comply with Section R308 and Chapter 11, as applicable.

Exceptions: Permits are required for the following:

- A. Where a structural member is changed.
  - B. Doors and windows required to be fire-resistant rated.
15. Reroofing, where the associated weight from the replacement or repair of roofing and sheathing does not exceed 30 percent of the required live load design capacity based on Table R301.6.

Exceptions: Permits for reroofing are required for the following:

- A. Structures in wildfire hazard zones as provided in Sections R327.
  - B. Townhouses
  - C. Installation of building-integrated photo-voltaic roof panels and other photovoltaic roof coverings.
16. Membrane-covered frame structures that are uninhabitable, not more than 500 square feet (6.45 m<sup>2</sup>) in floor area, one story in height and not closer than 3 feet (914 mm) to a lot line.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits may be required for the previously listed exempted items. Additionally, all new construction and substantial improvements, including certain work exempt from permit under this section, shall be designed and constructed with methods, practices and materials that minimize flood damage in accordance with this code, FEMA regulations and ASCE 24 in areas determined by the floodplain administrator.

### **Mechanical:**

- 1. Portable heating, cooking or clothes dryer appliances.
- 2. Portable ventilation appliances
- 3. Portable cooling units
- 4. Steam, hot- or – chilled-water piping within any heating or cooling equipment regulated by this code.
- 5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- 6. Portable evaporative coolers
- 7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are 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