

WORK EXEMPT FROM BUILDING PERMITS

BUILDING

(Conditions noted in red)

1. Buildings, structures, or service equipment and installations directly used for water, gas, power, telephone, or other utility companies.
2. Improvements such as traffic lights, streets, curbs, gutters, sidewalks, drainage facilities, bus stops, and similar improvements constructed on public property or in a public easement or right-of-way.
3. One-story detached accessory buildings in conjunction with a single-family dwelling used as tool or storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet. **(1)**
4. Movable cases, counters, and partitions not over 5 feet 9 inches high.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Walks and driveways not more than 30 inches above grade and not part of an accessible route or means of egress and not over any basement or story below. **(1)**
7. Exterior stairways on-grade and not part of an accessible route or means of egress.
8. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door. **(1)**
9. Painting, papering, paneling, floor coverings, cabinets, moldings, countertops, and similar finish work.
10. Structures, booths, sets, and scenery used for motion picture, conventions, television shows, theater shows, special events, and similar temporary uses.
11. Window awnings supported by an exterior wall of one- and two-family dwellings and garages accessory thereto when projecting not more than 54 inches.
12. A storable swimming or wading pool. (Single Family Residential only)
13. Pre-manufactured fabric sun shade and carport structures, wood gazebos and similar structures used in conjunction with a single-family dwelling and **not exceeding 120 square feet in area** and not permanently affixed to an existing building nor anchored to a permanent foundation. **(1)**
14. Fences without permanent foundations, such as wood, vinyl and chain-link, and not over 4 feet in height at any location. **(1)**
15. Retaining walls that are not more than **24 inches** in height measured from the top of the footing to the top of the wall.

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16. Hazardous material storage tanks. (2)
17. Storage sheds and portable or mobile offices, including construction trailers, on an active construction project site.
18. Livestock shade structures open on one side and not more than 1,500 square feet in area.
19. Non-motorized playground equipment.
20. Storage racks less than or equal to 8 feet in height.
21. Portable spas accessory to a single-family dwelling with all heating and circulating equipment integral to the manufactured product.
22. Underground structures and facilities housing mechanical equipment constructed by the State of Nevada and not intended for human habitation.
23. Replacement of existing exterior or interior doors, hinges, hardware and decorative trim in R-3 residences, R-2 dwelling units, and R-1 sleeping rooms, provided the following conditions are met:
 - A. The replacement door is of the same size and type.
 - B. The replacement door does not require any modification to existing wall framing.
 - C. The existing door is not a component of a fire-resistive rated construction element.
24. Replacement of exterior or interior windows in R-3 residences, R-2 dwelling units, and R-1 sleeping rooms, provided the following conditions are met:
 - A. The replacement window is of the same size, type, and thickness.
 - B. The replacement window does not require any modification to existing wall framing.
 - C. The existing window is not a component of a fire-resistive rated construction element.
 - D. The existing window is not required to be safety-glazed.
25. Replacement of existing roofing material of the same or higher class and the same or lighter material and not involving replacement of sheathing.
26. Installation of additional layers of roofing material over existing roof covering not exceeding the maximum allowable number of layers.
27. Minor repair of interior or exterior wall covering, such as stucco and drywall, provided the repair area does not exceed 30 square feet and the repair work is not performed in conjunction with any other permit.
28. Structures containing technical service equipment used for meteorological sampling or air quality sampling and testing by local, state or federal government agencies.
29. Flag poles less than 15 feet from the adjacent ground elevation.

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ELECTRICAL

1. Installations under the exclusive control of electrical utilities governed by the Public Utility Commission of Nevada for the purpose of communication or metering; or for the generation, control, transformation, transmission, and distribution of electric energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utility, or on public highways, streets, roads, etc., or outdoors by established rights on private property.
2. Portable motors or other portable appliances having an approved listing for use by means of a cord or cable having an attachment plug end to be connected to an approved receptacle as permitted by the electrical code.
3. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
4. Temporary decorative lighting.
5. Repair or replacement of electrical current-carrying parts of any switch, contactor, or control device.
6. Replacement of attachment plugs and receptacles, but not the outlet box.
7. Repair or replacement of any over current device of the required capacity in the same location.
8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. Taping or wrapping of joints and splices.
10. Removal of electrical wiring and outline lighting.
11. Temporary wiring for experimental purposes in suitable experimental laboratories.
12. The wiring for temporary theater, motion picture or television stage sets.
13. Wiring outside of buildings installed by licensed and franchised cable television, telephone, or buried cable installers.
14. Power-limited wiring of 50 volts or less in or associated with single-family dwellings.
15. Exposed surface-mounted power-limited wiring.
16. Power limited Class II and III wiring not part of a fire system.

