

# WHAT WORK DOES NOT REQUIRE A RESIDENTIAL PERMIT?



*Where Quality is a Lifestyle*

## **Fayette County Department of Building Safety**

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### **CALL BEFORE YOU DIG**

Department of Transportation  
Fayette County Clerk of Superior Court  
Water System  
Environmental Health (Septic Tanks/Fields) – Suite 200  
Fayette Department of Building Safety– Suite 201  
Fayette County Environmental Management Dept. – Suite 203  
Fayette County Planning & Zoning Department – Suite 202

811  
706-646-6566  
770-716-4290  
770-461-1146  
770-305-5415  
770-305-5403  
770-305-5410  
770-305-5421

# RESIDENTIAL PERMITS REQUIRED

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the International Residential Code® for One- and Two-Family Dwellings (IRC) with Georgia Amendments, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. If a licensed contractor performs construction without obtaining any necessary permit, there is a rebuttable presumption that the contractor willfully and deliberately violated the building laws of this jurisdiction.

Permits shall not be required for the following. Exemption from the permit requirements of the IRC shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the IRC or any other laws or ordinances of Fayette County.

## Building:

1. **One-story detached accessory structures** 199 square feet or less used as tool and storage sheds, playhouses, and similar uses without electrical. If the accessory structure is under 200 square feet and has electrical, it will require a permit.
2. **Fences** not over 8 feet high.
3. **Walls** not over 4 feet (1219.2 mm) high. For this section, "walls" shall be defined as structures made of masonry or concrete used as an enclosure for a field or yard.
4. **Concrete or masonry pilasters**, not over 8 feet (2438.4 mm) high and that do not exceed 27-1/2 inches (698.5 mm) in width or a 3-1/2:1 height-to-width ratio used in conjunction with fences or walls.
5. **Retaining walls** that are not over 4 feet (1219 mm) in height measured from grade to the top of the wall, unless supporting a surcharge—retaining walls not over 4 feet in height measured from the bottom of the footing to the top of the wall unless supporting a surcharge.
6. **Water tanks** are supported directly upon grade if the capacity does not exceed 5,000 gallons, and the ratio of height to diameter or width does not exceed 2 to 1.
7. **Sidewalks and driveways.**
8. **Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work; shelving, casing, baseboards, wainscoting, or similar millwork.**
9. **Aquatic Vessels** designed to be filled and drained daily that are not connected to a circulatory system do not require a permit.
10. **Swings and other playground sets.**
11. **Window awnings** are supported by an exterior wall that does not project more than 54 inches from the exterior wall and does not require additional support.
12. **Decks** not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below or used to serve exit (egress) door.
13. **Screen and storm doors; storm shutters and doors; and window screens.**
14. **Roofing repairs** and replacement provided the new roofing material is identical to the existing roofing material and the repair or replacement of structural sheathing (e.g., plywood, OSB, etc.) does not exceed 128 square feet (11.9 m<sup>2</sup>). This exemption does not apply to the supporting structural system or components (e.g., trusses, rafters, ceiling joists, etc.).
15. **Siding** is applied over existing siding, replacing vinyl or aluminum siding with hardboard panel siding. This exemption does not apply to the removal of structural panel sheathing.
16. **Door and window replacement** provided the opening size, location, and operation (e.g., casement, single-hung, horizontal slider, etc.) Remain the same, vehicle garage doors and garage door openers at existing approved vehicle garage door openings.
17. **Guards (guardrails), stairs, and handrails** associated with changes in elevation that are **not associated with a structure as a means of egress** element (e.g., landscape elevation changes).

18. **Rain gutters** and associated appurtenances.
19. **Pull downstairs at existing approved attic access** openings, provided the installation does not include the cutting away of any wall, partition, ceiling joist, or portion thereof or the removal or cutting of any structural beam or load-bearing support.

**Electrical:**

1. Repairs and maintenance: A permit shall not be required for minor repair work, including replacing lamps or connecting approved portable electrical equipment to approved permanently installed receptacles.
2. Low voltage systems, including telecommunication, computer networking, security, audio, and video systems. Low voltage landscape lighting.
3. Installation or replacement of ceiling fans or light fixtures at existing approved permanently installed lighting outlet locations.
4. Replace switches for lighting and receptacle outlets at existing approved permanently installed device locations, provided the new device type, voltage, ampacity, and grounding method are identical to the existing device.
5. Replacement of receptacle outlets at existing approved permanently installed outlet locations provided the new outlet type; voltage, ampacity, and grounding method are identical to the existing outlet.
6. Installation or replacement of electric cooking, food refrigeration, dishwashing, and clothes washing appliances provided the installation or replacement does not involve or require the relocation of the existing approved permanently installed receptacle outlet or wiring; the approved existing circuit voltage and ampacity are within the appliance's specifications, and the appliance is installed per the manufacturer's installation instructions. This section includes microwaves, cooking exhaust hoods, ranges, ovens, warming drawers, dishwashers, clothes washers, and clothes dryers. **This section does NOT** include water heaters, furnaces, or ventilation equipment.
7. Replacement of any overcurrent device of the required capacity in the exact location provided the new overcurrent device manufacturer, type and rating are identical to the existing overcurrent device.
8. Temporary decorative seasonal lighting.

**Fuel 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.
4. Installation or replacement of gas cooking and clothes drying appliances provided the installation or replacement does not involve or require the replacement or rearrangement of valves or pipes; the approved existing piping system fuel type and output are within the appliance's specifications, and the appliance is installed per the manufacturer's installation instructions. This section includes ranges, ovens, grills, barbecues, and clothes dryers. **This section does NOT** include factory-built fireplaces, water heaters, or furnaces.
5. Underground and aboveground storage tanks for liquefied petroleum gas (propane).

**Mechanical:**

1. Portable heating appliance.
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 (IRC).

5. Replacement of any minor part that does not alter equipment approval 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.

#### **Plumbing:**

1. Water filtration systems or water softeners.
2. Replacement of sinks, lavatories, and faucets at existing approved permanently installed locations provided the new sink, toilet or faucet does not involve or require the replacement or rearrangement of valves or pipes.
3. Private sewage disposal systems, septic tanks, disposal fields, and seepage pits.
4. 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 the new material; such work shall be considered as new work, and a permit shall be obtained and inspection made as provided in this code.
5. 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 replacing or rearranging valves, pipes, or fixtures.
6. Location, drilling, or installation of the well casing.
7. The installation or repair of water service piping from the utility meter to the building envelope.

## **REPAIRS**

Application or notice to the Department of Building Safety 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 maintenance 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 an 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.

## **EMERGENCY REPAIRS**

Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next business day to the Department of Building Safety. For this section, an **emergency** shall be defined as ***an unexpected situation requiring prompt action to***

***safeguard life or limb, health, property, and public welfare.*** This section shall not be construed as allowing work to be done without a permit to restore comfort and convenience items, equipment, or systems. Emergency work performed shall not be done contrary to the provisions of the IRC.

## **PUBLIC SERVICE AGENCIES**

A permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution, metering, or other related equipment under the ownership and control of public service agencies by established right.

## **APPLICATION FOR A PERMIT**

To obtain a permit, visit <https://www.sagesgov.com/fayettecounty-ga>.