

CHAPTER 3

BUILDING AND BUILDING PERMITS

DIVISION 1 CONSTRUCTION INFORMATION AND BUILDING PERMITS

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DIVISION 2 BUILDING DEPARTMENT FORMS, DIAGRAMS, AND CHECKLISTS

For Building Department Forms, Diagrams, and Checklists, please refer to the Lindon City Community Development webpage found at the following link: <http://www.lindoncity.org/building-department-forms--applications.htm>

SECTION 1.01 CONSTRUCTIONS REQUIRING A BUILDING PERMIT

Except as specified in *Construction Exempt from the Building Permit Requirement*, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, required, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

SECTION 1.02 CONSTRUCTIONS EXEMPT FROM FOR THE BUILDING PERMIT REQUIREMENT

As per the 2012 International Residential Code, a building permit shall not be required for the following:

Work exempt from permit. *Permits* shall not be required for the following. 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*.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58m²).
2. Fences not over 6 feet (1829 mm) high.
3. Retaining walls that are not over 4 feet (1219mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927L) and the ratio of height to diameter or width does not exceed 2 to 1.

5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58m²) in area, that are not more than 30 inches (762mm) above *grade* at any point, are not attached to a *dwelling* and do not serve the exit door required by Section R311.4.

Electrical:

1. *Listed* cord-and-plug connected temporary decorative lighting.
2. Reinstallations of attachment plug receptacles but not the outlets therefore.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, *appliances*, apparatus or *equipment* operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. 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. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
3. 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 units.
4. Steam, hot-or chilled-water piping within any heating or cooling *equipment* regulated by this code.
5. Replacement of any minor part that does not alter approval of *equipment* or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.

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, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Exemption from the permit requirements 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.

SECTION 1.03 SCHEDULING INSPECTIONS

To schedule a building inspection, contact the Development Office at (801)785-7687 between 8 a.m. and 5 p.m., Monday through Friday. Job address and permit number are required to schedule an inspection. It is the responsibility of the contractor to schedule all inspections. Excessive request for re-inspection may result in additional fees.