

When a permit is exempt

Application for a permit and any related inspections may not be required for the following; however, this shall not be construed to exempt such activities from other applicable requirements of the Virginia Construction Code. If a permit is not required, setbacks and other zoning requirements may still apply. Contact Planning at **804-748-1050** for more information regarding zoning requirements. In addition, when an owner or an owner's agent requests that a permit be issued for any of the following, then a permit shall be issued and any related inspections shall be required.

- Installation of wiring and equipment that operates at low voltage (50 volts maximum) wiring systems and equipment that are not a component of any fire protection system, access control system, egress control system, located in a plenum or penetrate fire rated or smoke protected construction.
- One story detached structures used as tool and storage sheds, playhouses or similar uses, (not exceed 256 square feet) and not classified as a Group F-1 or H occupancy.
- Detached prefabricated buildings housing the equipment of a publicly regulated utility service, provided the floor area does not exceed 150 square feet (14 m²).
- Tents or air-supported structures, or both, that cover an area of 900 square feet or less and have an occupant load of 50 or less persons.
- Fences of any height unless required for pedestrian safety as provided for by Section 3306, or used for the barrier for a swimming pool.
- Concrete or masonry walls, provided such walls do not exceed 6 feet (1829 mm) in height above the finished grade.
- Retaining walls supporting less than 3 feet (914 mm) of unbalanced fill that are not constructed for the purpose of impounding Class I, II or III-A liquids or supporting a surcharge other than ordinary unbalanced fill.
- Swimming pools that meet all of the following
 - 150 square feet,
 - 5,000 gallons or less
 - Less than 24 inches deep.
- Signs under the conditions in Section H101.2 of Appendix H of the Virginia Construction Code 2015
- Replacement of above-ground existing LP-gas containers of the same capacity in the same location and associated regulators when installed by the serving gas supplier.
- Flagpoles 30 feet or less in height.
- Temporary ramps serving dwelling units in Group R-3 and R-5 occupancies where the height of the entrance served by the ramp is no more than 30 inches (762 mm) above grade.
- Construction work deemed by the building official to be minor and ordinary and which does not adversely affect public health or general safety.
- Ordinary repairs that include the following:
 - Replacement of windows and doors with windows and doors of similar operation and opening dimensions that do not require changes to the existing framed opening and that are not required to be fire rated in Group R-2 where serving a single dwelling unit and in Groups R-3, R-4 and R-5.

- Replacement of plumbing fixtures and well pumps in all groups without alteration of the water supply and distribution systems, sanitary drainage systems or vent systems.
- Replacement of general use snap switches, dimmer and control switches, 125 volt-15 or 20 ampere receptacles, luminaires (lighting fixtures) and ceiling (paddle) fans in Group R-2 where serving a single dwelling unit and in Groups R-3, R-4 and R-5.
- Replacement of mechanical appliances provided such equipment is not fueled by gas or oil in Group R-2 where serving a single-family dwelling and in Groups R-3, R-4 and R-5.
- Replacement of an unlimited amount of roof covering or siding in Groups R-3, R-4 or R-5 provided the building or structure is not in an area where the design (3 second gust) wind speed is greater than 100 miles per hour (160 km/hr) and replacement of 100 square feet (9.29 m²) or less of roof covering in all groups and all wind zones.
- Replacement of 100 square feet (9.29 m²) or less of roof decking in Groups R-3, R-4 or R-5 unless the decking to be replaced was required at the time of original construction to be fire-retardant-treated or protected in some other way to form a fire-rated wall termination.
- Installation or replacement of floor finishes in all occupancies.
- Replacement of Class C interior wall or ceiling finishes installed in Groups A, E and I and replacement of all classes of interior wall or ceiling finishes in other groups.
- Installation or replacement of cabinetry or trim.
- Application of paint or wallpaper.
- Other repair work deemed by the building official to be minor and ordinary which does not adversely affect public health or general safety.
- Crypts, mausoleums and columbaria structures not exceeding 1,500 square feet (139.35 m²) in area if the building or structure is not for occupancy and used solely for the interment of human or animal remains and is not subject to special inspections.
 - Exception:** Application for a permit may be required by the building official for the installation of replacement siding, roofing and windows in buildings within a historic district designated by a locality pursuant to Section 15.2-2306 of the Code of Virginia.

For a complete listing of required permits and exceptions, view the Virginia Construction Code. You can also call the Building Inspection office at **804-748-1057**.