

WORK EXEMPT FROM PERMIT

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 the *Building, Fire, and Related Codes of Baltimore City 2024* (BFRCBC) Section 105.2, *International Building Code 2021* (IBC) Section 105.2, *International Residential Code 2021* (IRC) Section R105.2, or any other laws or ordinances of this jurisdiction.

In general alterations require a permit, but ordinary repairs, which are in fact maintenance activities, generally do not require a permit.

For One-and Two-Family Dwellings

Permits shall not be required for the following:

Building:

- ✓ One-story detached accessory structures used a tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).
- ✓ 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.
- ✓ Interior painting, papering, tiling, carpeting, cabinets, counter tops, and similar interior finish work.
- ✓ Prefabricated swimming pools that are less than 24 inches (610 mm) deep. **(Contact the Zoning Department at 410-396-4126 in reference to Zoning approval for this project).**
- ✓ Shade cloth or plastic film structures, commonly known as “hoophouses”, constructed for nursery or agricultural purposes, not including service systems. The covering of the structure must be a material that conforms to NFPA 701 standards.
- ✓ Swings and other playground equipment accessory to detached one- and two-family dwellings. **(Contact the Zoning Department at 410-396-4126 in reference to Zoning approval for this project).**
- ✓ Removal of debris except in cases of interior or exterior demolition.
- ✓ Boarding of exterior openings with plywood.
- ✓ Minor repair or patching of drywall or plaster.
- ✓ Replacing roof shingles
- ✓ Replacing roof tarring
- ✓ Installing a temporary door on a structure subject to a vacant building notice.

Electrical:

- ✓ Listed cord-and-plug connected temporary decorative lighting.
- ✓ Reinstallation of attachment plug receptacles but not the outlets therefor.

- ✓ 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.

For Other Than One-and Two-Family Dwellings

Permits shall not be required for the following:

Building:

- ✓ One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).
- ✓ Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
- ✓ Interior painting, papering, tiling, carpeting, cabinets, counter tops, and similar interior finish work.

- ✓ Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
- ✓ 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 925L) and are installed entirely above ground.
- ✓ Shade cloth or plastic film structures, commonly know as “hoophouses”, constructed for nursery or agricultural purposes, not including service systems. The covering of the structure must be a material that conforms to NFPA 701 standards.
- ✓ Swings and other playground equipment accessory to detached one-and two-family dwellings.
- ✓ Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
- ✓ Removal of debris, except in cases of interior or exterior demolition.
- ✓ Boarding exterior openings with plywood.
- ✓ Minor repair or patching of drywall or plaster.
- ✓ Replacing roof shingles.
- ✓ Replacing roof tarring.
- ✓ Installing a temporary door on a structure subject to a vacant building notice.

Electrical:

- ✓ Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- ✓ The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Plumbing:

- ✓ The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, 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.