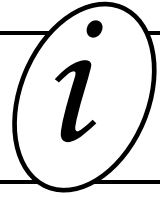




Commercial Work Exempt from Building Permits



LAND MANAGEMENT DIVISION 3050 N DELTA HYW, EUGENE OR 97408

The following building permit exemptions apply to **COMMERCIAL** projects only per Lane County Code Chapter 11.010 (1) which adopted the 2014 Oregon Structural Specialty Code sections 101.2 & 105.

Exemption from building permits does not eliminate the owner's obligation to obtain any and all applicable zoning/land use or sanitation approvals prior to beginning work.

For clarifications to this handout, please contact the Building Program.

BUILDING PERMITS:

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, change the occupancy of a building or structure which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit* [See ORS 455.020(2)].

105.2 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:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m²).
2. Fences not over 7 feet (2134 mm) high.
3. Oil derricks.
4. 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 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. Platforms, 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, counter tops and similar finish work.
8. Temporary motion picture, television and theater stages 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 nurseery or agricultural purposes, not including service systems.
11. Window awnings 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 of Groups R-3 and U occupancies.
12. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
13. Farm or forest use agricultural buildings exempted in ORS 455.315 (see also Appendix C).
14. Equine facilities exempted in ORS 455.315.

Note: Unless otherwise exempted, separate plumbing, electrical and mechanical permits may be required for the above exempted items. Additionally, all new construction and substantial improvements (including the placement of prefabricated buildings and certain building work exempt from permit under Section 105.2) shall be designed and constructed with methods, practices and materials that minimize flood damage in accordance with this code.

For the complete text of the Structural Specialty Code, including the section on Work Exempt from Permit (105.2), go to: <https://codes.iccsafe.org/content/ORSSC2014>

ELECTRICAL PERMITS - The following electrical work activities are exempt from electrical permits (**electrical permits are issued separate from building permits**) per Oregon Administrative Rules, Division 309 918-309-0000:

1. To replace a light bulbs, fluorescent tubes, or approved fuses, or to connect approved portable electrical equipment to permanently installed and properly wired receptacles;
2. For experimental electrical work or testing of electrical products in testing laboratories of electric shops, educational institutions, industrial plants, or recognized testing laboratories;
3. For those minor electrical installations for which the board has authorized an installation label;
4. To install components exempted by OAR 918, division 261;
5. To replace an existing garbage disposal, dish washer, electrical water heater or similar appliance* of 30 amps or less, single phase*; or
6. To install cord and plug connected Class 2 irrigation control systems.

* Appliances, as defined, does not include the replacement, alteration, or new installation of HVAC equipment.

MECHANICAL PERMITS - The following mechanical items are exempt from building permits per Oregon Mechanical Specialty Code:

1. Portable heating *appliances*.
2. Portable ventilation *appliances* and *equipment*.
3. Portable cooling units.
4. Steam, hot water or chilled water piping within any heating or cooling *equipment* or *appliances* regulated by this code.
5. The replacement of any minor part that does not alter the approval of *equipment* or an *appliance* or make such *equipment* or *appliance* unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems that contain 10 pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of 1 horsepower (0.75 kw) or less.
8. Portable fuel cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.

PLUMBING PERMITS - The following plumbing work activities are exempt from building permits per Oregon Plumbing Specialty Code:

1. The stopping of leaks or repairing freeze damage in drains, soil, waste, or vent pipe not exceeding five feet of new piping, provided the repair or replacement does not involve any changes or alteration to the existing plumbing system.
2. The clearing of stoppages, including the removal and reinstallation of water closets, or the repairing of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.