What work does not require a permit?

"Ordinary maintenance" does not require a permit. "Ordinary maintenance" means restoration or improvement of a routine or usual nature, which is done by replacing a part of, or putting together, **something that is worn or broken** in a building, electrical, plumbing, heating, ventilation or air conditioning system.

The following **do not** require a permit:

Building:

- Painting (interior and exterior) ANY building;
- Interior finishes (installation, repair, or replacement) of less than 25 percent of the total wall area or ceiling of ONE- or TWO-FAMILY DWELLINGS. This includes plastering and drywall installation. It also includes vinyl wall or ceiling covering of any amount. This does NOT include paneling;
- Wallpapering at ANY location;
- Glass (replacement) in ANY window or door, being of a type and quality that complies with code;
- ANY window or door (replacement), including storm windows, storm windows and garage doors, in the same opening without altering the dimensions or framing of the original opening. More specifically, means of egress doors and emergency escape openings may be made in the same opening without altering the dimensions or framing of the original opening, as long as there is no reduction in the required height, width, or net clear opening of the previous window or door assembly;
- ANY non-structural component (repair or replacement), such as a partition railing in one- and two-family dwellings;
- ANY non-structural elements, such as cabinets;
- ANY interior or exterior trim, decoration, or moldings;
- ANY flooring material with a new material;
- Roof covering (repair or replacement) on DETEACHED ONE- and TWO-FAMILY DWELLINGS;

•Siding (repair or replacement) of like material on ONE- and TWO-FAMILY DWELLINGS. Siding (repair or replacement) of like material on all OTHER buildings is limited to 25% of the total building area. In ALL cases, the repair or replacement of polypropylene siding shall not be ordinary maintenance; 2

•ANY **PART** of a deck, porch, or stoop (repair or replacement) that does not provide structural support for any roof or portion of a building.

TOTAL replacement of a deck, porch, or stoop requires a permit.

•Screens on ANY building;

•ANY insulation, except foam plastic insulation, when installed adjacent to or not more than one and a half inches from an interior finish;

•ANY exterior gutters and leaders; and

•ANY storable spa or hot tub that is provided with a lockable safety cover that complies with ASTM F1346.

Plumbing:

•ANY hose bib valve replacement as long as they are provided with an approved atmospheric vacuum breaker;

•ANY existing fixture refinishing. This does not include relining of fixtures (which would not be considered to be ordinary maintenance);

•ANY ball cock replacement as long as they are an approved anti-siphon type;

•ANY repair of leaks involving the replacement of piping;

•ANY clearance of stoppages;

•ANY faucet replacement or working parts of faucets;

•ANY valve replacement, including shower or combination bath/shower valves;

•ANY replacement of working parts of valves, including, but not limited to, shower or combination bath/shower valves;

•ANY trap replacement;

•Any fixture replacement as long as it is similar fixture and there is no change in the piping arrangement; and

•ANY domestic clothes washer and domestic dishwasher replacement.

Electric:

•Replacement of ANY receptacle, switch, or lighting fixture, or part thereof, not containing emergency battery packs with a like or similar item. Receptacles in locations where ground-fault circuit interrupter protection, damp/wet, or tamper resistant are required shall comply with Section 406.4(D) of the electrical sub-code;

•Repairs to ANY installed electrically operated equipment such as doorbells, communication systems, and any motor operated device. Provided, however, that if fire protection systems are interrupted for repairs the fire official shall be notified in accordance with the building sub-code;

•Installation of communications wiring (wiring methods of Chapter 8 and data circuits between IT equipment per Article 725 of the electrical sub-code) in ANY Class 3 structure, provided that the rearrangement does not involve penetration of a fire-rated assembly and is not in a hazardous location as defined in Chapter 5 of the electrical sub-code;

•Replacement of ANY domestic dishwasher;

•Replacement of kitchen range hoods in DWELLING UNITS, provided that the replacement hood exhaust rate does not exceed the exhaust rate of the existing hood or the exhaust rate of the replacement hood does not exceed 400 cubic feet per minute (cfm);

•Installation of a burglar alarm, security system, or doorbell in ONE- and TWOFAMILY DWELLINGS; and

•Installation of a plug-in landscape irrigation unit under 30 volts at ONE- and TWO-FAMILY DWELLINGS.

Fire:

•Replacement of ANY sprinkler or smoke alarm, smoke detector, or heat detector head with a like device;

•Repair or replacement of ANY component of a fire alarm or smoke and heat detection equipment (other than the replacement of a fire alarm control panel);

- Installation of ANY battery-powered smoke alarm; and
- Installation of ANY battery-powered or plug-in type carbon monoxide alarm.

HVAC:

- Replacement of ANY motor, pump and fan of the same capacity;
- Repair and replacement of ANY heating, supply and return piping and radiation elements, which does not require rearrangement of the piping system;
- Repair and replacement of ANY duct work;
- Repair of ANY air conditioning equipment and system;
- Repair or replacement of ANY control device for heating and air conditioning equipment;
- Replacement of kitchen range hoods in DWELLING UNITS, provided that the replacement hood exhaust rate does not exceed the exhaust rate of the existing hood or the exhaust rate of the replacement hood does not exceed 400 cfm;
- Replacement of domestic clothes dryers serving, and located within, DWELLING UNITS, provided that no change in fuel type, pipe size, or location or electrical characteristics is required;
- Replacement of domestic stoves and domestic ovens in DWELLING UNITS, provided no change in fuel type, pipe size, or location or electrical characteristics is required;
- Replacement of bathroom exhaust fans in DWELLING UNITS; and
- Applying liquid lining material inside ANY existing chimney.