



BUILDING CODES

The Following List Provides the Specific Adopted International Building Codes (as outlined in *Utah Code 15A-2-103*) General Construction Items **Exempt** from Building Inspections, thus **Exempt** from being Required to be Reported to the Utah State Board of Education (USBE). *Note: Additional Exemptions and/or Required Inspections May Be Defined in Within Each Code Book.*

IMPORTANT:

This list should not be considered to be all-inclusive. The exemptions listed are taken from the general inspection requirements for each applicable Code, additional more specific requirements may be found in each respective Codebook, and other laws, codes, rules and guidelines. Always ensure compliance is met with all applicable code requirements.

In addition to the inspections specified below, the International Code Council (ICC) appropriately certified and licensed code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building official (IBC 110).

2015 International Building Code (IBC) Sections 110.3, 1704 and 1705

- Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.
- 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**.
- Fences not over **7 feet** high.
- Retaining walls that are not over 4 feet measured from the bottom of footing to the top of the wall, unless supporting a surcharge or impounding class I, II or IIA liquids.
- Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons, and the ratio of height to diameter or width is not greater than 2:1.
- **Sidewalks and driveways not more than 30 inches above adjacent grade**, and not over any basement or story below **and are not part of an accessible route**.
- Painting, papering, tiling, carpeting, cabinets, counter tops 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 deep, are not greater than 5,000 gallons and are installed entirely above ground.

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- 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 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 in height.
- Oil derricks.
- Special Inspections and Tests:
 - Not required for construction of a minor nature or as warranted by conditions in the jurisdiction as approved by the building official;
 - Group U occupancies that are accessory to a residential occupancy including, but not limited to those listed in Section 312.1;
 - Portions of structure designed and constructed in accordance with the cold-formed steel light-frame construction of Section 2211.7 or the conventional light frame construction provisions of Section 2308;
 - Special inspections during fabrication, where the fabricator maintains approved detailed fabrication and quality control procedures that provide a basis for control of the workmanship and the fabricator's ability to conform to approved construction documents and this code.
 - Special inspections are not required where the fabricator is registered and approved in accordance with Section 1704.2.5.1;
- Special inspections of the steel fabrication process shall not be required where the fabricator does not perform any welding, thermal cutting or heating operation of any kind as part of the fabrication process. In such cases, the fabricator shall be required to submit a detailed procedure for material control that demonstrates the fabricator's ability to maintain suitable records and procedures such that, at any time during the fabrication process, the material specification and grade for the main stress-carrying elements are capable of being determined. Mill test reports shall be identifiable to the main stress-carrying elements when required by the approved construction documents.
- Special inspection of railing systems composed of structural elements shall be limited to welding inspections of welds at the base of cantilevered rail posts.
- Concrete construction:
 - Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on the earth or rock;
 - Continuous concrete footings supporting walls of buildings three stories or less above grade plane that are fully supported on earth or rock where:
 - The footings support walls of light-frame construction;
 - The footings are designed in accordance with Table 1809.7;
 - The structural design of the footing is based on a specified compressive strength, not more than 2,500 pounds per square inch (psi) (17.2 MPa), regardless of the compressive

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strength specified in the approved construction documents or used in the footing construction.

- Nonstructural concrete slabs supported directly on the ground, including, prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 MPa).
- Concrete foundation walls constructed in accordance with Table 1807.1.6.2.
- Concrete patios, driveways and sidewalks, on grade.
- Masonry construction:
 - Empirically designed masonry, glass unit masonry or masonry veneer designed in accordance with Section 2109, 2110 or Chapter 14, respectively, where they are part of a structure classified as Risk Category I, II or III;
 - Masonry foundation walls constructed in accordance with Table 1807.1.6.3(1), 1807.1.6.3(3) or 1807.1.6.3.4(4);
 - Masonry fireplaces, masonry heaters or masonry chimneys installed or constructed in accordance with Section 2111, 2112 or 2113 respectively.
- Structural Wood – Special inspections are not required for wood shear walls, shear panels and diaphragms, including nailing, bolting, anchoring and other fastening to other elements of the main windforce-resisting system, where the fastener spacing of the sheathing is more than 4 inches on center.
- Structural Wood - *Special inspections* are not required for wood shear walls, shear panels and diaphragms, including nailing, bolting, anchoring and other fastening to other elements of the seismic force-resisting system, where the fastener spacing of the sheathing is more than 4 inches (102 mm) on center.
- Cold-formed steel light-frame shear walls and diaphragms, including screwing, bolting, anchoring and other fastening to components of the windforce resisting system, where either of the following applies:
 - Sheathing is gypsum board or fiberboard;
 - The sheathing is wood structural panel or steel sheets on only one side of the shear wall, shear panel or diaphragm assembly and the fastener spacing of the sheathing is more than 4 inches on center.
- Cold-formed steel light-frame - *Special inspections* are not required for cold formed steel light-frame shear walls and diaphragms, including screw installation, bolting, anchoring and other fastening to components of the seismic force-resisting system, where either of the following applies:
 - The sheathing is gypsum board or fiberboard;
 - The sheathing is wood structural panel or steel sheets on only one side of the shear wall, shear panel or diaphragm assembly and the fastener spacing of the sheathing is more than 4 inches (102 mm) on center.
- Special inspections for seismic resistance - The *special inspections* specified in Section 1705.12.1 through 1705.12.9 are not required for structures designed and constructed in accordance with one of the following:
 - The structure consists of light-frame construction; the design spectral response

