

Building Permit, Requirements

Building Permits <i>Not</i> Required	Building Permits Required
Residential Requirements (see reverse side for commercial)	
Residential Plumbing and Electrical permits are issued through Marion County	
Non-habitable, one-story, detached, accessory structures , provided that the floor area does not exceed 200 square feet <u>and</u> does not exceed a height of 15 feet (measured from grade plane to the average height of the height of the highest roof surface)	Non-habitable, one-story, detached, accessory structures, with a floor area that exceeds 200 square feet <u>and/or</u> exceeds a height of 15 feet
n/a	A building permit is required to construct, enlarge, alter, repair, <u>or</u> move a building or structure
Patio covers , <u>and</u> porch covers not over 200 square feet <u>and</u> supported by an exterior wall	Freestanding patio covers, <u>and</u> porch covers or those that are more than 200 square feet
Porches <u>or</u> decks where the floor or deck is less than 30" above adjacent grade. (Adjacent grade is measured from 3' past the edge of the porch or deck)	Porches <u>or</u> decks where the floor or deck is more than 30" above adjacent grade
Reroofing , where replacement or repair of roofing and sheathing is similar in weight (30% or less of the live load) to the existing roofing material. (Like for like replacement)	Reroofing permits are required for transitioning to heavier weighted roofing materials (more than 30%), Townhouses, and photovoltaic roof coverings. (Solar roofing systems)
Painting , papering, tiling, carpeting, cabinets, counter tops, interior wall, floor or ceiling covering, shelving, and similar work	n/a
Above grade swimming pools	Below grade and in-ground swimming pools
Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall <u>and</u> do not require additional support	Window awnings supported by an exterior wall that exceed 54 inches from the exterior wall <u>or</u> freestanding
Non-bearing partitions	Non-bearing partitions that create habitable space
Replacement <u>or</u> repair of siding	Replacement of structural sheathing <u>and/or</u> siding that is required to be fire resistive
Partial demolition of a residential building	Demolition of an entire residential building or structure
Door and window replacements (where no structural member is changed)	Door and window replacements where structural member is changed
Fabric Membrane Structures , non-habitable, accessory structures not more than 500 square feet in area, one story in height and no closer than 3' to a property line	Fabric membrane structures more than 500 square feet in area

Building Permit, Requirements

Building Permits <i>Not</i> Required	Building Permits Required
Commercial Requirements (See reverse side for Residential)	
Commercial Plumbing and Electrical permits are issued through Marion County	
One-story detached non-occupied accessory structures , provided that the floor area is not greater than 120 square feet	One-story detached non-occupied accessory structures, with a floor area exceeding 120 square feet
n/a	A building permit is required to construct, enlarge, alter, repair, <u>or</u> move a building or structure
Platforms, sidewalks, and driveways not more than 30" above adjacent grade, <u>and</u> not over any basement or story below <u>and</u> are not part of an accessible route	Platforms, sidewalks, and driveways more than 30" above adjacent grade <u>or</u> any platform, sidewalk and driveway located over a story <u>or</u> basement <u>or</u> part of an accessible route
Painting , papering, tiling, carpeting, cabinets, counter tops and similar finish work	n/a
Shade cloth structures constructed for nursery or agricultural purposes, not including service systems	All Shade cloth structures other than those structures constructed for nursery or agricultural purposes
Window awnings in Group R-3 and U occupancies supported by an exterior wall that do not project more than 54" from the exterior wall and do not require additional support	Window awnings of all sizes in all occupancy groups other than R-3 and U occupancies
Nonfixed and movable fixtures , cases, racks, counters, and partitions not over 5'9" in height	Nonfixed and movable fixtures, cases, racks, counters, and partitions over 5'9" in height
n/a	All non-bearing and bearing partition walls
n/a	Replacement or repair of structural sheathing and/or siding
Partial demolition of a commercial building or structure	Demolition of an entire commercial building or structure
n/a	Door and window replacements
Tanks supported by a regulated building are permitted through the regulated building permit	Tanks that are located exterior to and not attached to or supported by a regulated building
Cellular phone, radio, television and other telecommunication and broadcast towers permitted through the regulated building permit <u>or</u> located in the public right of way	Cellular phone, radio, television, and other telecommunication and broadcast towers that are not attached to or supported by a regulated building
Signs attached to or supported by a regulated building	Signs not attached to or supported by a regulated building
Landscape retaining walls that do not support building loads	Retaining walls supporting building loads