



WHAT REQUIRES A BUILDING PERMIT

A permit is required for any construction, enlargement, alteration, repair, movement, demolition, or change of occupancy of a building or structure, and for the installation, alteration, repair, replacement, removal, or conversion of any regulated electrical, gas, mechanical, or plumbing system, unless specifically exempted.

Structural work

- New houses
- Home additions
- Garages
- Carports
- Decks (unless they are not more than 30" above grade at any point and not requiring guardrails. Note: this is measured 36" from the edge of the deck horizontally, then to grade vertically.)
- Porches
- Balconies
- Roof structure modifications (Re-roof)
- Load-bearing wall changes
- Foundation work (and footings)
- Basement finishing
- Attic conversions
- New rooms
- Structural repairs
- Demolition of structures
- Moving a structure
- Converting a garage into living space

Mechanical

- Installing or replacing furnaces
- Heat pumps
- Air conditioners
- Duct systems
- Exhaust systems
- Whole-house ventilation
- Fireplaces
- Wood stoves
- Gas appliances
- Boilers
- Water heaters (where regulated)



Plumbing

- New plumbing systems
- Water supply piping
- Drain, waste, and vent systems
- Water heaters
- Sewer connections
- Fixture additions
- Fixture relocations
- Major plumbing repairs

Electrical

- New electrical service
- Service upgrades
- Panel replacements
- New circuits
- Rewiring
- Permanent Generators
- Permanent wiring for HVAC
- Electric vehicle chargers
- Most electrical alterations

Gas

- New gas piping
- Gas appliance installations
- Gas line extensions
- Gas meter relocations
- Gas meter upgrades

Occupancy and use

- Changing occupancy classification
- Converting non-habitable space into habitable space
- Accessory dwelling units

Site structures

- All accessory structures with multiple stories or single story greater than 200sf. (Sheds, workshops, playhouses, etc.)
- Conex, greater than 350sf or connected to additional conex boxes.
- Retaining walls over 24" supporting a surcharge or retaining walls greater than 48" that do not support a surcharge. (Tiered retaining walls are supporting a surcharge)
- Permanent swimming pools or above ground pools greater than 24" in height
- Permanent Spas and hot tubs (in ground)



IRC permit exemptions

The IRC specifically exempts certain work from permitting (subject to local amendments), including examples such as:

- One-story detached accessory structures **200 sq. ft. (18.6 m²) or smaller** (except storm shelters)
- Fences **7 ft or less** in height
- Certain retaining walls **4 ft or less** that do not support a surcharge
- Certain small water tanks
- Concrete flat work and driveways
- Painting
- Wallpapering
- Tiling
- Carpeting
- Cabinets
- Countertops
- Similar finish work
- Certain small above-ground pools
- Swings and playground equipment
- Certain window awnings
- Certain movable cases and fixtures
- Above ground swimming pools, less than 24 inches in height
- There are also separate exemption lists for **electrical, gas, mechanical, and plumbing work**, such as many minor repairs and ordinary maintenance.

The International Residential Code does **not** provide an exhaustive list of every project requiring a permit. Instead, it defines the general rule above and then lists work that is **exempt**. Everything not exempt generally requires a permit (subject to local City ordinances and State amendments).

Important note

If you have any questions or concerns about permit related questions, please contact the Building Department at 801-789-6614 or buildinginspections@eaglemountaincity.org