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acceleration at short periods as determined in Section 1613.3.4, does not exceed 0.5; and the building height of the structure does not exceed 35 feet;

- The seismic force-resisting system of the structure consists of reinforced masonry or reinforced concrete: the design spectral response acceleration at short periods, as determined in Section 1613.3.4 does not exceed 0.5; and the building height of the structure does not exceed 25 feet;
- The structure is a detached one- or two-family dwelling not exceeding two *stories above grade plane* and does not have any of the following horizontal or vertical irregularities in accordance with Section 12.3 of ASCE 7:
 - 3.1. Torsional or extreme torsional irregularity;
 - 3.2. Nonparallel systems irregularity;
 - 3.3. Stiffness-soft story or stiffness-extreme soft story irregularity;
 - 3.4. Discontinuity in lateral strength-weak story irregularity.
- Seismic force resisting systems:
 - Of buildings and structures assigned to Seismic Design Category B or C that are not specifically detailed for seismic resistance, with a response modification coefficient, *R*, of 3 or less, excluding cantilever column systems.
- Structural steel elements - *Special inspections of structural steel elements* are not required in the seismic force-resisting systems of buildings and structures assigned to *Seismic Design Category B* or *C* with a response modification coefficient, *R*, of 3 or less.
- Seismic force-resisting systems of buildings and structures assigned to Seismic Design Category B or C with a response modification coefficient, *R*, or 3 or less.
- Architectural components:
 - Exterior cladding, interior and exterior nonbearing walls and interior and exterior veneer 30 feet or less in height above grade or walking surface;
 - Exterior cladding and interior veneer weighing 5 psf or less;
 - Interior nonbearing walls weighing 15 psf or less.
- Exterior insulation and finish systems (EIFS):
 - *Special inspections* shall not be required for EIFS applications installed over a *water-resistive barrier* with a means of draining moisture to the exterior;
 - *Special inspections* shall not be required for EIFS applications installed over masonry or concrete walls.
- Geotechnical reports and Construction Documents - Where Section 1803 does not require reporting of materials and procedures for fill placement, the special inspector shall verify that the in-place dry density of the compacted fill is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D1557.

2015 International Existing Building Code (IEBC) Section 105.2, 109.3

Sidewalks and driveways **not more than 30 inches above adjacent grade**, and not over any basement or story below **and are not part of an accessible route**.

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- Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
- Temporary motion picture, television and theater stage sets and scenery.
- Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- Window awnings supported by an exterior wall of Groups R-3 and U occupancies.
- Movable, cases, counters and partitions not over 69 inches in height.
- Electrical repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do not apply to equipment wiring for a power supply and the installations of towers and antennas.
- Temporary testing systems: A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Portable heating appliances.
- Portable ventilation equipment.
- Portable cooling unit.
- 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 cooling unit.
- Portable evaporative cooler.
- Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors or 1 horsepower (0.75 kW) or less.
- The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, 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 stoppages 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 or stoppage or the repairing of leaks in pipe, valves, or fixtures, and removal and reinstallation of water closes, provide such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

Construction Exempt from Building Inspections & Reporting continued...

- Emergency Repairs:
 - 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*.
 - Application or notice to the *building official [USBE]* 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 repairs 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 *addition to, alteration of, replacement or relocation of any standpipe, 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.*

2015 International Fire Code (IFC) Section 105

- **Construction Permits** exception (exempt) for: (IFC 105.7)
 - **Compressed gas** – routine maintenance and for emergency repair work performed on an emergency basis, application for permit shall be made within two working days of commencement of work (IFC 105.7.9).
 - **Hazardous material** - routine and for repair work performed on an emergency basis, the application for permit shall be made within two working days of commencement of work.
 - **Temporary membranes** - tents used exclusively for recreational camping purposes; funeral tents and curtains, or extensions attached thereto; tents and awnings open on all sides which comply with: individual tents with a maximum size of 700 square feet; the aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet shall not exceed 700 square feet total, and a minimum clearance of 12 feet (3658 mm) to structures and other tents shall be maintained.
- **Operation Permits (IFC 105.7) exceptions** (exempt) for: **compresses gas** – vehicles equipped for and using compressed gas as a fuel for propelling the vehicle:
 - Fire hydrants and valves – a permit is not required for authorized employees of the water company that supplies the system or the fire department to use or operate fire hydrants or valves.
 - Flammable and combustible liquids:
 - To use or operate a pipeline for the transportation within facilities of flammable or combustible liquids;
 - To store, handle or use Class I liquids in excess of 5 gallons in a building or in excess of 10 gallons outside of a building, except that a permit is not required in the following:
The storage or use of Class I liquids in the fuel tank of a motor vehicle, aircraft,