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17. Replacement of lighting fixtures in single-family residences, dwelling units, guest rooms and guest suites as defined in the electrical code.
18. Installation of low voltage devices and data links.

MECHANICAL

1. Any portable heating appliance.
2. Portable ventilation equipment.
3. Any portable cooling unit.
4. Any portable evaporative cooler.
5. Any closed system of steam, hot or chilled water piping within any heating or cooling equipment regulated by the mechanical code.
6. Replacement of any part or component which does not alter its approval or make it unsafe.
7. Any refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.
8. Any unit refrigerating system as defined in the mechanical code.
9. Replacement of compressors of the same rating.
10. Any piping that is part of a manufacturing process.

PLUMBING

1. The stopping of leaks in drains, water, soil, waste or vent pipe.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. Lift stations, septic tanks and package plants regulated by the appropriate serving sanitation utility.
4. Automatic fire sprinkler systems. **(2)**
5. Piping for dry chemical extinguishing systems serving Type I commercial hoods **(2)**

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PLUMBING

6. Fuel tanks buried or above ground. **(2)**
7. Landscape irrigation systems.
8. Installation or replacement of water conditioning equipment where the pre-plumbing for the equipment is existing.
9. Replacement of plumbing fixtures in the same location with a similar fixture provided that no piping has been modified.
10. Solar water heating systems for swimming pools.

GRADING AND EXCAVATION

1. Grading in an isolated, self-contained area, not exceeding 100 cubic yards, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties or on-site structures.
2. Excavation for construction of a structure permitted under this Code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or trenches for utilities.
6. Mining, quarrying, excavation, processing or stockpiling rock, sand and gravel controlled by other regulatory agencies provided such operations do not affect the lateral support of, or significantly increase the stress in soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional.
8. Replacement of existing asphalt pavement at vehicular parking areas utilizing the existing grade.

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SIGNS

1. Mobile or portable signs. **(1)**
2. The changing of advertising copy or message on painted or printed signs, theater marquees, and similar signs specifically designed for use of replacement copy. Electric signs shall not be included in this exemption.
3. Maintenance activities to include only painting, repainting, exact replacement with approved flashers, lamps, bulbs, ballasts, neon tubing, starters, neon transformers, wire or computer components, cleaning or changing the copy unless a structural change is made.
4. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other noncombustible materials.
5. Non-electric outdoor signs of 32 square feet or less.
6. Holiday decorations.
7. Nameplates of 4 square feet or less.
8. Public signs or notices, or any sign relating to an emergency.

AMUSEMENT RIDES AND DEVICES **(3)**

1. Non-motorized playground equipment.
2. Shows performed on stages that have been designed for such events.
3. Any amusement ride or device that is relocated on a regular basis, with or without disassembly, and operated for a period of less than 30 days on any single property, such as, but not limited to, fair or carnival.
4. Any amusement ride or device installed at single-family residential private property for the exclusive use of the owner and non-paying guests.
5. Repairs or minor modifications to an existing amusement ride or device operating under a valid Certificate of Operation.
6. Mechanical bulls.
7. Inflatable slides and bounce structures.

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EMERGENCY REPAIRS

1. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted to the Building Official within the next working day.

REPAIRS

1. Applications or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the correction of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.

Conditions:

- (1) Zoning review required; other restrictions may apply.*
- (2) Requires a permit from the Fire Department.*
- (3) Exemption from the Amusement Ride or Device permit and Certificate of Operation requirements of this Code shall not authorize any work, use or operation to be done in violation of any other pertinent ordinances, laws or regulations of the City of Boulder City.*