



# CITY OF BLACK DIAMOND

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## **SINGLE FAMILY RESIDENTIAL – PERMITS, WHEN REQUIRED 2012 IRC**

Permits: No building or electrical, mechanical, or plumbing system shall be constructed, enlarged, altered, repaired, moved, demolished, or changed unless a permit has been obtained. Building, electrical, mechanical, plumbing, tree and grading permits may be required.

### **Permits Required (common examples include, but are not limited to, the following):**

1. Carports
2. Decks more than 30" above grade
3. Dock repairs and additions
4. Exterior doors, windows and skylights that require a new opening and 'like for like' window replacement
5. Electrical circuits and service
6. Fireplaces, wood-burning stoves, and inserts
7. Garage conversions
8. Home business conversions
9. Interior remodels
10. Accessory dwelling units (mother-in-law apartments)
11. Furnaces
12. Water heaters
13. New hose bibs or drinking fountains
14. Irrigation systems
15. Gas piping
16. Rockeries and retaining walls over 4' in height
17. In-ground or above ground swimming pools and swim spas 2' deep, or above ground prefabricated pools over 5,000 gallons
18. Tree and vegetation removal, soil removal or additions (contact the city for more information)
19. Spas or saunas
20. Residential and commercial buildings that are installing or replacing any portion of the roof decking (sheathing), including the adding of plywood over existing skip sheathing
21. Residential re-roof involving structural elements, including but not limited to sheathing, skylights, change of roof pitch, addition or relocation of mechanical units, and change of roof material where the total weight exceeds 10 psf (pounds per square foot)

### **Permits Not Required (common examples):**

1. One story detached accessory structures used as tool and storage sheds, tree supported play structures, playhouses, and similar uses not exceeding 200sf
2. Fences not over 6' high
3. Retaining walls or rockeries which are not over 4' in height measured from the bottom of the footing to the top of the wall, unless located in a sensitive area, is supporting a surcharge or supporting sloped ground
4. Sidewalks, decks less than 200sf and driveways not more than 30" above grade and not over a basement or story below. Decks must not be attached to a dwelling and do not serve the exit door required by IRC Section R311.2.
5. In-kind re-roofing provided roof sheathing is not removed or replaced
6. Residential re-roof overlay if limited to 2 total layers of roofing material.
7. Replacement of decking on docks and decks without replacement of any other structural members
8. Painting, non-structural siding (except veneer, stucco or EIFS), papering, tiling, carpeting, cabinets, countertops, and similar finish work
9. Swings, slides, and other playground equipment
10. Window awnings supported by an exterior wall which do not project more than 54" from the exterior wall and do not require additional support
11. Bathroom and kitchen fixture replacements without plumbing line modifications such as sinks and toilets.
12. Appliance replacement in the same location without modification to gas, plumbing lines, or electrical circuits such as dishwashers, ranges, ovens, gas logs, washers and dryers

General Information: Consult the Planning Department regarding required setbacks and sensitive area concerns. Please contact the Building Department regarding specific questions not addressed here or requiring further clarification.