Construction Exempt from Building Inspections & Reporting continued...

motorboat, mobile power plan or mobile heating plans, unless such storage, in the opinion of the fire code official, would cause an unsafe condition;

- The storage or use of paints, oils, varnishes or similar flammable mixtures where such liquids are stored for maintenance, painting or similar purposes for a period of not more than 30 days;
 - To store, handle or use Class II or Class IIA liquids in excess of 25 gallons in a building or in excess of 60 gallons outside a building, except for fuel oil use in connection with oil burning equipment;
 - To store handle or use Class IIIB liquids in tanks or portable tanks for fueling motor vehicles at motor fuel-dispensing facilities or where connected to fuel-burning equipment;
 - Exception - fuel oil and used motor oil used for space heating or water heating;
 - To remove Class I or II liquids from an underground storage tank used for fueling motor vehicles by any means other than the approved, stationary on-site pumps normally used for dispensing purposes;
 - To operate tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used;
 - To place temporarily out of service (for more than 90 days) an underground, protected above-ground or above-ground flammable or combustible liquid tank;
 - To change the type of contents stored in a flammable or combustible liquid tank to a material that poses a greater hazard than that for which the tank was designed and constructed;
 - To manufacture, process, blend or refine flammable or combustible liquids;
 - To engage in the dispensing of liquid fuels from tank vehicles into the fuel tanks of motor vehicles, marine craft and other special equipment at commercial, industrial, governmental or manufacturing **establishments**.
- **Hot work operations** – work that is conducted under a construction permit.
 - **LP-gas** – permit is not required for individual containers with a 500-gallon water capacity or less or multiple container systems having an aggregate quantity not exceeding 500 gallons serving occupancies in Group R3.
 - **Open burning** – recreational fires.
 - **Private fire hydrants** – a permit is not required for private industry with trained maintenance personnel, private fire brigade or fire departments to maintain, test and use private hydrants.
 - **Temporary membrane structures - tents used** exclusively for recreational camping purposes, tents open on all sides, which comply with all of the following: individual tents having a maximum size of 700 square feet, the aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet shall not exceed 700 square feet total, and a minimum clearance of 12 feet to structures and other tents shall be provided.

2015 International Plumbing Code (IPC) Section 106.2 and IBC 105

- 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.

2015 International Mechanical Code (IMC) Sections 106.2, 107.2 and IBC 105

- Portable heating appliances.
- Portable ventilation equipment.
- Portable cooling unit.
- 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 the approval of equipment approval or make an appliance or such equipment or appliance unsafe.
- Portable evaporative cooler.
- Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors or 1 horsepower (0.75 kW) or less.
- Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.
- Ground-source heat pump loop systems tested in accordance with Section 1210.10 shall be permitted to be backfilled prior to inspection.

2015 National Electrical Code (NEC) Section 90.2 and IBC 105

- Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do not apply to equipment wiring for a power supply and the installations of towers and antennas;
- Temporary testing systems: A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus;
- Installation in ships, watercraft other than floating buildings, railway rolling stock, aircraft, or automotive vehicles other than mobile homes and recreational vehicles.

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Informational Note: Although the scope of this *Code* indicates that the *Code* does not cover installations in ships, portions of this *Code* are incorporated by reference into Title 46, *Code of Federal Regulations*, Parts 110–113.

- Installations underground in mines and self-propelled mobile surface mining machinery and its attendant electrical trailing cable;
- Installations of railways for generation, transformation, transmission, or distribution of power used exclusively for operation of rolling stock or installations used exclusively for signaling and communications purposes;
- Installations of communications equipment under the exclusive control of communications utilities located outdoors or in building spaces used exclusively for such installations;
- Installations under the exclusive control of an electric utility where such installations:
 - Consist of service drops or service laterals, and associated metering, or;
 - Are on property owned or leased by the electric utility for the purpose of communications, metering, generation, control, transformation, transmission, or distribution of electric energy, or;
 - Are located in legally established easements or rights-of-way, or;
 - Are located by other written agreements either designated by or recognized by public service commissions, utility commissions, or other regulatory agencies having jurisdiction for such installations. These written agreements shall be limited to installations for the purpose of communications, metering, generation, control, transformation, transmission, or distribution of electric energy where legally established easements or rights-of-way cannot be obtained. These installations shall be limited to federal lands, Native American reservations through the U.S. Department of the Interior Bureau of Indian Affairs, military bases, lands controlled by port authorities and state agencies and departments, and lands owned by railroads.

2015 International Energy Conservation Code (IECC) Section 104.2

There were no exemptions found in this section related to energy.

2015 International Fuel Gas Code (IFGC) Sections 106.2, 107.2 and IBC 105

- Portable heating appliances;
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Emergency Repairs IBC 105

- 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*.

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- Application or notice to the *building official [USOE]* 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 repairs 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 *addition to, alteration of*, replacement or relocation of any standpipe, 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.