



## **COCHISE COUNTY PLANNING DEPARTMENT**

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### **Building Division Bulletin # 06-001**

**Topic:** Single-Family Residential project work exempt from *Building Permit* requirements.

**Affected Area:** Countywide

**Effective Date:** July 6, 2006

**Comments:**

*Building / Use* permits for single-family residential homes are not required for the following project items listed below as is contained in Section 1704 of the County's Zoning Regulations and the Cochise County Building Safety Code.

Please note that any exemption from the *Building / Use* permit requirements of the *Cochise County Building Safety Code* and/or the *County's Zoning Regulations* shall not be deemed to grant authorization for any work to be done in any manner that would be in violation of the provisions of those codes and regulations, or any other laws or ordinances of this jurisdiction.

**Single-Family exempted work (any dollar value – materials and labor):**

- 1) Re-roofing (when no structural changes are required), re-siding or replacement of exterior trim.
- 2) Replacing or adding gutters or downspouts.
- 3) Replacing or adding soffit, gable or roof ventilation.
- 4) Replacing existing windows or doors with no structural changes.
- 5) Decks less than 30 inches in height above the lowest grade within 5 feet of deck edge.
- 6) Replacing existing plumbing fixtures (water closets, tubs, sinks, garbage disposals, water heaters, faucets etc.).
- 7) Replacing existing appliances or internal light fixtures.
- 8) Replacing or repairing existing furnace, air-conditioner, cooler, heat pump or heater.
- 9) General landscaping including lawn sprinkler systems (subject to water conservation requirements) and retaining walls up to 4-feet in height.
- 10) Installation of low-voltage wiring for security alarm systems.

- 11) Flooring of wood, vinyl, ceramic, stone, masonry or carpeting.
- 12) Installation or removal of non-structural interior wall partitions, *if no utilities are involved.*
- 13) Adding or replacing insulation in walls, floors or ceilings.
- 14) Wood, concrete block or wire fences up to 6-feet high unless on a corner lot, exempt up to 3-feet high on corner lots.
- 15) Painting (interior or exterior) and wallpapering.
- 16) Concrete walkways (not in County Right of Way) and patio slabs.
- 17) Replacing cabinets or countertops.
- 18) Window awnings supported by an exterior wall which do not project more than 54 inches.
- 19) Swings and other playground equipment accessory to a single family dwelling.
- 20) Water Tanks supported directly on grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.

**Additional Single-Family exempted work:**

**Please note that on the following items a *Zoning Use Permit* may still be required for the proposed construction work (when the value of materials and labor exceeds \$1000) even though it may be exempt from the *Building Safety Code* permit requirements, be sure to verify with the Planning Department.**

**Building:**

- 1) One-story detached accessory structures; provided the floor area does not exceed 120 square feet.
- 2) Prefabricated swimming pools that are less than 24 inches deep.

**Electrical:**

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**Gas:**

- 1) Portable heating, cooking or clothes drying appliances.
- 2) Portable fuel cell appliances that are not connected to a fixed piping system and are not

interconnected to a power grid.

**Mechanical:**

- 1) Portable heating appliances.
- 2) Portable ventilation appliances.
- 3) Portable cooling unit.
- 4) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- 5) Portable evaporative cooler.
- 6) Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.

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 materials, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in the code.

The clearing of stoppages or the repairing 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.

**Repairs (R105.2.2):** Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection 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, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements: nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

**Ordinary Repairs:** Ordinary repairs which involve only the replacement of component parts of existing work with similar parts or materials and don't exceed \$1000.00 in valuation (materials and labor at market value), and do not change any structural, electrical, mechanical, plumbing or fire safety condition.

*A "component part" is a portion of an assembly and not a complete rework or replacement of the total assembly (e.g., an existing door or water heater replaced with a new unit and a repair or replacement of individual roof shingles but not an entire re-roof). Ordinary repairs need to abide by the limitations contained in 'Section R105.2.2 Repairs' of this code.*