

WHEN IS A BUILDING PERMIT NOT REQUIRED FOR ONE- AND TWO -FAMILY DWELLINGS

The State of New Hampshire has adopted the 2009 edition of the *International Residential Code* (IRC). This code exempts the following from the need to obtain a Permit for One-and Two-family dwellings ONLY. If the project you are planning is not included on the list below, a permit IS required. Please call the Codes office at (603) 448-1524 if you need further assistance.

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 the City of Lebanon.*)

Building:

Fences not over 6 feet (1829 mm) high.*

(*Note: Fences can not exceed 3 ½ ft. in height within 15 feet of a street (see City of Lebanon Zoning Ordinance, Section 201.4)

Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

Sidewalks (*private*) and driveways**.

(**Note: For new or altered driveways, a "Driveway Permit" from the Dept. of Public Works/City Engineer is required.)

Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work***.

(***Note: Due to concerns about lead exposure, there is a new federal law (EPA) for removal of paint and other restoration work performed in homes constructed prior to 1978. Contractors must now be certified to work in pre-1978 dwellings. See link provided on Codes Website for "Certified Renovator" and booklet on "Renovate Right - Important Lead Hazard Information for Families, Child Care Providers and Schools".)

Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

Swings and other playground equipment.

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.

Electrical:

Listed cord-and-plug connected temporary decorative lighting.

Reinstallation of attachment plug receptacles but not the outlets therefore.

Replacement of branch circuit over current devices of the required capacity in the same location.

Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

Portable heating, cooking or clothes drying appliances.

Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

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 (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.

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.

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