

BLUFF BUILDING PERMIT EXEMPTIONS GUIDELINE

Per Town of Bluff Municipal Code Title 9, Building Regulations Ordinance Section 9.01.110 A, exemptions from the requirement to obtain a building permit within the jurisdiction of Town of Bluff shall align with those specified in the most current edition of the Utah Building Codes: ICC Digital Codes.

The following construction activities are exempt from requiring a building permit:

Building

- One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).
- Fences not over 7 feet (2134 mm) high.
- 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 or impounding Class I, II, or IIIA liquids.
- Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2:1.
- Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and are not part of an accessible route.
- Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
- Temporary motion picture, television, and theater stage sets and scenery.
- Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,927 L), and are installed entirely above ground.
- Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- Swings and other playground equipment accessory to detached one- and two-family dwellings.
- Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.
- Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical

- Listed cord-and-plug-connected temporary decorative lighting.
- Reinstallation of attachment plug receptacles but not the outlets therefore.
- Replacement of branch circuit overcurrent 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 part that does not alter its approval or make it 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.

Plumbing

- The stopping of leaks in drains, water, soil, waste, or vent pipes, 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 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.