

# Types of Work Exempt from a Building Permit

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**Use of this document:** to assist in the determination if the intended work is an ordinary repair or maintenance activity or is in fact an alteration which will require a permit. If an example of work is not described below, the work will require a permit or further review.

Consult with the UM AHJ or a 3<sup>rd</sup> party permitting agency for permit determination assistance.

**Building Permit:** Used to track design document submittals, ensure plan code reviews are complete, and identify inspection requirements prior to commencement of work.

If a permit is required: professional design services and project drawing seals will be required per UM FP&D procedures manual Chapter 2. Other permit provisions are described in UM FP&D procedures manual Chapter 3.

**ADMINISTRATIVE PROVISIONS:** the work exempt from permit list below shall replace the list of exemptions shown in International Building Code Section 105.

## **Section 105.2 Work exempt from a permit**

Exemptions from permit requirements of the 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.

**Commentary:** This section lists those activities that are allowed to take place without first obtaining a permit from the Campus Director of Construction Operations and/or the UM System AHJ. It is further the intent of the UM AHJ that work exempted from a permit must still comply with the code, and UM design guidelines and standards. The owner is responsible for proper and safe construction for all work being done.

### **A. Section 105.2.1 Building:**

#### **Items that require a permit:**

1. Any accessory structure, greenhouse, shade cloth, agricultural, and other similar buildings will require a permit.
2. Platforms, sidewalks and driveways will require a permit.
3. Any swimming pool, regardless of height, depth, or capacity, will require a permit.

**Commentary:** Pool barrier installations shall apply as referenced in other Code sections.

4. Swings and other playground equipment located on University property will require a permit.
5. Re-roofing, regardless of roofing material type, will require a permit.

#### **Items that require further review to determine permit requirements:**

1. Fences, regardless of height, are subject to permit requirements.

**Commentary:** Consult with the UM AHJ or a 3<sup>rd</sup> party permitting agency for determination.

2. Retaining walls, regardless of height, are subject to permit requirements.

**Commentary:** Consult with the UM AHJ or a 3<sup>rd</sup> party permitting agency for determination.

3. Installation of any siding or nonstructural weatherproof exterior covering, are subject to permit requirements.

**Commentary:** Consult with the UM AHJ or a 3<sup>rd</sup> party permitting agency for determination.

4. Installation of locking or security hardware on egress doors, or changing the types of locking devices are subject to permit requirements.

**Commentary:** Consult with the UM AHJ or a 3<sup>rd</sup> party permitting agency for determination.

**Items that are exempt from a permit:**

1. Movable cases, racks, counters and partitions, not over 5 feet 9 inches, are exempt.
2. Painting, papering, tiling, carpeting, countertops, and similar finish work are exempt.
3. Temporary motion picture, seasonal celebrations, television and theater stage sets and scenery are exempt.

**Commentary:** Associated bleachers or grandstands are not included in this exemption. See Electrical section for other specific requirements.

4. Contractors' temporary construction offices which are associated with a permitted construction project are exempt.

**Commentary:** Temporary offices or trailers, which are open to the public do require a permit. Utility connections for these temporary trailers require a permit (can be combined with the construction project permit).

5. Minor repair or replacement in kind of non-structural components such as glass or glazing materials and sashes located in non-rated assemblies, non-rated doors, patching walls and ceilings in non-rated assemblies are exempt.

## **B. Section 105.2.2 Electrical**

**Items that require a permit:**

1. Temporary wiring for experimental purposes in experimental laboratories or other similar spaces will require a permit.

**Items that require further review to determine permit requirements:**

1. Temporary wiring for theaters, motion picture and television studios, performance areas and similar locations are subject to permit requirements.

**Commentary:** Consult with the UM AHJ or a 3<sup>rd</sup> party permitting agency for determination.

The temporary wiring must be removed upon completion of the event.

Note: Ground-fault circuit- interrupter (GFCI) protection for personnel for temporary wiring installations, including temporary wiring powered by portable generators shall be provided, as required by the *National Electric Code*.

**Items that are exempt from a permit:**

1. Installation or replacement of equipment such as appliances, lampholders, lamps and other utilization equipment manufactured, approved and identified for cord- and plug-connection to suitable permanently installed receptacles.

**Commentary:** Since the work does not include any additions or modifications to the Premises Wiring System, (as defined in the *National Electrical Code*, NFPA 70), and involves only equipment listed for cord and plug connection to existing permanently installed receptacles; this work is exempt from requiring a permit. Dishwashers, food grinders, ice machines, lab equipment, and other similar appliances are not exempt from permitting requirements.

2. Repair or replacement of motors rated 50 hp or less, transformers rated 45 kVA or less, or fixed approved

appliances of the same type and rating in the same location.

**Commentary:** Repair or 'like for like' replacement of motors, transformers, or fixed approved appliances are exempt from requiring a permit, provided they are of the same type and rating and installed in the same location as the replaced motor, transformer, or appliance. The permit exemption for repair or replacement of motors and transformers is limited to motors rated 50 hp or less and transformers rated 45 kVA or less.

