

SECTION 4. BUILDING PERMITS

(A) Building Permits Required Except as otherwise provided in subdivision (B) of this section, a Building Permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof, and the installation of a solid fuel burning heating appliance, chimney or flue in any dwelling unit. No Person shall commence any work for which a Building Permit is required without first having obtained a Building Permit from the Code Enforcement Officer.

(B) Exemptions No Building Permit shall be required for work in any of the following categories:

- 1) Construction or installation of one story detached structures associated with a one- or two-family dwellings or multiple single family dwellings (townhouses) which are used for tool or storage sheds, playhouses or similar uses, provided the gross floor area does not exceed 144 square feet (13.88 square meters);
- 2) Installation of swings and other playground equipment associated with a one- or two-family dwelling or multiple single-family dwellings (townhouses);
- 3) Installation of swimming pools associated with a one- or two-family dwelling or multiple single-family dwellings (townhouses);
- 4) Installation of fences which are not part of an enclosure surrounding a swimming pool;
- 5) Construction of retaining walls unless such walls support a surcharge or impound. Class I, II or IIIA liquids;
- 6) Construction of a temporary motion picture, television and theater stage sets and scenery;
- 7) Installation of window awnings supported by an exterior wall of a one- or two-family dwelling or multiple single-family dwellings (townhouses);
- 8) Installation of partitions or movable cases less than 5'-9" in height;
- 9) Painting, wallpapering, tiling, carpeting, or other similar finish work;
- 10) Installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances;
- 11) Replacement of any equipment provided the replacement does not alter the equipment's listing or render it inconsistent with the equipment's original specifications; or
- 12) Repairs, provided that such repairs do not involve (i) the removal or cutting away of a loadbearing wall partition, or portion thereof, or any structural beam or load bearing component; (ii) The removal or change of any required means of egress, or the rearrangement of parts of a structure in a manner which affects egress; (iii) The enlargement, alteration, replacement or relocation of any building system; or (iv) The removal from service of all or part of a fire protection system for any period of time.