

PERMIT EXEMPTIONS (Commercial, Multi-Family)

All construction work requires a permit unless exempted by code. Refer to the code sections listed next to each section header below to see if your project is exempt from requiring a permit.

BUILDING: IBC 2018 Sections [101.2](#), [105.1](#), [105.2](#)

- One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided that the floor area is not greater than 120 square feet. (Needs to comply with land use requirements)
- Fences not over 7 feet high (Needs to comply with land use requirements). Fences located in the public right-of-way do require a Public Works permit to comply with height, material, transparency, and placement.
- Oil derricks.
- Retaining walls that are not over 4 feet 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, or located in the public-right-of-way. (Public works permit may be required and needs to comply with land use requirements)
- Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons and the ratio of height to diameter or width is not greater than 2:1.
- Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
- Temporary motion picture, television and theater stage sets and scenery.
- Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.
- Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- Swings and other playground equipment accessory to detached one- and two-family dwellings.
- Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
- Nonfixed and movable fixtures, cases, racks, counter, and partitions not over 5 feet 9 inches in height.

ELECTRICAL: [RCW19.28.006\(2\)](#); [RCW19.28.010](#); [WAC 296-46B-901\(7\)](#)

- Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- The provisions of this code shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
- Permit not required for installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

GAS: IFGC 2018 Sections [106.1](#), [106.2](#)

- Portable heating, cooking or clothes drying appliances.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

MECHANICAL: IMC 2018 Sections [101.2](#), [106.1](#), [106.2](#)

- Portable heating appliances.
- Portable ventilation appliances.
- Portable cooling units.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Portable evaporative coolers.
- Self- contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.

PLUMBING: UPC 2018 Sections [101.2](#), [104.1](#), [104.2](#)

- The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets(toilets), provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

PUBLIC WORKS:

See [Design and Construction Standards and Specifications for Development](#), Section 1-7 for permit requirements, as adopted by the [Everett Municipal Code](#).

EXAMPLES OF WHAT DOES NEED A PERMIT

- Hot Tubs
- Decks not adhering to code above.
- Commercial Detached/Attached structures over 120 square feet
- Generators
- Propane Tanks
- Swimming pools not adhering to code above. Need to comply with ISPSC 2015 Edition chapters 3&5
- All Commercial Windows
- Paint Booths
- Earthwork/grading/fill
- Paving/repaving/asphalt overlay/driveways
- Parking lot striping (where lines are changing or can no longer be seen after an overlay)
- Utility work on public or private property



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