Note: To be exempt, the work must not include, or cause to be necessary, any additions or modifications to the Premises Wiring System, (as defined in the *National Electrical Code*).

3. Temporary decorative lighting approved and identified for cord- and plug-connection.

**Commentary:** Since the lighting is temporary and is listed for cord and plug connection; it is essentially utilization equipment connected to suitable permanently installed receptacles. This exempt work does not include any additions or modifications to the Premises Wiring System, (as defined in the *National Electrical Code*).

4. Repair or replacement in kind of any switch, other than a service disconnect, receptacle, contactor, control device or other utilization equipment rated 60 amperes or less.

**Commentary:** The permit exemption for repair or 'like for like' replacement of any switch, receptacle, contactor, control device, or other utilization equipment is limited to those devices/equipment rated 60 amperes or less. Repair or replacement of a switch used as a service disconnect shall require a permit. Note: to be exempt, the work must not include, or cause to be necessary, any additions or modifications to the Premises Wiring System, (as defined in the *National Electrical Code*).

5. Replacement in kind of any circuit breaker other than a service disconnect, rated at 125 amperes or less, or any fuse.

**Commentary:** The permit exemption for 'like for like' replacement of any circuit breaker is limited to circuit breakers rated 125 amperes or less. Replacement of a circuit breaker used as a service disconnect shall require a permit. Fuses of any size may be replaced 'like for like' with fuses of the same type and rating.

Note: To be exempt, the work must not include, or cause to be necessary, any additions or modifications to the Premises Wiring System, (as defined in the *National Electrical Code*).

6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gastube systems.

**Commentary:** Repair or replacement of electrodes or transformers must be of the same size and capacity as the original parts and must maintain any listing required by the *National Electrical Code*.

7. Installation, repair or replacement of electrical systems and components within machinery or equipment which is not defined by the Code as building service equipment.

**Commentary:** Work within listed machinery or equipment, (utilization equipment), that involves "like for like" installation, repair, or replacement of electrical systems and/or components intended for use in the machinery or equipment as part of the listing shall be exempt from requiring a permit. The electrical systems and components installed must maintain the listing of the utilization equipment.

### **C. Section 105.2.3 Gas**

#### **Items that are exempt from a permit:**

1. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Commentary:** Alteration of any valves, piping, chimney, or vent will require a permit.

## **D. Section 105.2.4 Mechanical**

### **Items that may require further review to determine permit requirements:**

1. Repair or replacement of any component part or assembly within equipment or appliances which does not alter the original approval and complies with other applicable requirements of this Code. Replacement or alteration of a refrigeration system to utilize a different class of refrigeration shall require a permit and compliance with all requirements of the code applicable to the new refrigerant.

**Commentary:** Allows for replacement and repair of components that are part of an approved assembly. A change in refrigerant type may lead to additional or different code requirements from the original and thus requires a permit.

### **Items that are exempt from a permit:**

1. Portable or plug and cord-connected heating, cooling or ventilating equipment or appliances.

**Commentary:** Mechanical equipment with plug or cord connection is not regulated by Code.

## **E. Section 105.2.5 Plumbing**

### **Items that require a permit:**

1. Dishwashers, food grinders, ice machines, lab equipment, and similar appliances require a permit.
2. Rearrangement or relocation of valves, piping, or fixtures
3. Repairs to concealed valves, piping, or fixtures.

### **Items that are exempt from a permit:**

1. The stopping of non-concealed leaks in drains, water, soil, waste or vent pipe
2. The clearing of stoppages or the repairing of the leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets.
3. Replacement of water closets, valves or fixtures with new valves or fixtures complying with the conservation requirements of this code.
4. Except as listed above; Repair or replacement of any portable or built-in appliances which are not regulated by this Code as building service equipment and which connect to the building water, drain or gas piping systems by approved means.

## **F. Section 105.2.6 Repairs**

### **Items that require a permit:**

1. Repairs that include the cutting away for any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support.
2. The removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.
3. Any addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping.
4. Any addition to, alteration of, replacement or relocation of electric wiring or mechanical or other work affecting public health or general safety.

### **Items that are exempt from a permit:**

1. Ordinary repairs such as replacement of lamps, or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**Exception:**

**Commentary:** This section distinguishes between what might be termed by some as repairs but are in fact alterations, wherein the code is to be applicable, and ordinary repairs, which are maintenance activities that do not require a permit.

**G. Section 105.2.6.1 Emergency Repairs**

Where repairs or equipment replacements which require a permit must be performed in an emergency situation, the permit application and approvals shall be completed within 10 working days.

**Commentary:** This section recognizes that in some cases, emergency repair work or equipment replacement must be done as quickly as possible, so it is not practical to take the necessary time to apply for and obtain permit approval. This emergency work must be done in accordance with the code and work corrected if not approved by the assigned inspector.