CITY OF SEQUIM

Department of Community Development
152 W. Cedar Street, Sequim, WA 98382

COMMERCIAL PERMIT EXEMPTIONS - WA STATE BUILDING CODE

IBC 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:

- Building:

    1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m^2).
    2. Fences not over 7 feet (2134 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, countertops, 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 (1372 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 (1753 mm) in height.

- Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

- Gas:

    1. Portable heating appliance.

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

- Mechanical:

    1. Portable heating appliance.

    2. Portable ventilation equipment.

    3. Portable cooling unit.

    4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

    5. Replacement of any part that does not alter its approval or make it unsafe.

    6. Portable evaporative cooler.

    7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

- Plumbing:

    1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drainpipe, water, 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 obtained and inspection made as provided in this code.

    2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

IBC 105.2.1 Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next working business day to the building official.