

OREGON RESIDENTIAL SPECIALTY CODE

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 or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Nonhabitable one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.6m²) and a height of 10 feet (3048 mm) measured from the finished floor level to the average height of the roof surface.*

*SEE ALSO ACCESSORY STRUCTURE IN RESIDENTIAL ZONE PERMIT

2. Except for barriers around swimming pools as required in Appendix G, fences not over 6 feet (1829 mm) high.

3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

5. Concrete sidewalks, slabs, platforms and driveways.

6. Painting, papering, tiling, carpeting, cabinets, counter tops, interior wall, floor or ceiling covering and similar finish work.

7. Prefabricated swimming pools accessory to a Group R-3 Occupancy where the pool walls are entirely above the adjacent grade. Barrier requirements found in Appendix G are not exempt.

8. Swings and other playground equipment.

9. Patio and porch covers not over 200 square feet (18.6m²) and supported by an exterior building wall.

10. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

11. Nonbearing partitions, except when such partitions create habitable rooms.

12. Replacement or repair of siding not required to be fire-resistive.

13. Retrofitted insulation.

14. Masonry repair.

15. Porches and decks, where the floor or deck is not more than 30 inches (762 mm) above adjacent grade at any point and where in the case of a covered porch, the covered portion of the porch does not come closer than 3 feet (914 mm) to property lines.

16. Gutters and downspouts.

17. Door and window replacements (where no structural members changed).

18. Re-roofing, where replacement or repair of roofing does not exceed 30 percent of the required live load design capacity and the roof is not required to be fire-resistive.

Exceptions:

1. Permits for re-roofing are required for structures in wildfire hazard zones as provided in Section R325; and

2. Structures falling within the scope of Section R317.2.

19. Plastic glazed stormwindows.

20. Framed-covered nonhabitable accessory buildings not more than 500 square feet (46.45 m²) in area, one story in height and not closer than 3 feet (914 mm) to a property line, where the structure is composed of a rigid framework that supports a fabric membrane.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits may be required for the above exempted items. In addition, all new construction and substantial improvements (including the placement of prefabricated buildings and certain building work exempt from permit under Section R105.2) shall be designed and constructed with methods, practices and materials that minimize flood damage in accordance with this code, FEMA regulations and ASCE 24.